

HERO WAY

LEANDER, TX WEST

11561 HERO WAY WEST, LEANDER, TX 78641

229,977 SF
THREE CLASS A LIGHT
INDUSTRIAL BUILDINGS

155,448 SF AVAILABLE FOR LEASE | OFFICE | WAREHOUSE | SHOWROOM
FULLY DELIVERED

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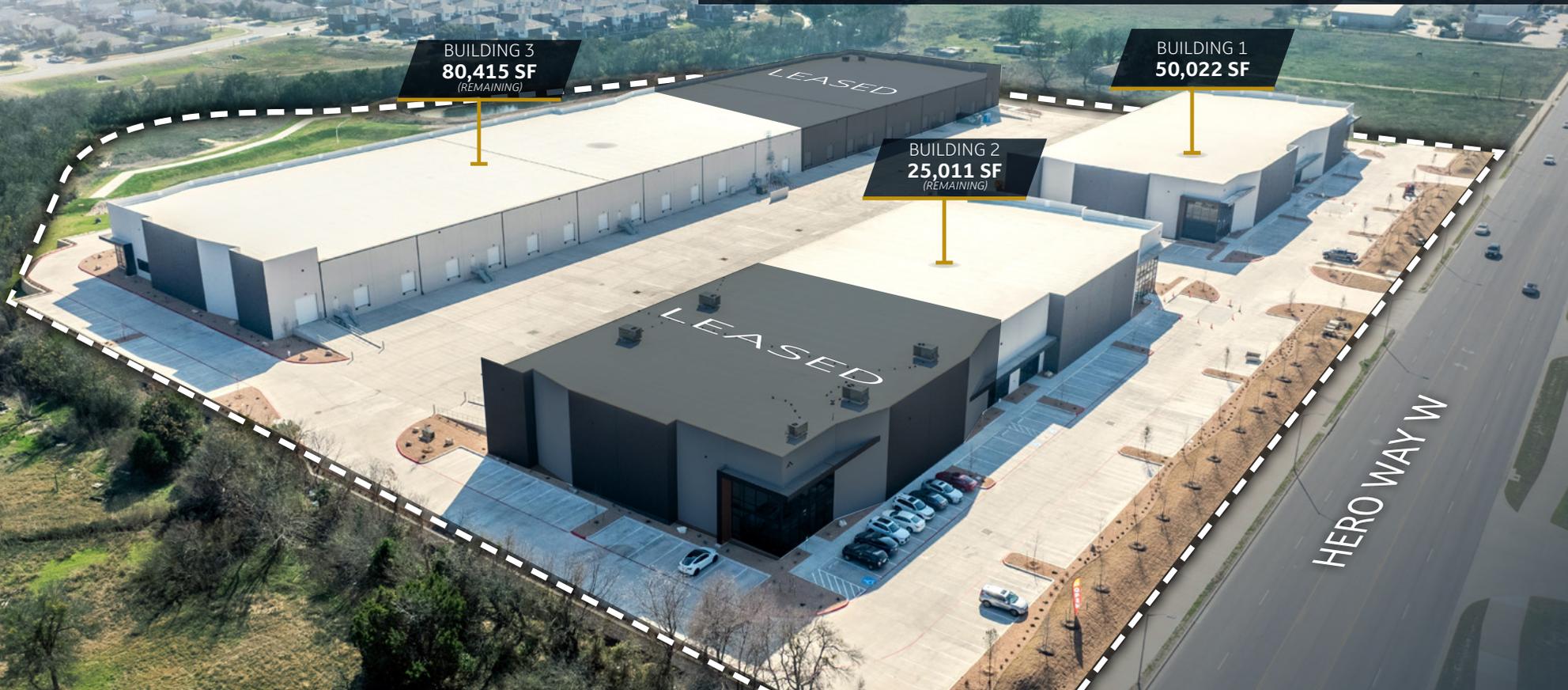
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PROPERTY HIGHLIGHTS

- » **Premier Class A industrial Space** – three newly built Class A light industrial buildings totaling **229,977 SF**, designed for **showroom, flex office, and warehouse** users with high-end finishes.
- » **Unmatched Location & Accessibility** – Just **0.5 miles from Highway 183** with direct access to major routes including **183A (2.4 miles), Route 29 (5.9 miles), and I-35 (11.7 miles)** for seamless distribution and logistics.
- » **Positioned in a Booming Industrial Submarket** – located in **Leander, one of Texas' fastest-growing cities**, attracting top businesses and workforce talent while offering **business-friendly tax incentives**.
- » **Functional Design & Efficiency** – Featuring **28' clear heights, ESFR sprinklers, 170' shared truck courts, and ample dock-high and overhead doors with ramps** for streamlined operations.
- » **Strong Labor & Workforce Market** – positioned in a **high-growth labor market with strong industrial workforce availability**.
- » **Ample Parking & Tenant-Friendly Features** – over **300 dedicated parking spaces** with flexible layouts, ensuring convenience for employees and visitors.



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PROPERTY OVERVIEW

BUILDING 1

50,022 SF
(2) 2,944 SF Spec Office
ESFR Sprinkler Systems
10 Dock High Doors
(2) 12'x14' Overhead Doors w/Ramps
28' Clear Height
79 Parking Spaces
140' Building Depth
170' Shared Truck Court Depth

BUILDING 2

25,011 SF (Remaining)
2,944 SF Spec Office
ESFR Sprinkler Systems
5 Dock High Doors (Remaining)
(1) 12'x14' Overhead Doors w/Ramps (Remaining)
28' Clear Height
40 Parking Spaces (Remaining)
140' Building Depth
170' Shared Truck Court Depth

BUILDING 3

80,415 SF (Remaining)
2,109 SF Spec Office
ESFR Sprinkler Systems
19 Dock High Doors
(1) 12'x14' Overhead Doors w/Ramps
28' Clear Height
159 Parking Spaces
170' Building Depth
170' Shared Truck Court Depth



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PROPERTY SPECIFICATIONS | BUILDING 1

**ABILITY TO ACCOMMODATE
8,167 SF USERS**

50,022 SF

AVAILABLE

(2) 2,944 SF

SPEC OFFICE

ESFR

SPRINKLER

10

DOCK HIGH DOORS

(2) 12'X14'

OVERHEAD DOORS W/RAMPS

28'

CLEAR HEIGHT

79

PARKING SPACES

140'

BUILDING DEPTH

170'

SHARED TRUCK COURT DEPTH



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PROPERTY SPECIFICATIONS | BUILDING 2

**ABILITY TO ACCOMMODATE
8,167 SF USERS**

25,011 SF
(REMAINING)

2,944 SF
SPEC OFFICE

ESFR
SPRINKLER

5
DOCK HIGH DOORS
(REMAINING)

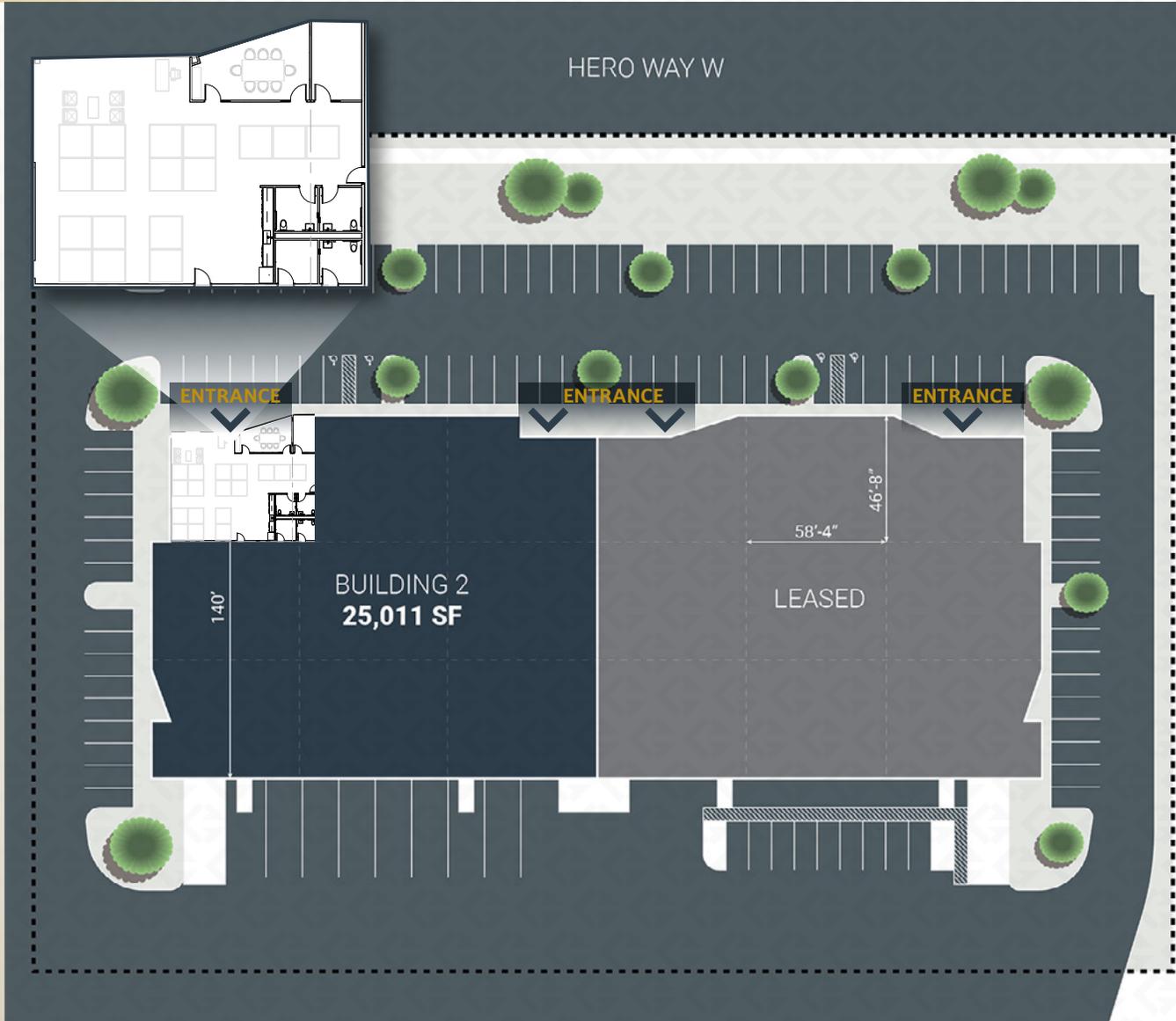
(1) 12'X14'
OVERHEAD DOORS W/RAMPS
(REMAINING)

28'
CLEAR HEIGHT

40
PARKING SPACES
(REMAINING)

140'
BUILDING DEPTH

170'
SHARED TRUCK COURT DEPTH



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PROPERTY SPECIFICATIONS | BUILDING 3

**ABILITY TO ACCOMMODATE
18,500 SF USERS**

80,415 SF

AVAILABLE (REMAINING)

2,109 SF

SPEC OFFICE

ESFR

SPRINKLER

19

DOCK HIGH DOORS

(1) 12'X14'

OVERHEAD DOORS W/RAMPS

28'

CLEAR HEIGHT

159

PARKING SPACES

170'

BUILDING DEPTH

170'

SHARED TRUCK COURT DEPTH



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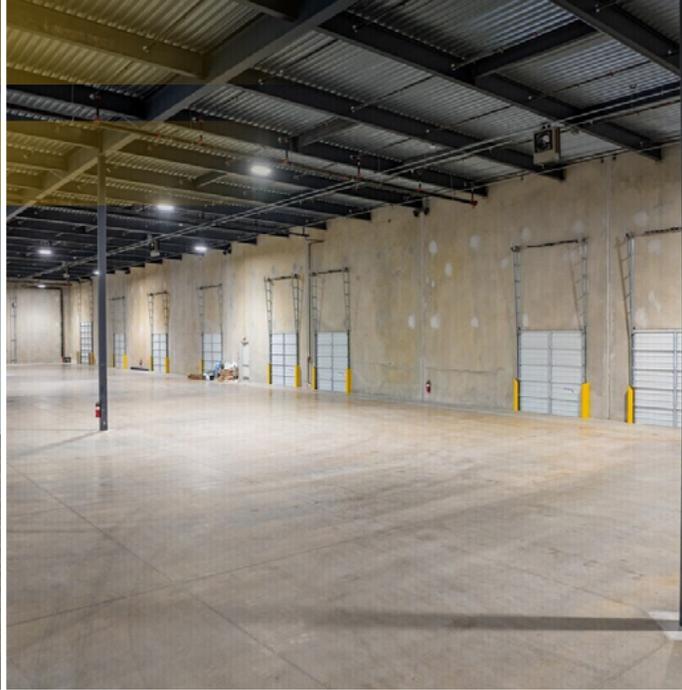
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INTERIOR PHOTOS



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ACCESS MAP



INGRESS
EGRESS

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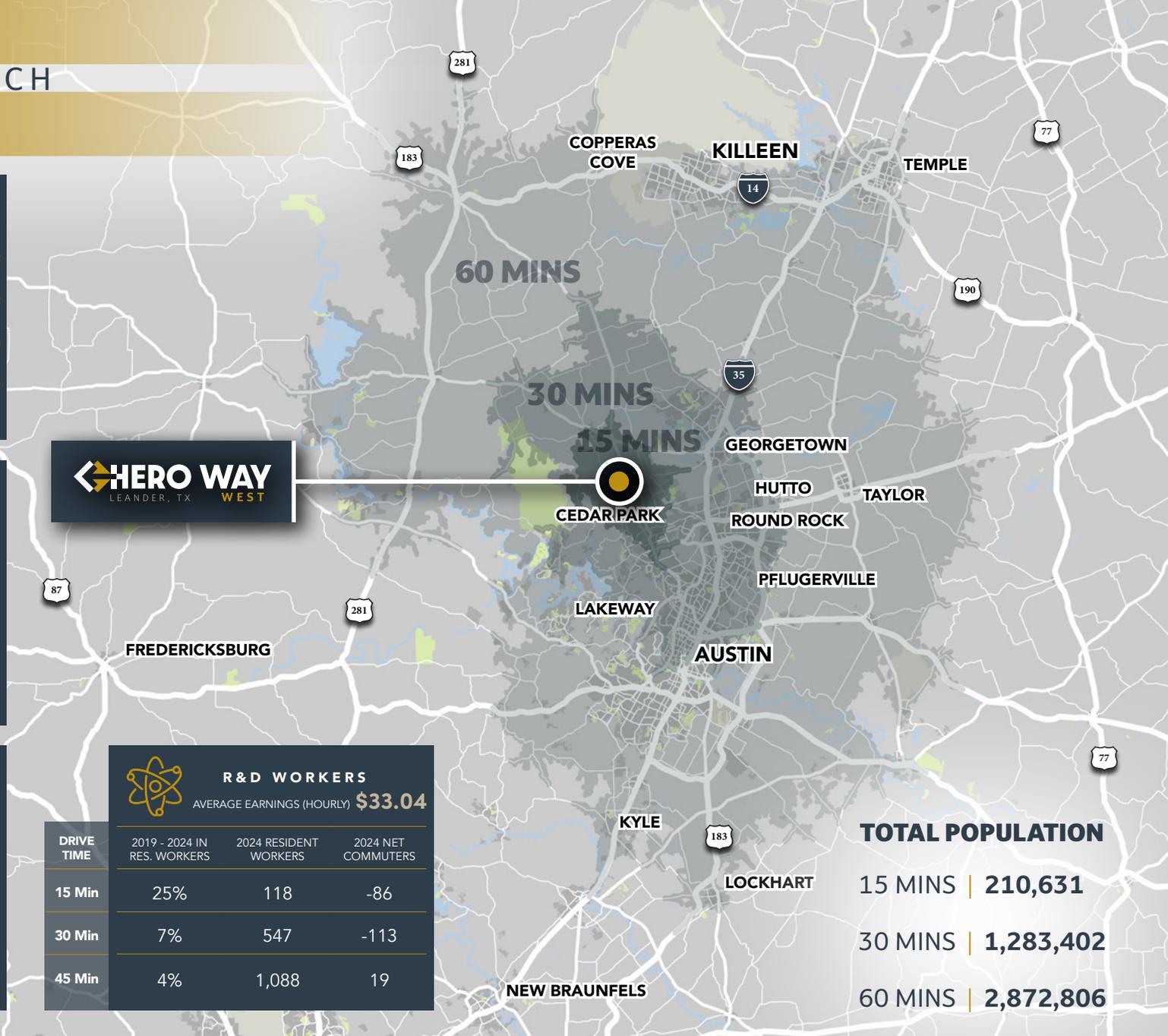
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POPULATION REACH

 WAREHOUSE WORKERS AVERAGE EARNINGS (HOURLY) \$16.95			
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	62%	4,057	-1,810
30 Min	42%	17,456	158
45 Min	46%	45,655	995

 FORKLIFT DRIVERS AVERAGE EARNINGS (HOURLY) \$19.42			
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	21%	301	-230
30 Min	8%	1,378	-292
45 Min	13%	3,754	-384

 MANUFACTURERS + ASSEMBLERS AVERAGE EARNINGS (HOURLY) \$19.34			
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	30%	837	-503
30 Min	14%	3,921	525
45 Min	17%	9,269	739



 R&D WORKERS AVERAGE EARNINGS (HOURLY) \$33.04			
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	25%	118	-86
30 Min	7%	547	-113
45 Min	4%	1,088	19

TOTAL POPULATION	
15 MINS	210,631
30 MINS	1,283,402
60 MINS	2,872,806



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