

# FOR LEASE

11495 S IH-35 SERVICE RD, JARRELL, TX



## 3,200 SF Warehouse on 3.5 Acres Site

### ABOUT THE PROPERTY:

11495 S IH-35 Service Rd is a 3,200 SF single-tenant industrial warehouse project located in the Georgetown submarket of Jarrell, TX. This property features a fully fenced and gated 3.5-acre site, five (5) grade-level doors (incl. one oversized), high visibility from the IH-35 service road, and quick access to the IH-35 corridor. Additional tenant improvements are available.

### FEATURES:

- 3,200 SF warehouse available
- 3.5-acre fully fenced and gated yard
- Five (5) grade-level doors
- Direct visibility from IH-35 service road
- Quick access to N and S IH-35 corridor (VPD = 75,000+)



# PROPERTY HIGHLIGHTS





# SITE PLAN

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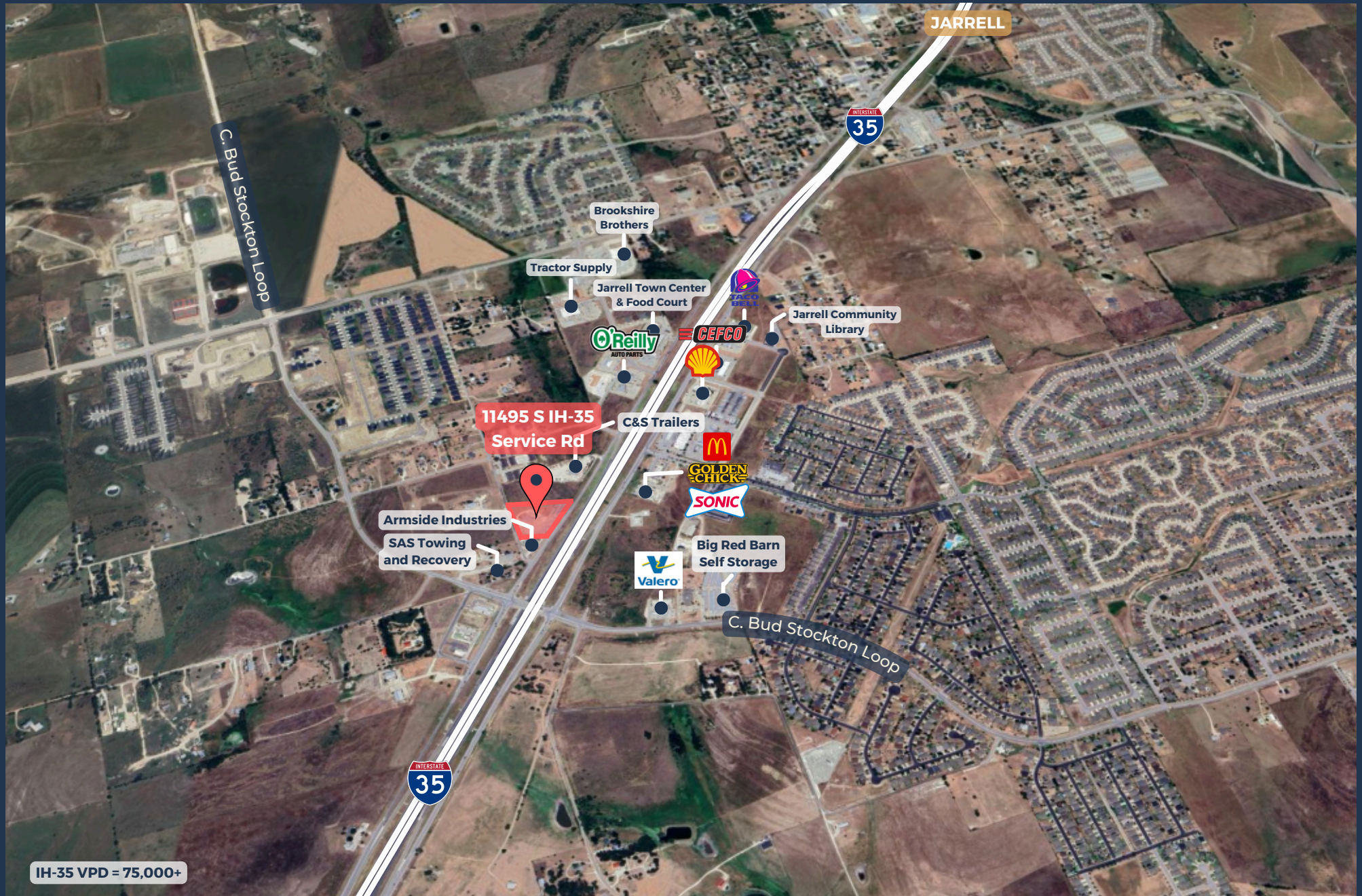
# SITE RENDERING

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# AREA OVERVIEW







# CONTACT OUR TEAM



**Cullen Mills**  
Co-Founder & President  
cmills@llanorealty.com  
(210) 926-5812



**Colin McLellan**  
Partner  
cmclellan@llanorealty.com  
(210) 908-6345



**Carson Byrd**  
Associate  
cbyrd@llanorealty.com  
(210) 941-0289