

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.

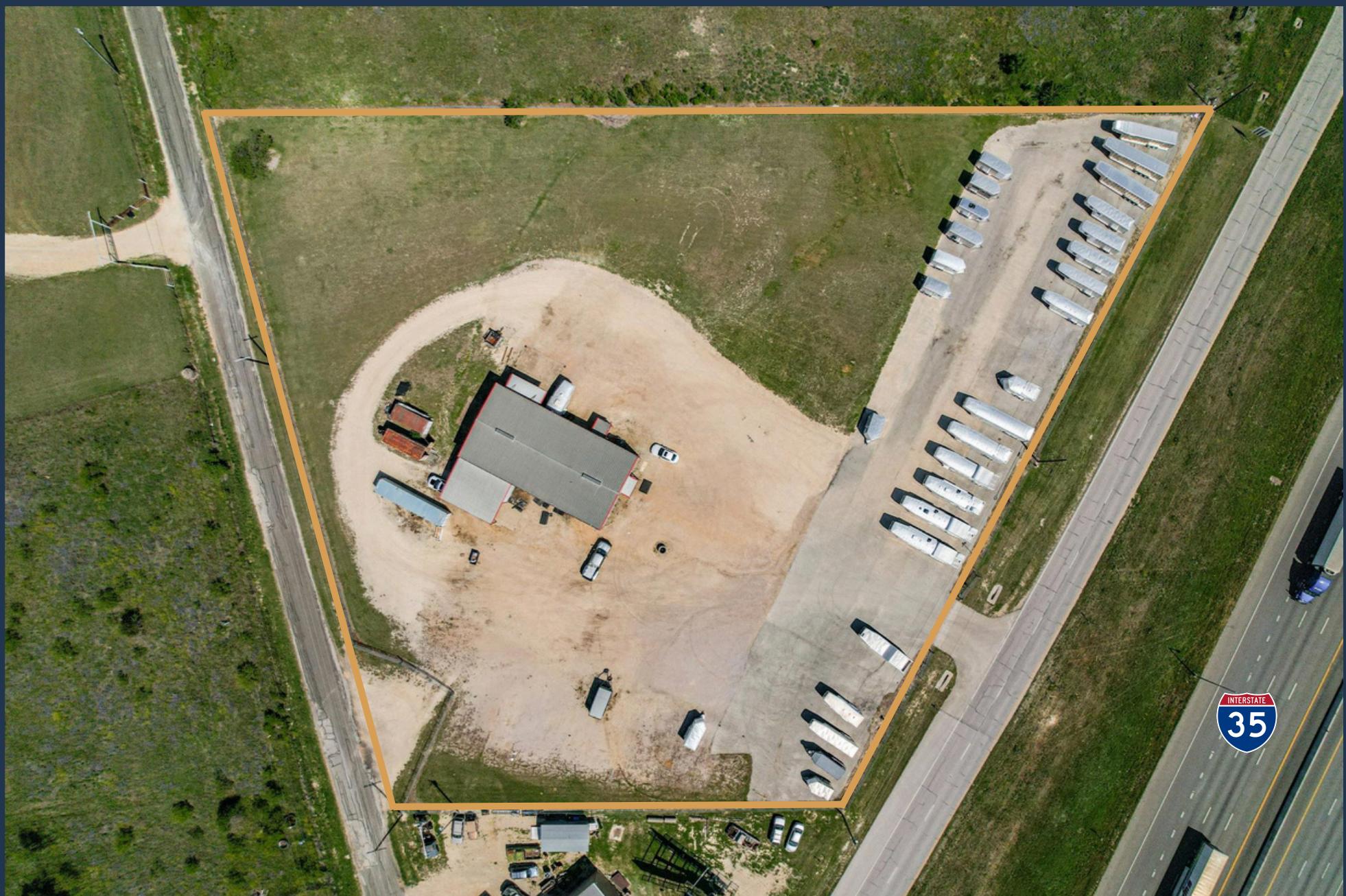
FEATURES:

- 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



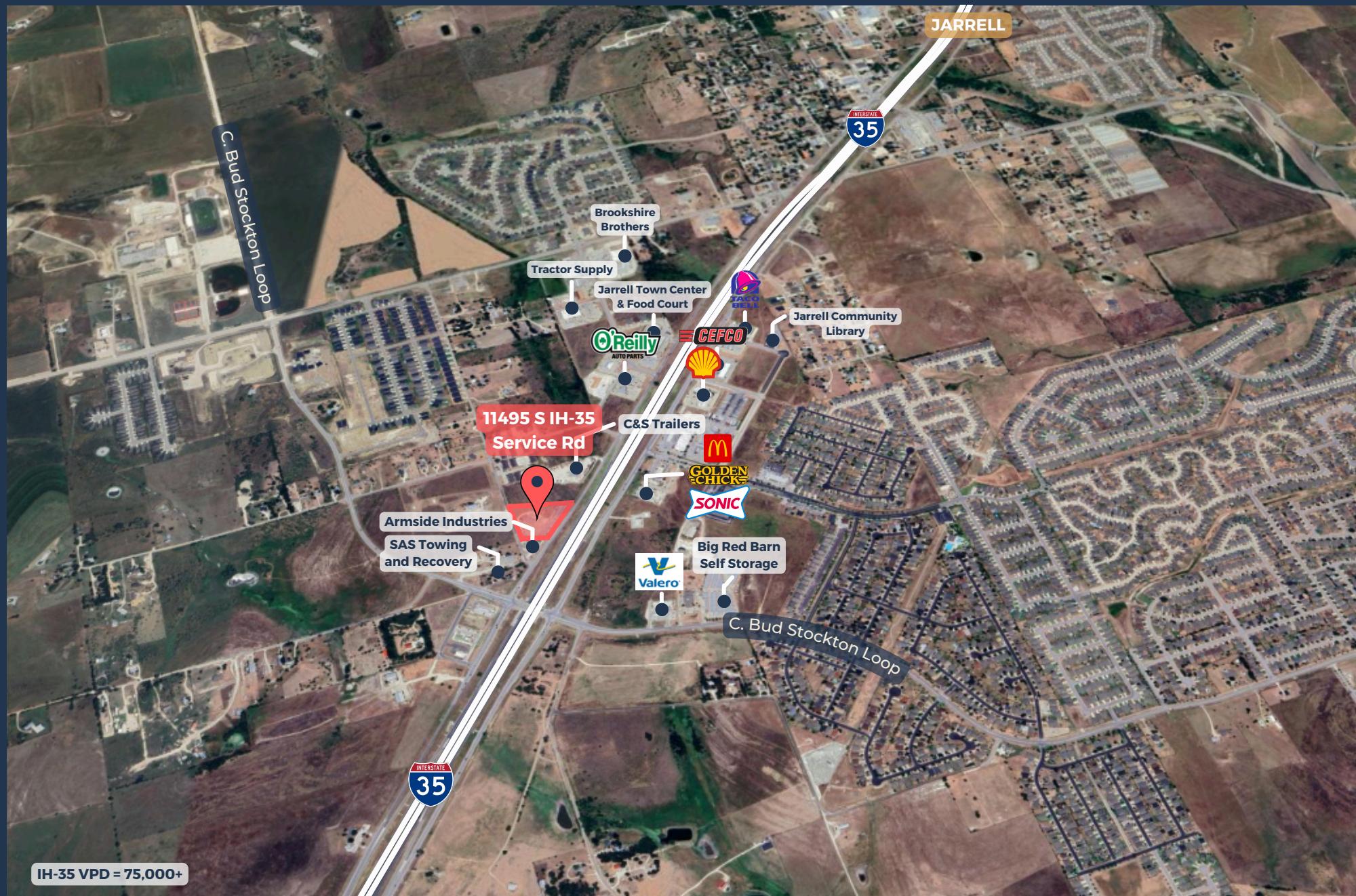
SITE PLAN



SITE RENDERING



AREA OVERVIEW





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