



FOR LEASE

# FOREST COMMONS BUSINESS PARK

3912-3920 Gattis School Rd  
Round Rock, TX 78664

160,830 Total SF  
7,500 - 8,625 SF Available

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HAYDEN MCCARTY

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# PROJECT OVERVIEW

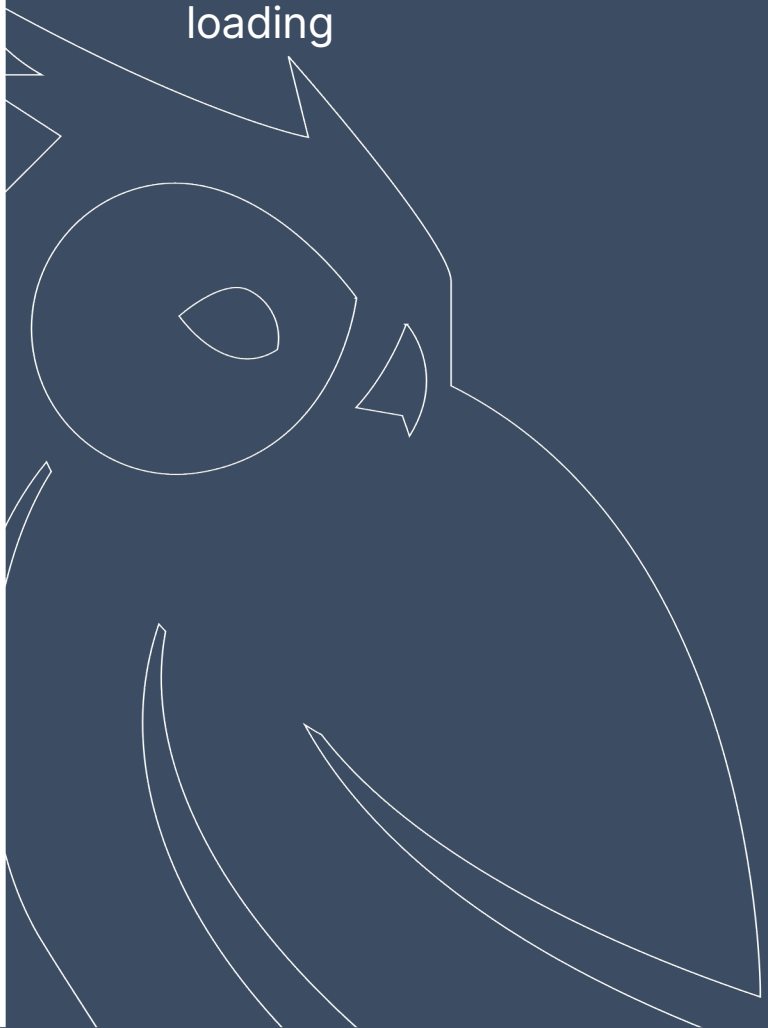
Forest Commons Business Park is a five-building industrial/flex project built in 2007 totaling 160,830 SF

- 12.32 acre lot size
- 20'-22' clear heights
- Clear span warehouses
- Dock-high and grade level loading

7,500 - 8,625 SF Available

- New exterior paint refresh on all five buildings completed in early 2026
- 1.5:1,000 SF parking ratio
- Infill location near residential developments and local major employers
- Easy access to Hwy 45, I-35, and Toll 130

**RATE**  
Contact Broker







Bldg. 2  
Suite 101  
8,000 SF





# BUILDING 5 – SUITE 103

7,500 SF available May 2026

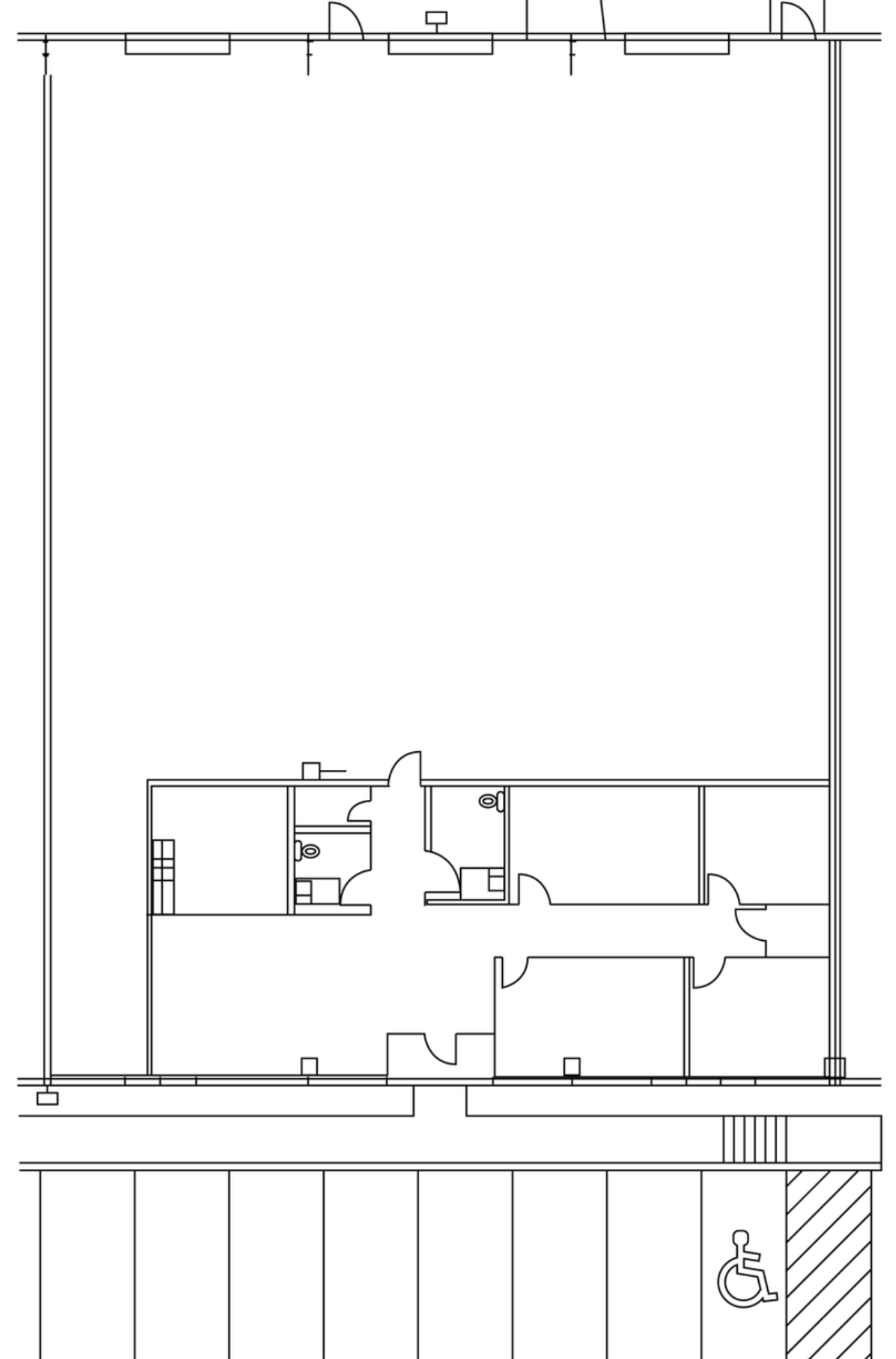
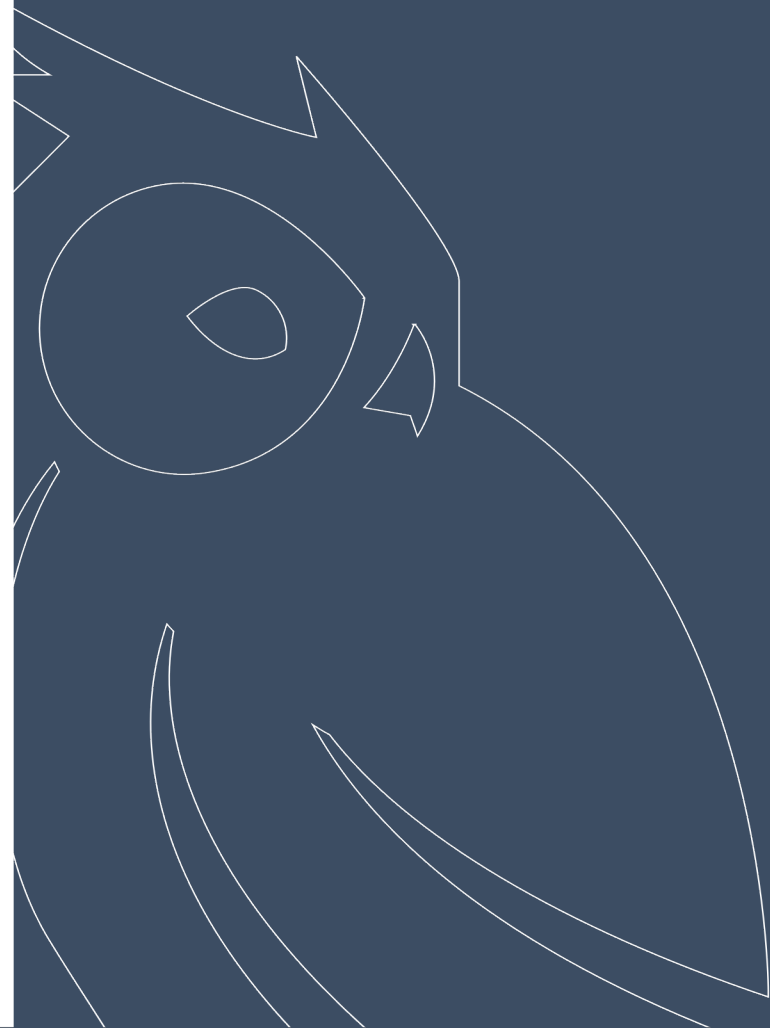
–  
20% Office/80% HVAC Warehouse

–  
20'-22' clear height

–  
Three (3) 10'x10' Overhead Doors

–  
Two (2) Grade Level and One (1) Dock-high

Forest Commons Business Park



# BUILDING 5





# BUILDING 6 – SUITE 104

8,625 SF available October 2026

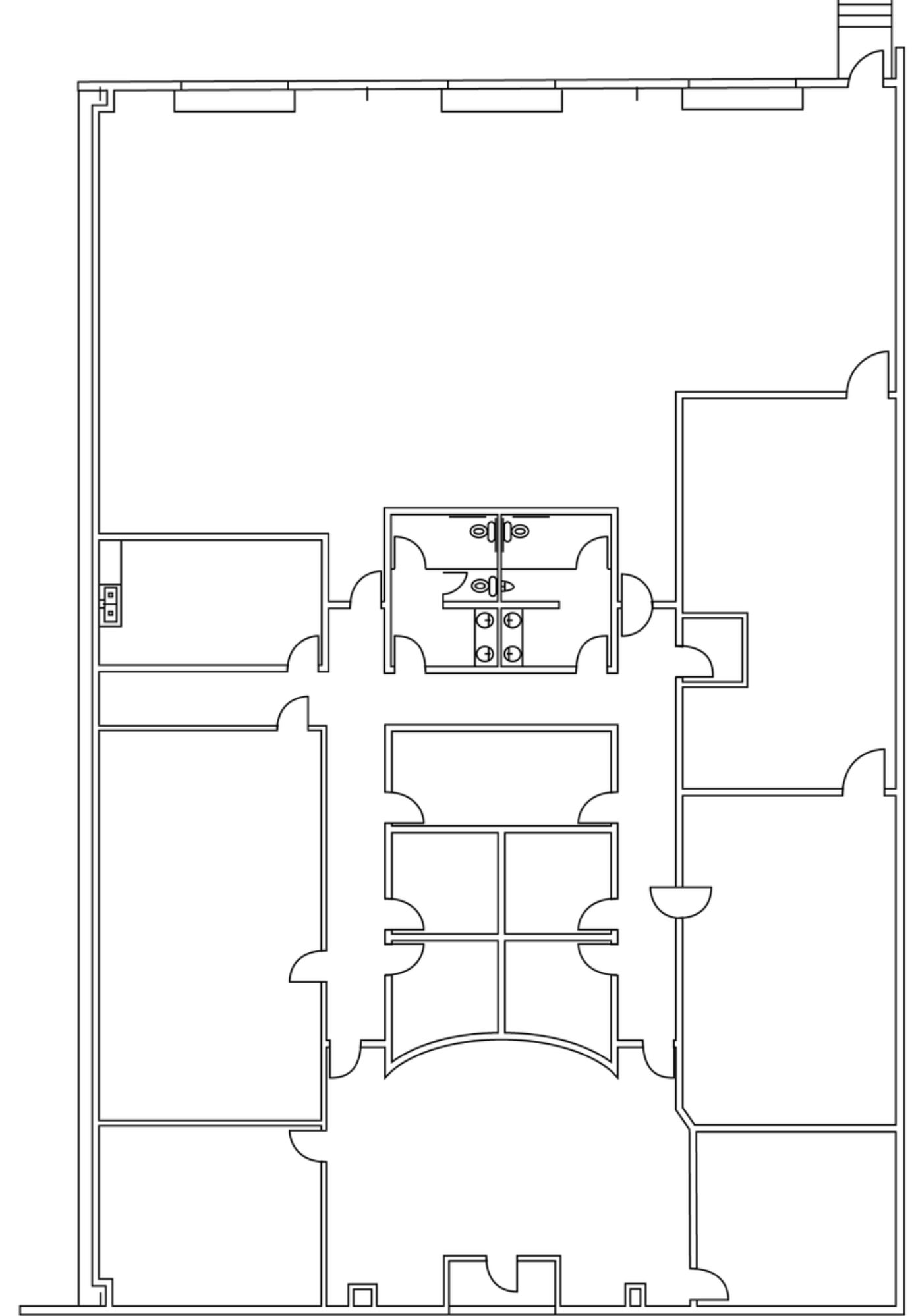
– 60% Office/40% Warehouse

– 20'-22' clear height

– Three (3) 10'x10' Overhead Doors

– Dock-high loading

Forest Commons Business Park



# BUILDING 6





# BUILDING 2 – SUITE 101

8,000 SF available December 2026

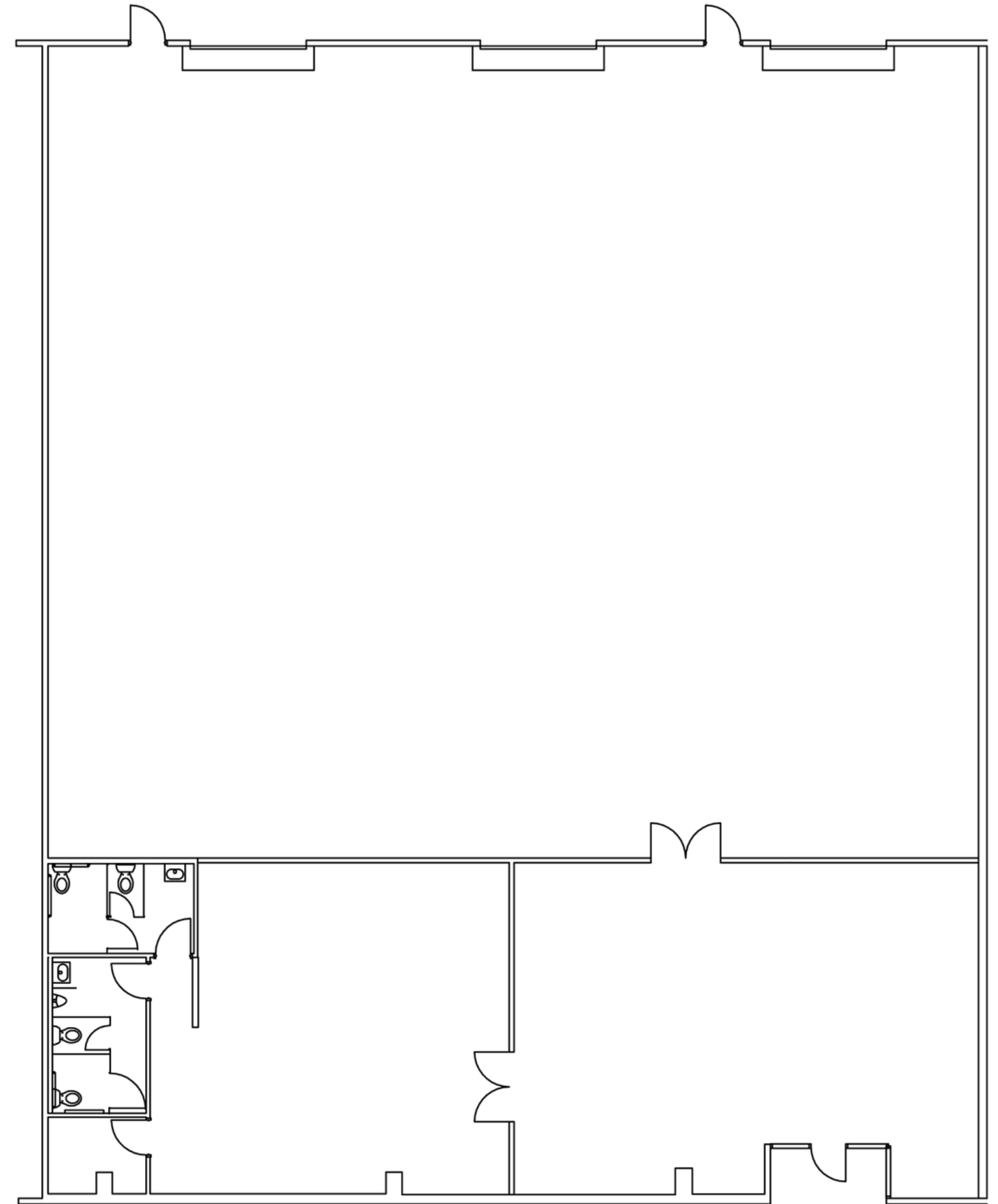
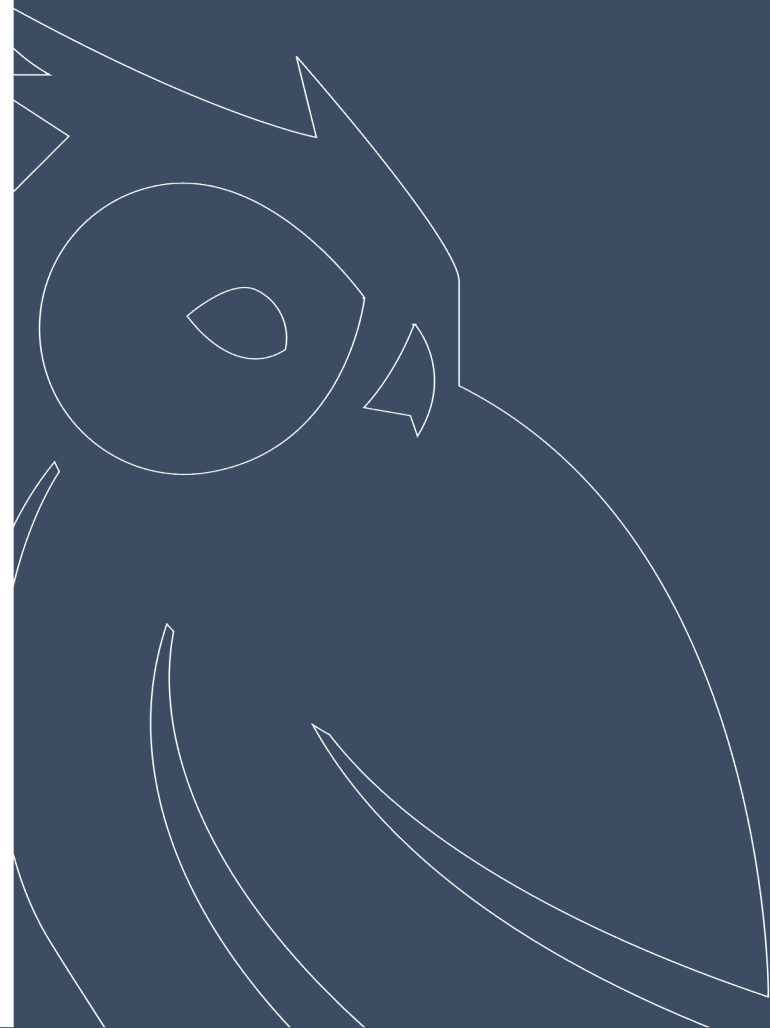
–  
20% Office/80% HVAC Warehouse

–  
20'-22' clear height

–  
Three (3) 10'x10' Overhead Doors

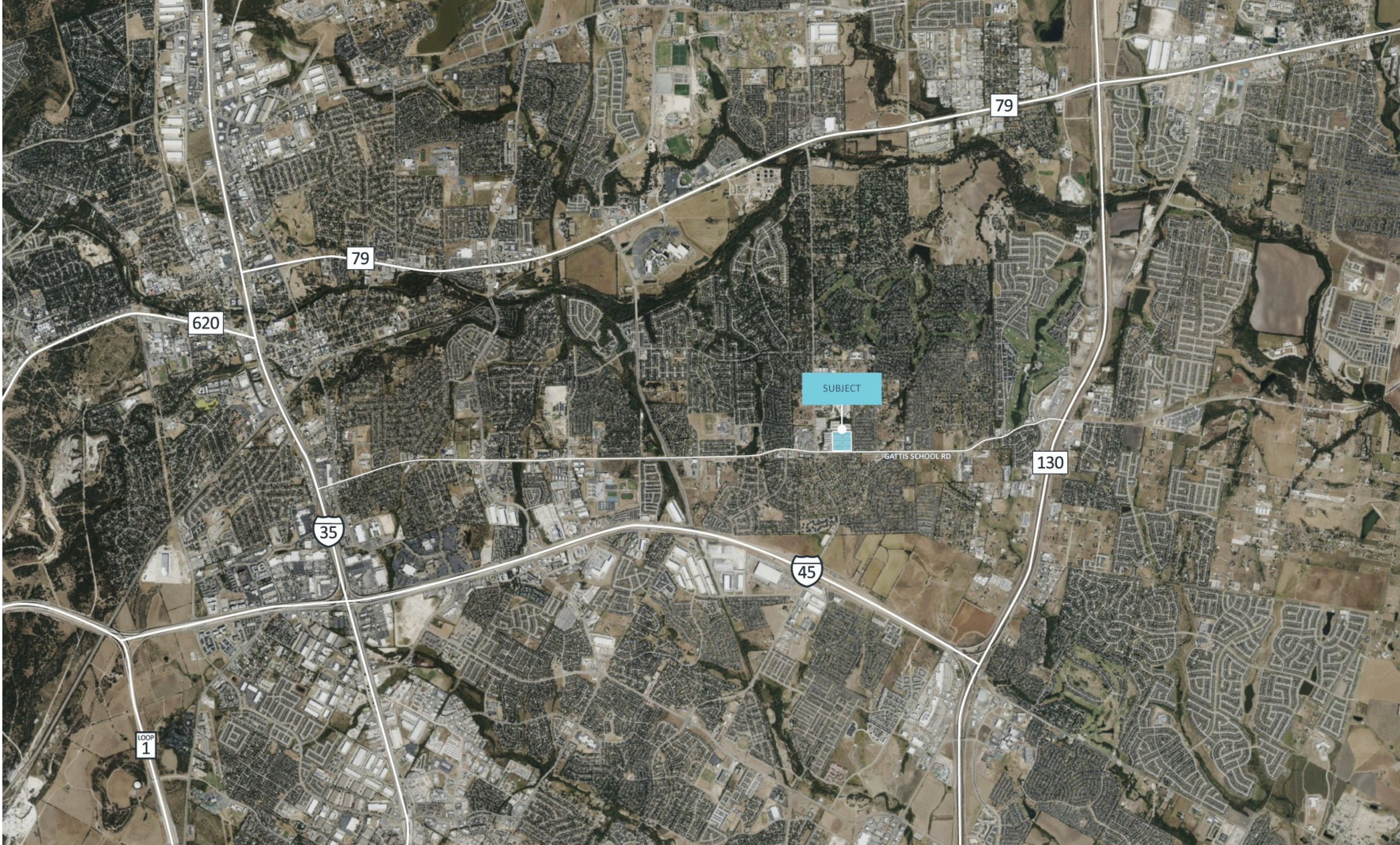
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Two (2) Grade Level and One (1) Dock-high

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# BUILDING 2







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