

5947 Chandler Rd

5947 Chandler Rd, Hutto, TX 78634



Presented by
Central Metro Realty



Price: \$13.80 /SF/YR

Please note that this is a SUBLEASE with original term ending December 31, 2026. New tenant must receive landlord approval to sublease.

Brand-New Construction

Prime Location: this property is strategically located in proximity to Taylor, Round Rock, Georgetown

Professional Office: 300 square foot office space with finished walls, LED lighting, and HVAC cooling and heating

Bathroom & Closet room: A fully equipped restroom with one lavatory and one water closet

Roll-up doors: Two 10' wide x 12' high roll-up doors

Warehouse height: 16-foot height at the eave

LED Lighting: six LED lights placed strategically throughout the warehouse

Electric: 200 amps of service with a 3-phase supply

NNN: Estimate \$3.5 in 2024

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New construction - never used
HVAC for office space



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Warehouse interior

Listing space

1st Floor Ste 101-
102

Space Available	2,500 SF
Rental Rate	\$13.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	300 SF
Space Type	Sublet
Space Use	Flex

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Property Photos



Warehouse interior side view 2



Office space

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Property Photos



Office Space 2



Bathroom

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Property Photos



Water closet

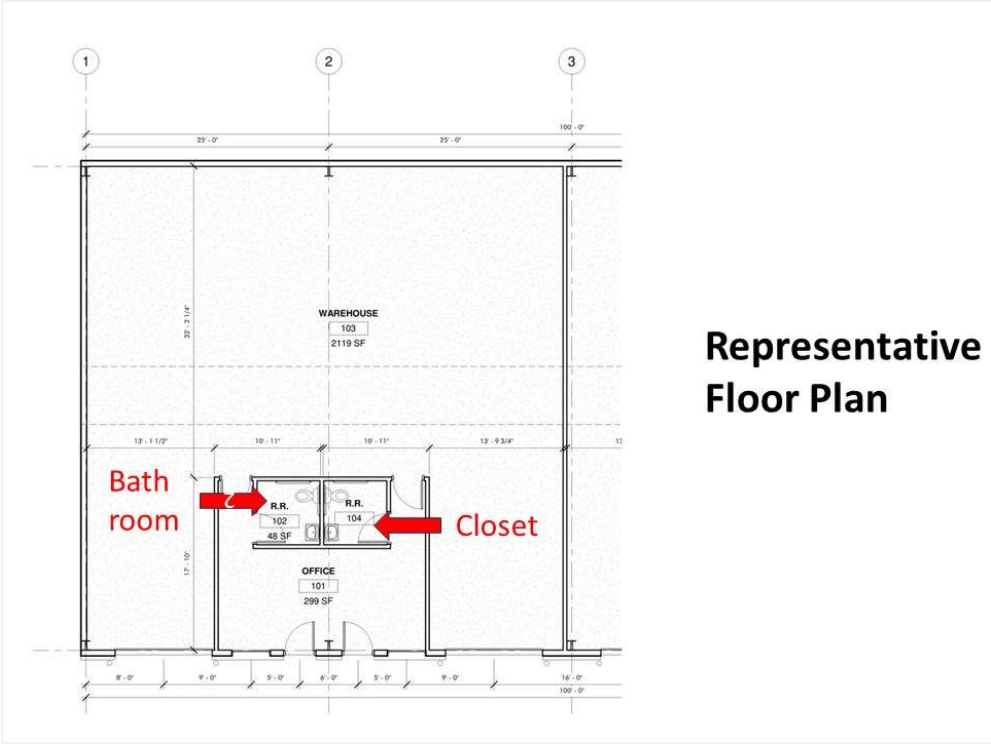


site plan

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Property Photos



Representative Floor Plan

floor plan

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Location

