



TRANSWESTERN

REAL ESTATE
SERVICES



109 BENELLI DRIVE ROUND ROCK, TEXAS

FOR SALE OR LEASE

±25,000 SF

PROPERTY HIGHLIGHTS

- FREESTANDING METAL BUILDING
- 1,320 SF SPEC OFFICE
- ±12,000-25,000 SF AVAILABLE
- ±20 CLEAR HEIGHT
- (6) 12'X14' GRADE LEVEL LOADING DOORS
- 3 PHASE POWER
- LED WAREHOUSE LIGHTING
- FULLY INSULATED
- TRUCK COURT DEPTH: 78'
- ABILITY FOR OUTDOOR STORAGE & FENCED TRUCK COURT
- PRICING: CONTACT BROKERS

LOCATION & LAND HIGHLIGHTS

- ±7.38 TOTAL ACRES
- 1 MILE FROM SH130
- EASY ACCESS WITH A PROTECTED LIGHT TO HWY 79
- 10 MILES TO SAMSUNG
- 25 MILES TO TESLA GIGAFACTORY
- 6 MILES TO INTERSTATE 35
- HUTTO ETJ

 TRANSWESTERN
LEASING INFORMATION

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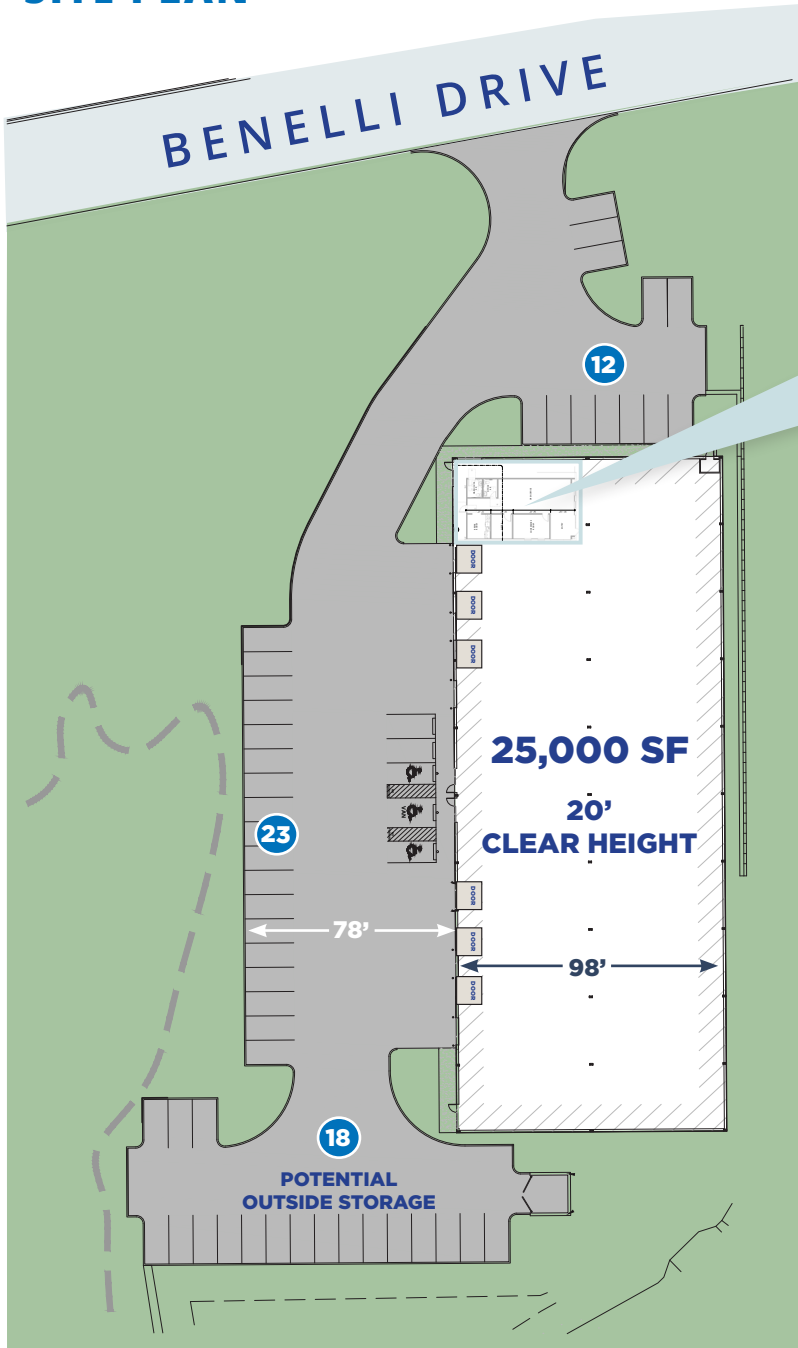
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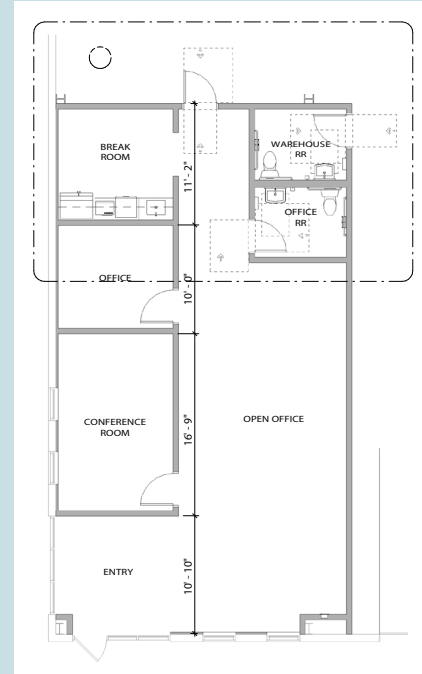
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SITE PLAN



SPEC OFFICE
DELIVERING AUGUST 2024
1,320 SF



SPEC HIGHLIGHTS

SPEC OFFICE SF	1,320 SF
CLEAR HEIGHT	20'
BUILDING DEPTH	98'
DOORS	6 GRADE LEVEL DOORS (12X14)
POWER	3 PHASE
TRUCK COURT	78'
LIGHTING	LED
PARKING	43

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EXTERIOR PHOTOS

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