

216 Benelli

WAREHOUSE LEASE

216 Benelli Road Suite 100
Round Rock, TX

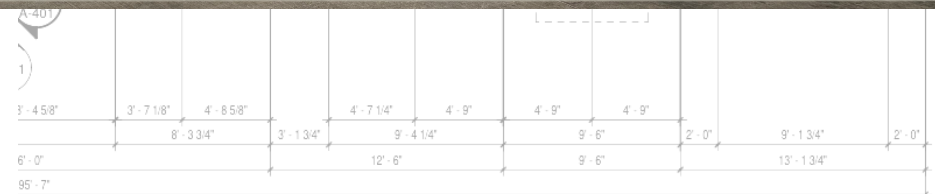
7,430 - 17,642 Square Feet

New construction warehouse featuring a speculative office build-out. This fully insulated, first generation space includes a fire sprinkler system and three grade-level doors. The available space is highly flexible and can be divided into suites as small as 7,430 SF. Positioned as an end-cap unit, it includes a striking storefront with excellent visibility from Benelli Road. Located in the Hutto ETJ, this property benefits from no zoning restrictions and offers three-phase power.

Base rent: \$15 - \$16/SF/YR
NNN: Estimated at \$4.29/SF/YR
Clear height: 20' with a peak at 25'
Doors: Three grade level doors total

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Listing Agent
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Sponsoring Broker
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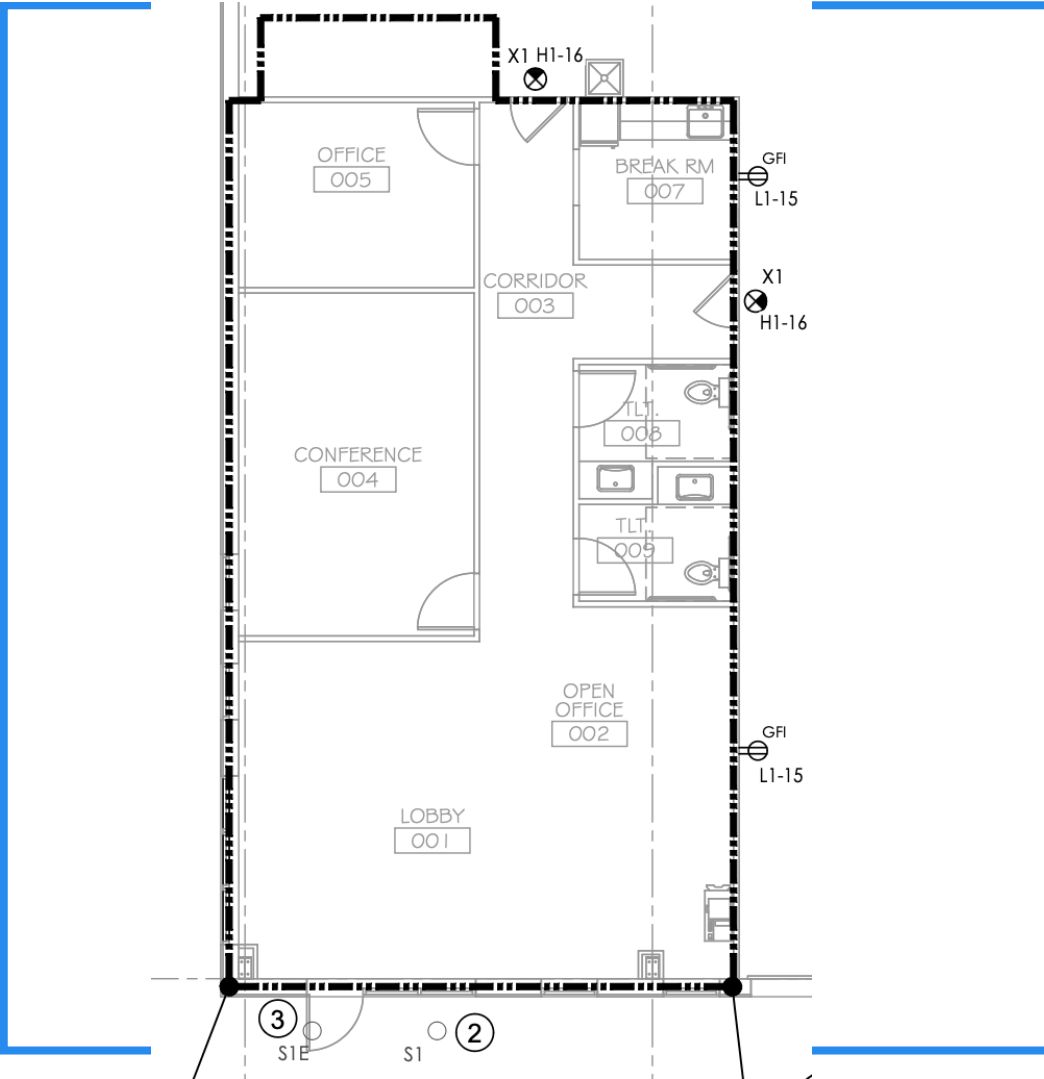


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St 100 Spec Office Plan

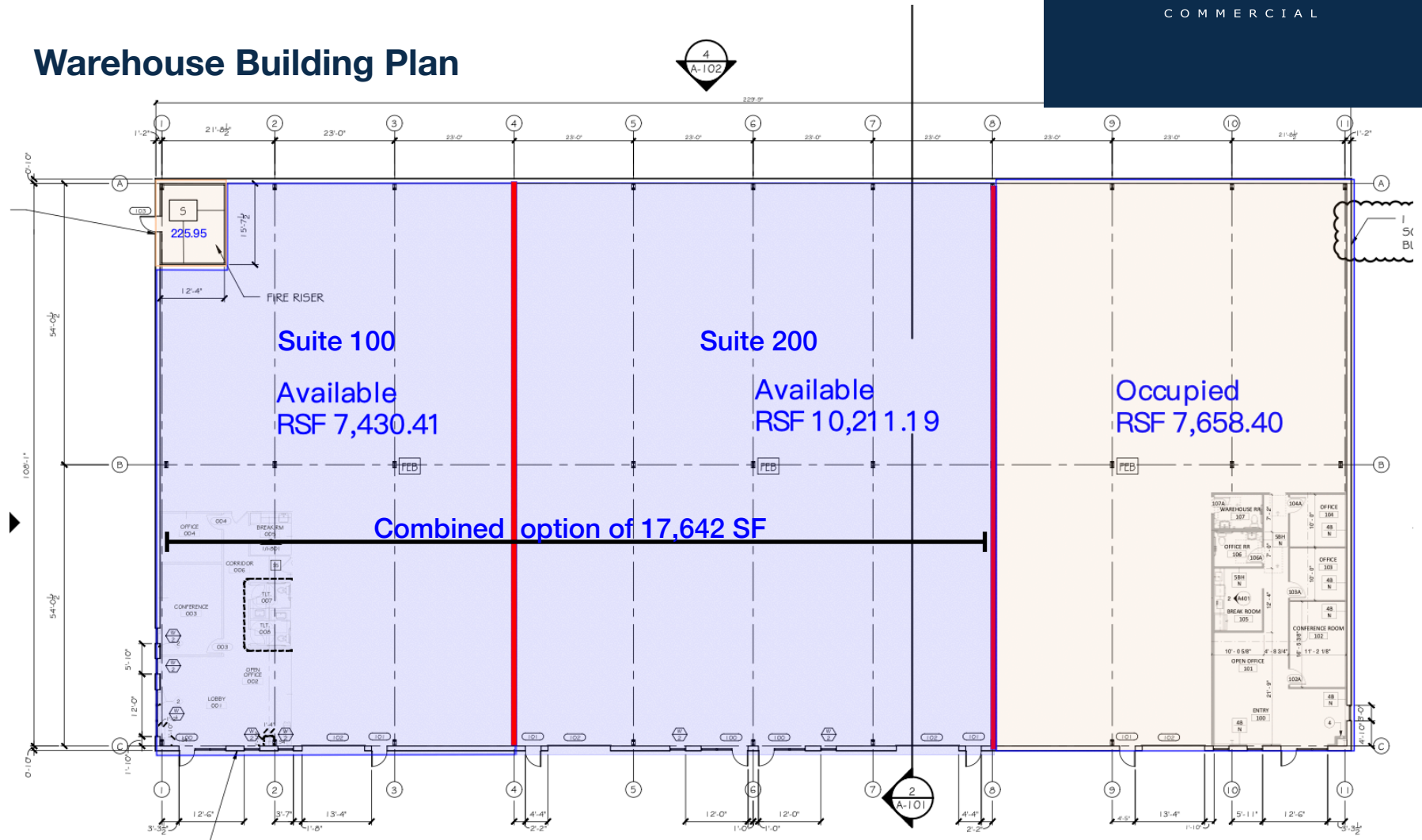


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Warehouse Building Plan



PROVIDE KNOX COMPLIANT WITH WILLIAMSON COUNTY REQUIREMENTS

1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"