



FOR LEASE OR SALE

2004 Lamar Dr,
Round Rock, TX 78664



Lauren Rae Prikryl

Brokers Agent

512.983.3095

lauren@hw-companies.com

Headwater Commercial Realty, LLC

☎ 512.763.4444

✉ info@hw-companies.com

🌐 www.hw-companies.com

PROPERTY DETAILS

5,000-10,457 Sq Ft | 1.15 Acres



- » **Office:** 3,500 Sq Ft of Office space with built-in reception and large conference room
- » **Construction:** Tilt-wall construction
- » **Fire Protection:** Fully equipped wet sprinkler system
- » **Utilities:** Active natural gas service onsite and ready
- » **Access & Circulation:** Ingress and egress points for seamless truck movement
- » **Loading Access:** Multiple dock-high doors for efficient shipping and receiving
- » **Outdoor Storage:** Secure fenced yard space available for equipment or materials
- » **Use Flexibility:** Ideal layout for warehousing, distribution, or light manufacturing



The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

PROPERTY IMAGES



The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

LOCATION AND DEMOGRAPHICS



~62,272

Population



34.8

Median Age



\$85,919

Median Household Income



~47,150

People in the workforce

Top Manufacturing Companies Nearby



6.7 Miles
from AirBorn, Inc.



EMERSON
4 Miles
from Emerson Automation Solutions



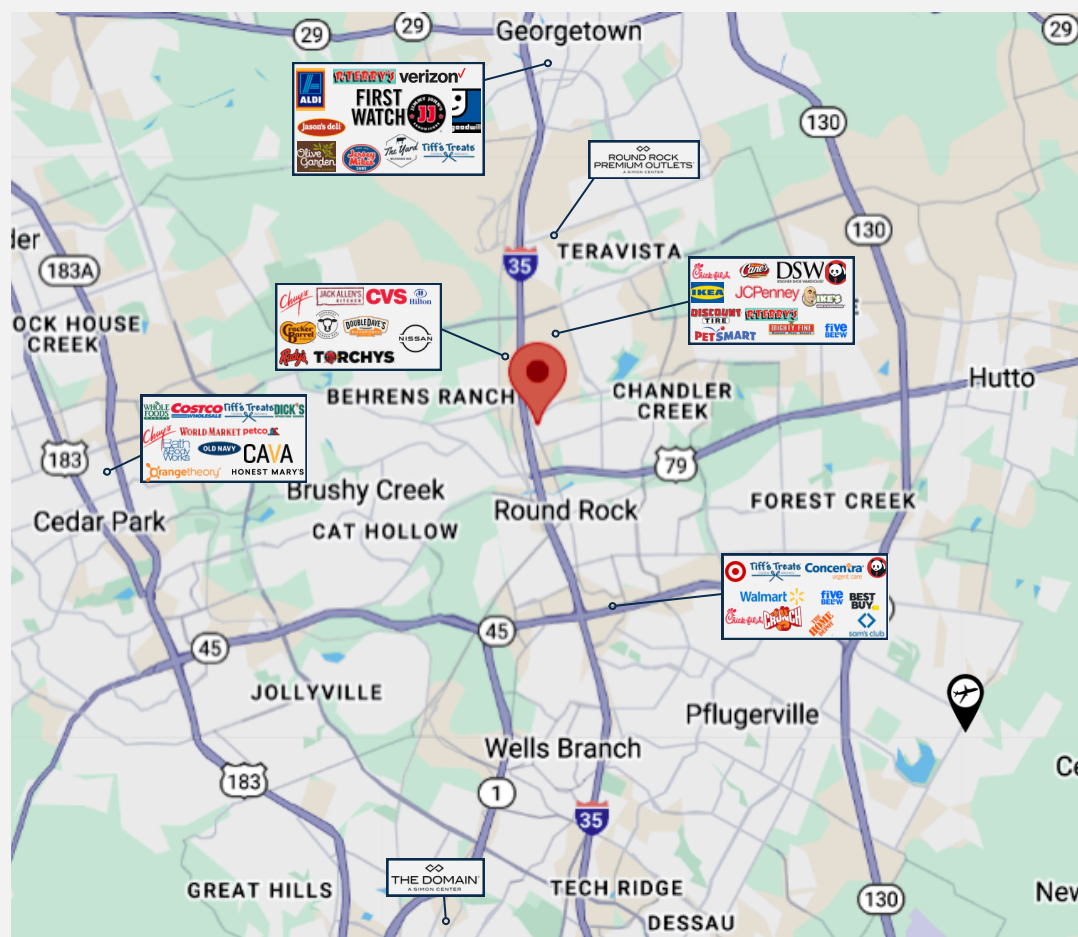
6.8 Miles
from Chatsworth Products



4.8 Miles
from Wayne Pump Manufacturing



4.5 Miles
TECO-Westinghouse Motor Company



The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.