FLEX INDUSTRIAL FOR LEASE MARKET STREET BUSINESS PARK



181 MARKET STREET, GEORGETOWN TX. 78626

Headwater Commercial Realty presents a rare opportunity to pre-lease a move in ready flex condo suites. Located in Williamson County, in one of the fastest growing areas in the country. Market Street Business Park has many great features including easy access to IH35 and no zoning restrictions.

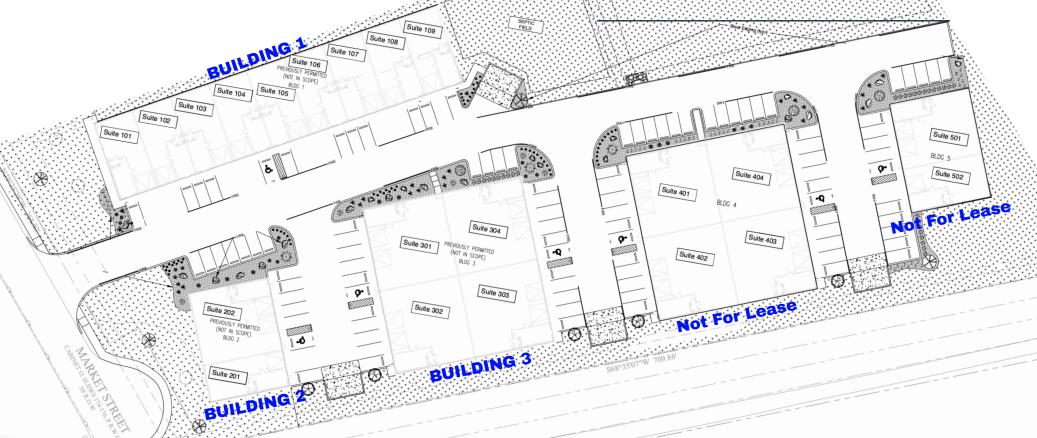
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PROPERTY INFORMATION





BUILDING 1 Minimally divisible by 1,800 SF Full building 16,200 SF Grade level door per 1,800 SF Peak eave 14'

<u>BUILDING 2</u>

Minimally divisible by 1,650 SF Full building 4,950 SF Grade level door per 1,650 SF Peak eave 14'

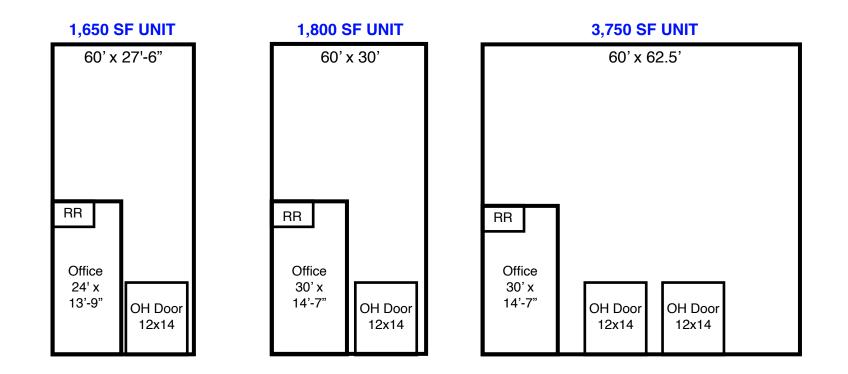
BUILDING 3

Minimally divisible by 3,750 SF Full building 15,000 SF Two grade level doors per 3,750 SF Drive through capable per 7,500 SF Peak eave 16"

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.

MOVE-IN-READY SUITES





- Lease Rate: \$16-17.50/SF
- NNN: Estimated at \$4.63/SF
- Available: Between November 1, 2025 December 15, 2024
- Parking ratio: 1.5/1000 sf

These stunning, newly constructed flex industrial condos are move-in ready and built with versatile functionality in mind. Ideal for a variety of uses, such as trade services, personal storage, small office warehouses, or showroom space. Each unit is fully insulated and features premium amenities, including a full-glass overhead door, an elegant awning, and designated signage."

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