

FLEX INDUSTRIAL FOR LEASE

# MARKET STREET BUSINESS PARK



**181 MARKET STREET, GEORGETOWN TX. 78626**

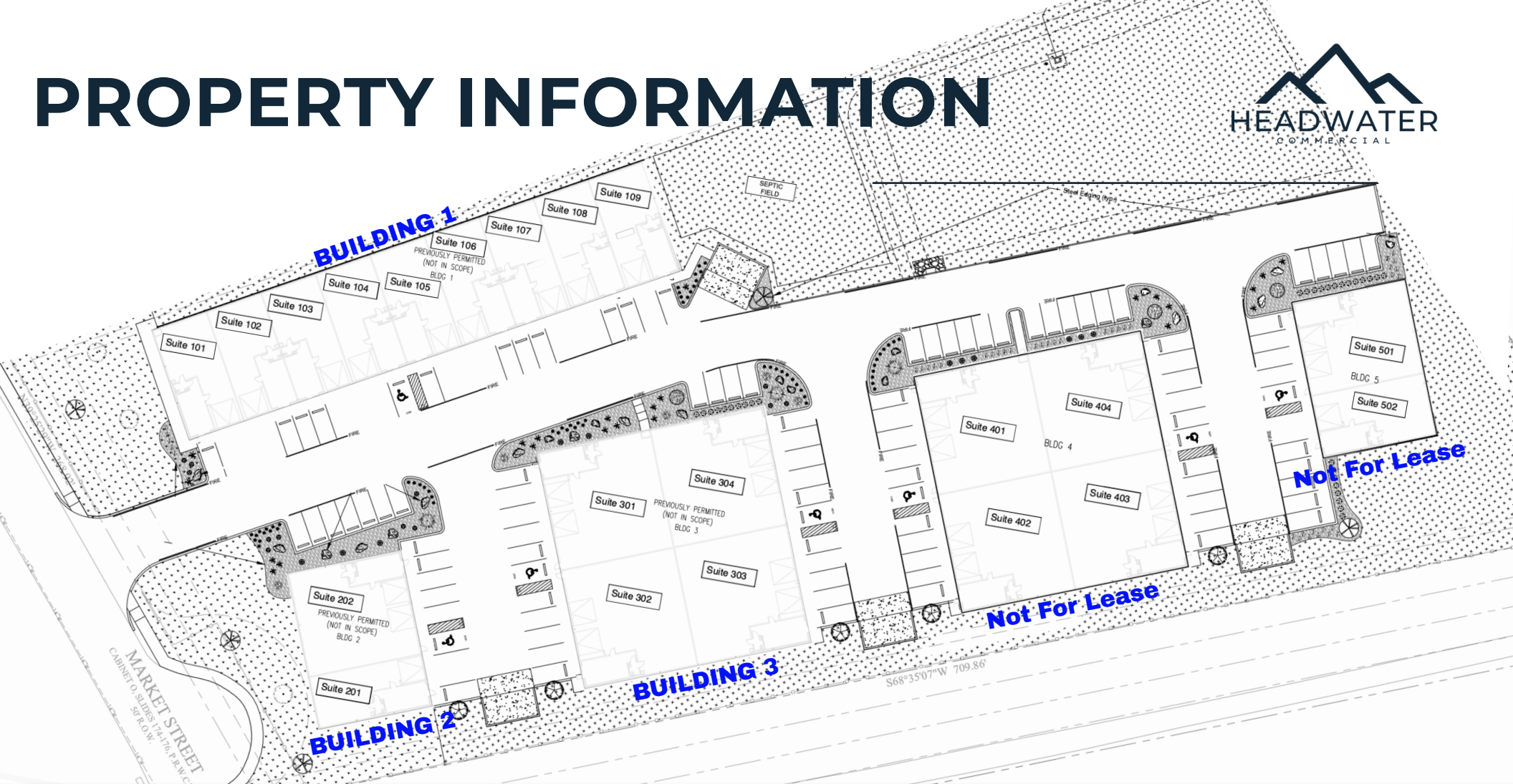
Headwater Commercial Realty presents a rare opportunity to pre-lease a move in ready flex condo suites. Located in Williamson County, in one of the fastest growing areas in the country. Market Street Business Park has many great features including easy access to IH35 and no zoning restrictions.

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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'

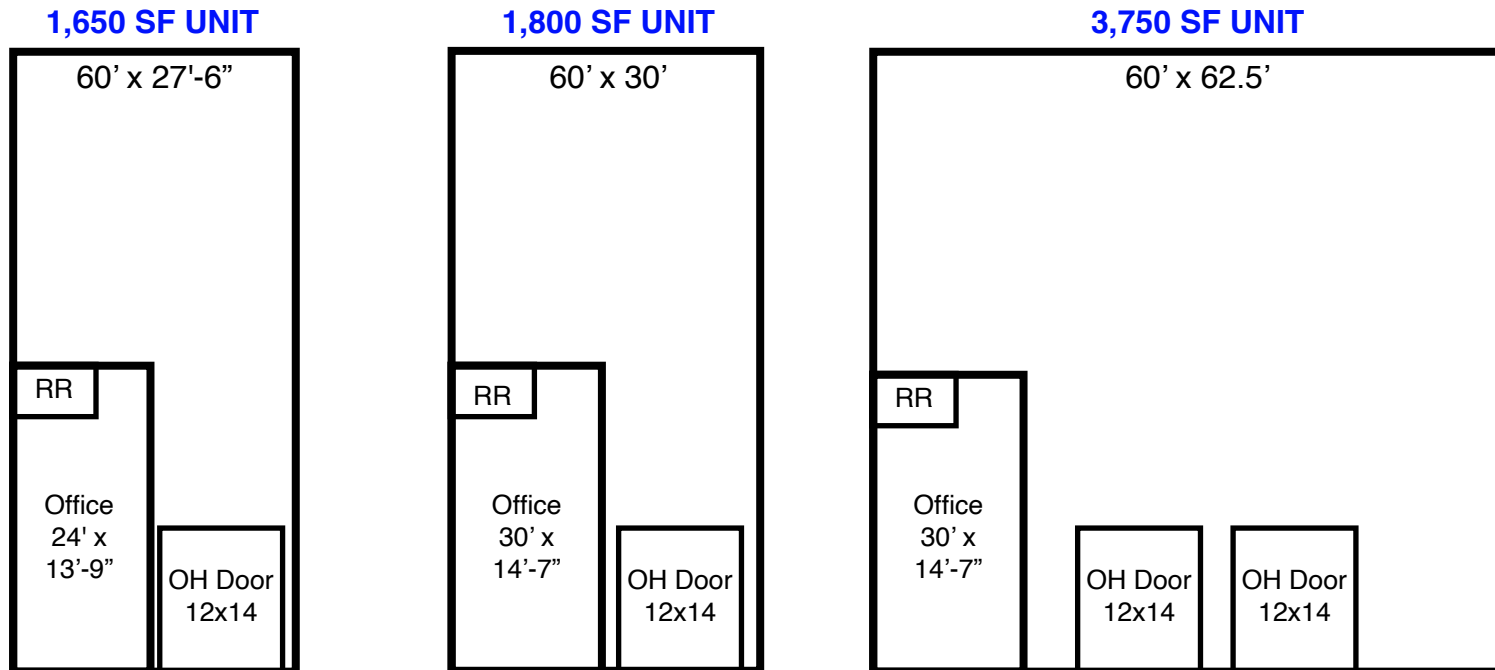
## BUILDING 2

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''

# 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."