

Prime Retail/Flex/Industrial Property

40120 Industrial Park Circle, Georgetown, Texas



FOR SALE



Property Overview

Situated at the northeast quadrant of IH-35 and NE Inner Loop / Lakeway Drive, the property offers exceptional regional access, corner frontage, and strong visibility within the Industrial Park. Zoned C-3 General Commercial and notably the only fully commercial-zoned parcel within the park. The site allows broad flexibility for retail, service, automotive, medical, showroom, office, and redevelopment uses, making it highly attractive to both owner-users and investors seeking multiple future-use scenarios.

The ±4,800 SF metal building sits on ±0.28 acres and features approximately 19-foot clear height, three grade-level doors, a two-story office/showroom component in Unit AB, and a small side yard for operations or outdoor storage. The property offers partial in-place income with Suite C leased to Iron Rite Tattoo, along with clear value-add potential through leasing Unit AB and Unit D or occupying a portion of the building. Surface parking supports customer-facing or multi-tenant use, while the shallow-bay layout, efficient site coverage, and flexible interiors enhance long-term functionality and leasing appeal.

Located in the Georgetown submarket of the Austin MSA, the property benefits from strong residential growth and expanding employment drivers.

Property Highlights

- ±4,800 SF Retail / Office Building situated on ±0.28 Acres
- Corner Location at Sudduth Drive & Industrial Park Circle in the northeast quadrant of IH-35 and Inner Loop / Lakeway Drive
- Traffic counts exceeding 7,000–10,000+ vehicles at nearby intersections
- Excellent access to IH-35 frontage roads and major arterials
- Partial In-Place Income — Suite C currently leased to Iron Rite Tattoo
- Surface parking with 10+ spaces and efficient site coverage
- Includes a roll-up door ideal for deal for loading and unloading, and includes an open floor plan area on the first floor with showroom / office space
- Located within a growing Georgetown commercial corridor near schools, parks, and major traffic routes
- Rare Commercially Zoned Asset in the Industrial Park
- Ideal for owner-user, flex/industrial, contractor yard, or investor repositioning
- 19' clear height with three (3) grade-level doors
- Two-story showroom/office build-out in Units AB
- Strong Georgetown growth corridor with rising household incomes
- Close proximity to Georgetown Municipal Airport and Lake Georgetown
- Georgetown submarket within the high-growth Austin MSA
- Shallow-bay configuration ideal for local service users

Property Details

Price:	\$950,000
Building SF:	4,800 SF
Price / SF:	\$197.92
Year Built:	1984
Parking Spaces:	10 marked spaces
Occupancy:	One unit occupied with two units currently vacant
Lot Size (AC):	0.28 Acres
Zoned:	C-3
Power:	Single-phase power in place with three-phase upgrade potential
Access / Visibility:	Corner Lot
Truck Door:	3 Grade Level Doors
Warehouse SF:	Generous warehouse space per unit.

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