



For lease

15,000 SF Freestanding Building
with Large Outside Storage Yard

Delivering Q4 2024



224 Benelli Drive
Hutto, TX



Travis Secor

Vice President
travis.secor@jll.com
+1 (512) 593 4891

jll.com

OWNED AND
DEVELOPED BY:

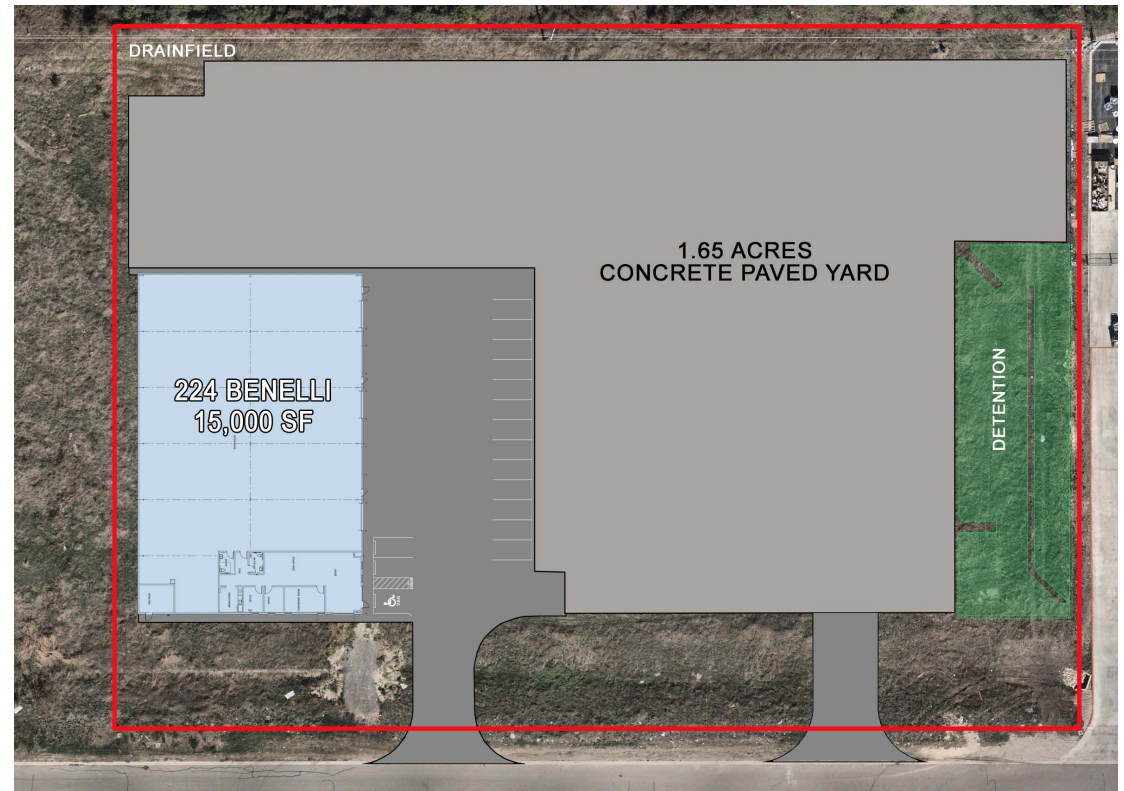


Overview

This new spec development in Hutto consists of a 15,000 SF freestanding industrial building on 3.18 acres located at 224 Benelli Dr, just off the signalized intersection of North Star Ranch Blvd and Hwy 79, offering high visibility and superb access to Hwy 79 and SH 130.

The building will feature a spec office, three oversized grade-level doors and a dedicated 1.65 acre concrete paved and fully secure outside storage yard.

Delivering Q4 2024



Property features

- 15,000 SF freestanding building
- Spec office
- 21' clear height
- (3) 16' grade-level doors
- 1.65 acre concrete paved IOS yard
- Fully fenced and gated yard
- (2) Access driveways
- LED warehouse lighting
- Clear span warehouse
- Heavy 3-phase power
- Lease rate: Contact broker

Location



Downtown Austin	30 Minutes	25 Miles
ABIA Airport	13 Minutes	11 Miles
The Domain	19 Minutes	18 Miles
Taylor Samsung	11 Minutes	7 Miles
Tesla Giga Factory	22 Minutes	24 Miles
San Antonio	100 Minutes	111 Miles
D/FW	150 Minutes	176 Miles
Houston	160 Minutes	162 Miles

