



## FOR LEASE

# Best Manufacturing Industrial Warehouse in Greater Austin Area

6000 Chandler Road / Hutto, TX

### Property Highlights

- 50,000 SF | 5.97 Acres
- All buildings are sprinklered and have 3-Phase Power
- 30'-34' Functional Clear Height
- Jonah Water, Septic
- Office Space can be customized, 10-15% Office

### Available Spaces

**(1A/B)** - 22,500 SF

- Subdivisible into 10,500 SF each
- 4 dock-high doors and 2 grade-level doors
- Clear Height
  - 1A is 24'
  - 1B is 28' for High Pile Storage
- Each division has 2 dock-high, 1 drive-in
- 600 total amps available with 300 Amps available to each sub divisible side, upgrades available
- 7" FLAT Concrete Slab for Heavy Industrial Machinery and Precision or Heavy Duty Forklift Storage
- Under Construction - Delivery of shell EOY 2024\*



### Lease Rate

\$12-15 / SF + NNN

### Irulian Dabbs

Vice President

512 422 8928

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**partners**

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512 601 8121

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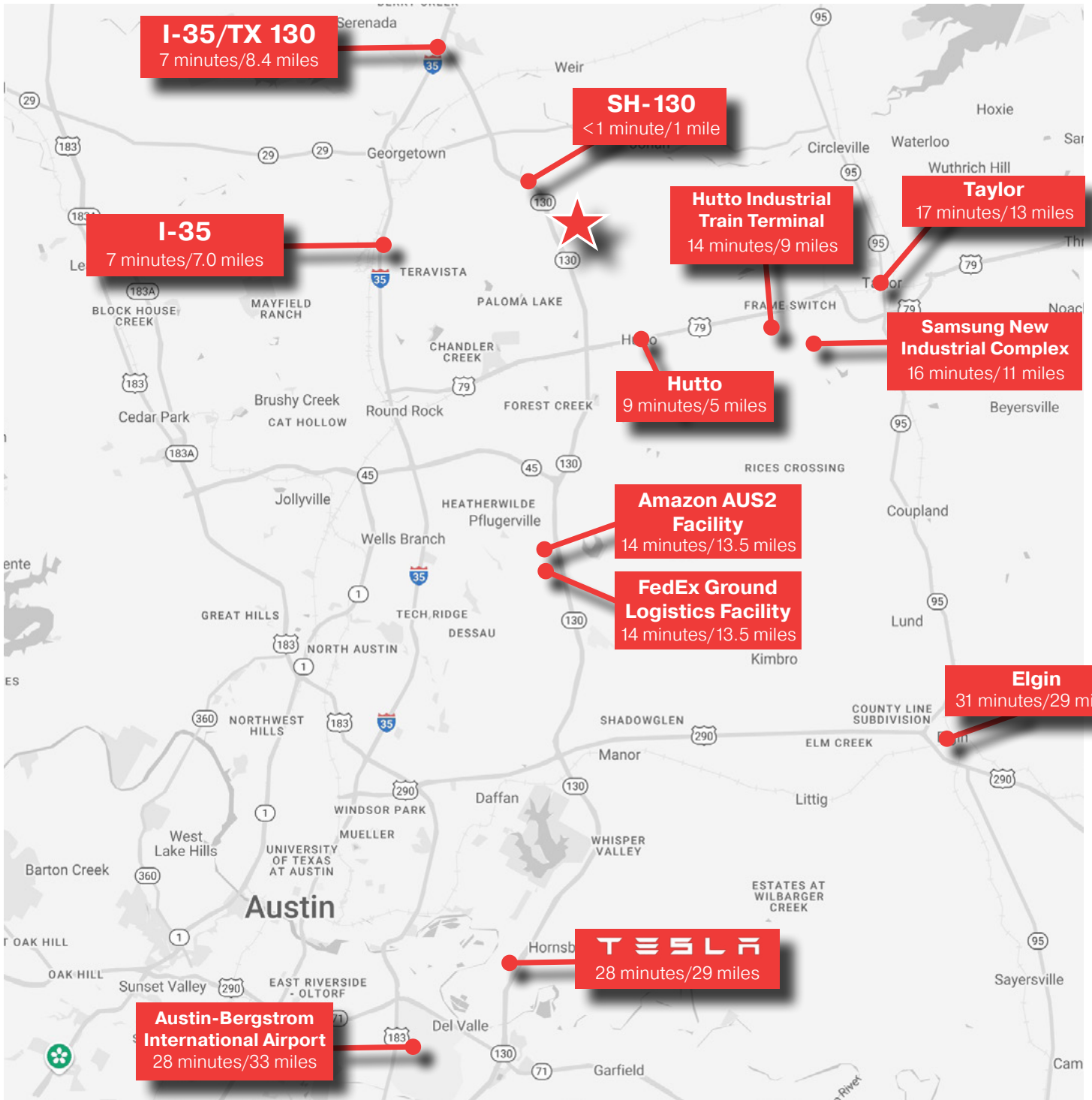


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**GENERAL NOTES:**

1. REFER TO TOPOGRAPHIC SURVEY BY PAPE-DANSON ENGINEERS FOR SURVEY CONTROLS, PROPERTY LINES, RIGHT-OF-WAY LINES, EASEMENTS ETC.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING FEATURES AND UTILITIES.
3. REFER TO STRUCTURAL PLANS BY OTHERS FOR BUILDINGS, FOUNDATIONS, RETAINING WALLS, RAMPS, STOOPS AND NORTHERN DRIVEWAY DRAINAGE STRUCTURE.
4. PREPARE SITE, BUILDING PADS AND SUB-GRADES AS PER RECOMMENDATIONS BY GEO-TECHNICAL ENGINEER IN THE GEO-TECHNICAL REPORT PREPARED BY PSI.
5. SEPTIC SYSTEM TO BE PERMITTED UNDER A SEPARATE PERMIT APPLICATION AS PER WILLIAMSON COUNTY.
6. DRIVEWAY ONTO CHANDLER ROAD (AND CULVERT) TO BE PERMITTED UNDER A SEPARATE PERMIT APPLICATION AS PER WILLIAMSON COUNTY.
7. ALL RAILINGS ON THE STOOPS & STEPS ARE 42" HIGH FROM SURFACE.
8. RAILINGS ON RAMPS ARE 36" HIGH FROM TOP OF THE CURB, WITH A TOTAL HEIGHT OF 42" INCLUDING THE 6" CURB.

**PLAN NOTES (P):**

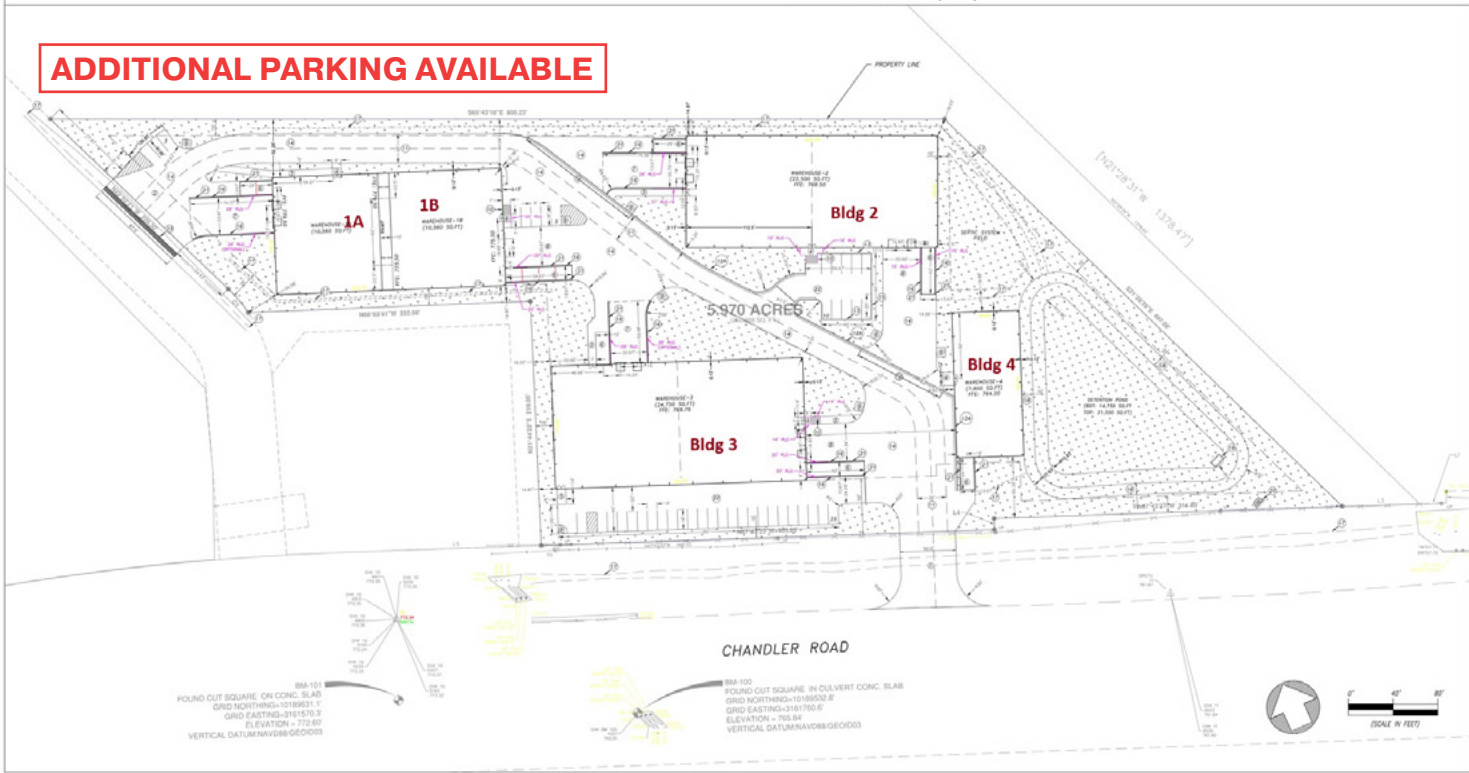
1. CHANDLER ROAD DRIVEWAY/ SITE ACCESS
2. PRIVATE ROAD DRIVEWAY/ SITE ACCESS
3. PEDESTRIAN CONC. WALKS
4. BUILDING ENTRANCE STOOP (DESIGN BY STRUCTURAL ENGINEER)
5. PEDESTRIAN RAMP
6. SMALL DELIVERY TRUCK RAMP
7. RECESSED LOADING DOCK
8. ON-GRADE LOADING DOCK
9. DUMPSTER PADS
10. STEPS TO BUILDING (DESIGN BY STRUCTURAL ENGR.)
11. 26" WIDE FIRE LANE
12. CONC. CURB AND GUTTER (TYPE-I)
- 12A. CONC. CURB AND GUTTER (TYPE-II)

**CONCRETE CURB**

13. CONCRETE CURB
14. HEAVY TRAFFIC PAVEMENT (MAIN ALLEY, LOADING DOCKS, RAMPS AND DRIVEWAYS)
15. CURB-CUT
16. RETAINING WALL, (DESIGN BY STRUCTURAL ENGINEER)
17. FLOW LINE / DITCH
18. POND MAINTENANCE PATH
19. POND OUTLET STRUCTURE, C.I.P. CONC.
20. POND OUTLET PIPES, END WALL AND ENERGY DISSIPATER
21. ABOVE-SURFACE CURB/WALL (6" ABOVE FINISHED GRADE)
22. LIGHT DUTY PAVEMENT (PARKING LOTS)
23. HEAVY DUTY C.I.P. TRENCH DRAIN AT DRIVEWAY, (DESIGN BY STRUCTURAL ENGR.)



**ADDITIONAL PARKING AVAILABLE**



PROJECT: HAMMERT'S WAREHOUSES AT CHANDLER  
CITY OF ROUND ROCK, WILLIAMSON COUNTY TEXAS 78654  
CLIENT: STRONGHART LLC

DESIGNED BY ZA  
DRAWN BY ZA  
CHECKED BY MH

REV.	NO.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMIT	11/15/23
2	1	ISSUED FOR PERMIT	11/15/23
3	1	ISSUED FOR PERMIT	11/15/23
4	1	ISSUED FOR PERMIT	11/15/23

**SITE PLAN**  
C-100

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER [SELLER/LANDLORD]:** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9003950 <small>License No.</small>	melissa.kennedy@partnersrealestate.com <small>Email</small>	713-620-0500 <small>Phone</small>
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Inulian Dalbbs <small>Sales Agent/Associate's Name</small>	686473 <small>License No.</small>	inulian.dalbbs@partnersrealestate.com <small>Email</small>	512-601-8121 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date