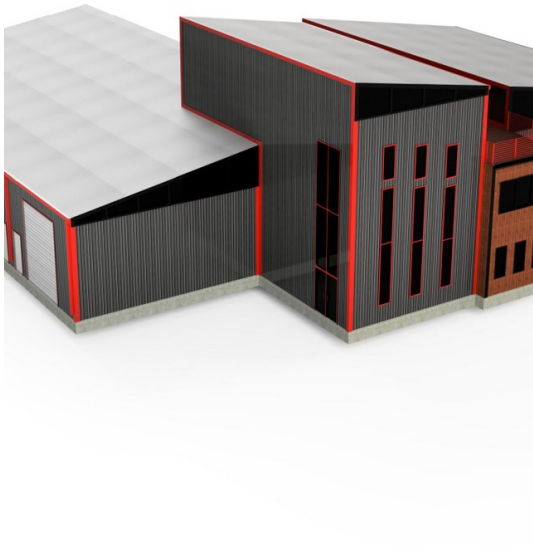


Building 3

11251 N IH-35, Jarrell, TX 76537



CENTURY 21 COMMERCIAL.

Hellmann Stribling



Adam Mink

Century 21 Hellmann Stribling
801 S Main St, Georgetown, TX 78626
adampmink@gmail.com
(512) 387-5252

Building 3

\$12.00 /SF/YR

This to-be-built warehouse/office provides up to 8,915 sf of contiguous space. Located directly on the I-35 frontage road just south of Jarrell, TX with easy access to and from the building. The landlords can build to suit for the right tenant, and have additional acreage available for many use cases. There is also larger sf space available at this location....

- 800-10,500 sf available
- I-35 Frontage
- Build to Suit
- Ample Yard and Parking



Rental Rate:	\$12.00 /SF/YR
Total Space Available:	10,415 SF
Max. Contiguous:	8,915.00 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	10,415 SF
Year Built:	2025
Construction Status:	Proposed
Rental Rate Mo:	\$1.00 /SF/MO

1st Floor

1

Space Available	1,500 SF
Rental Rate	\$12.00 /SF/YR
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 1

2

Space Available	1,200 SF
Rental Rate	\$12.00 /SF/YR
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

1st Floor Ste 2

3

Space Available	1,200 SF
Rental Rate	Upon Request
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

1st Floor Ste 3

4

Space Available	440 SF
Rental Rate	Upon Request
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

1st Floor Ste 4

Space Available	825 SF
Rental Rate	Upon Request
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

5

1st Floor Ste 5

Space Available	1,000 SF
Rental Rate	Upon Request
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

6

1st Floor Ste 6

Space Available	1,375 SF
Rental Rate	Upon Request
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

7

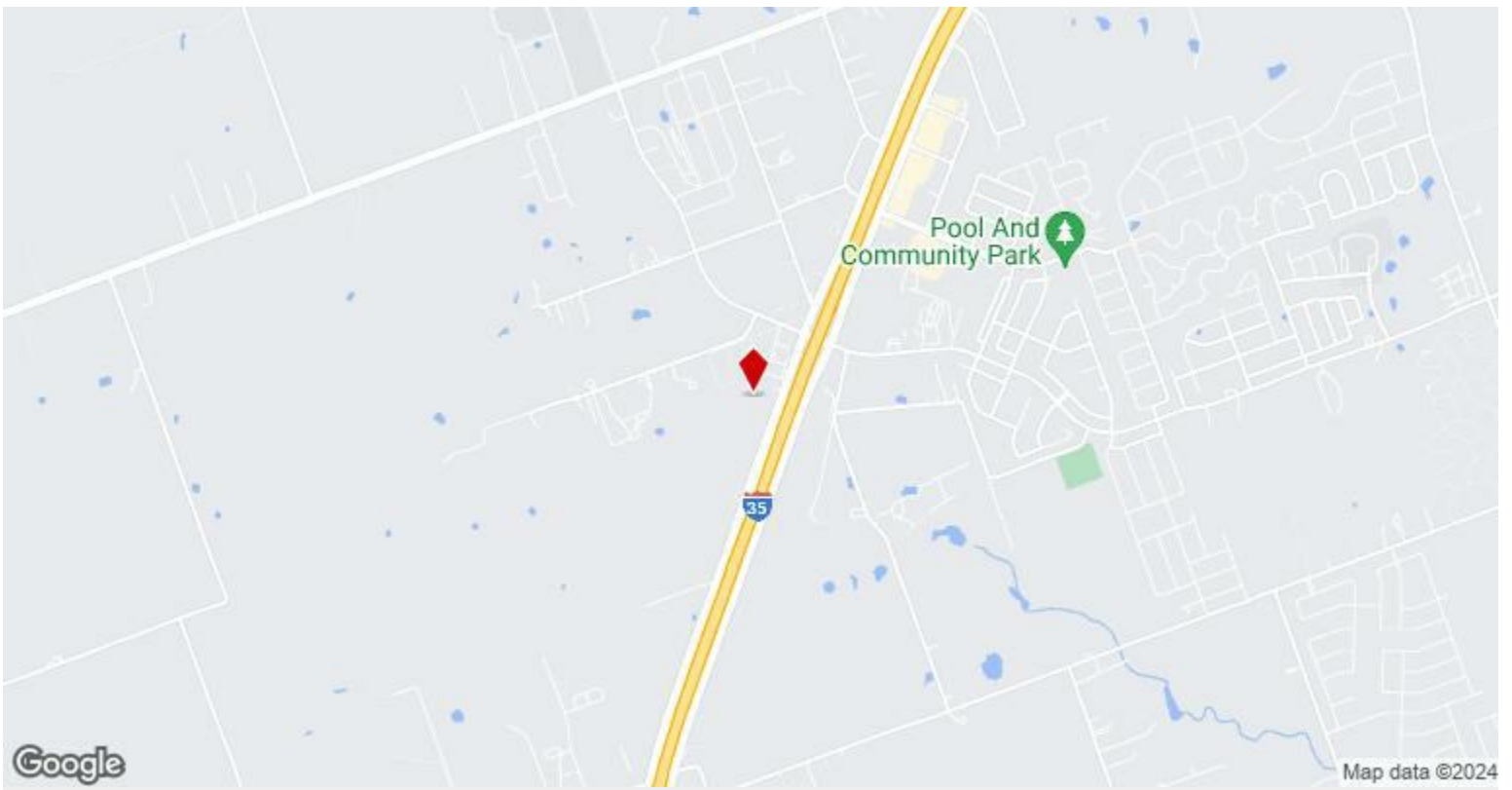
1st Floor Ste 7

Space Available	1,375 SF
Rental Rate	Upon Request
Contiguous Area	8,915 SF
Date Available	February 01, 2025
Service Type	TBD
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

8

2nd Floor

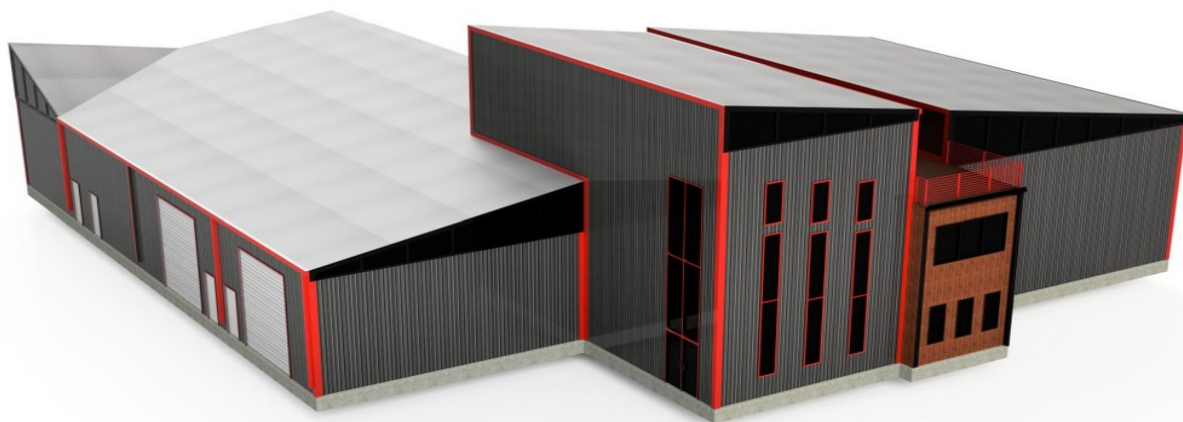
Space Available	1,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	January 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	Negotiable



11251 N IH-35, Jarrell, TX 76537

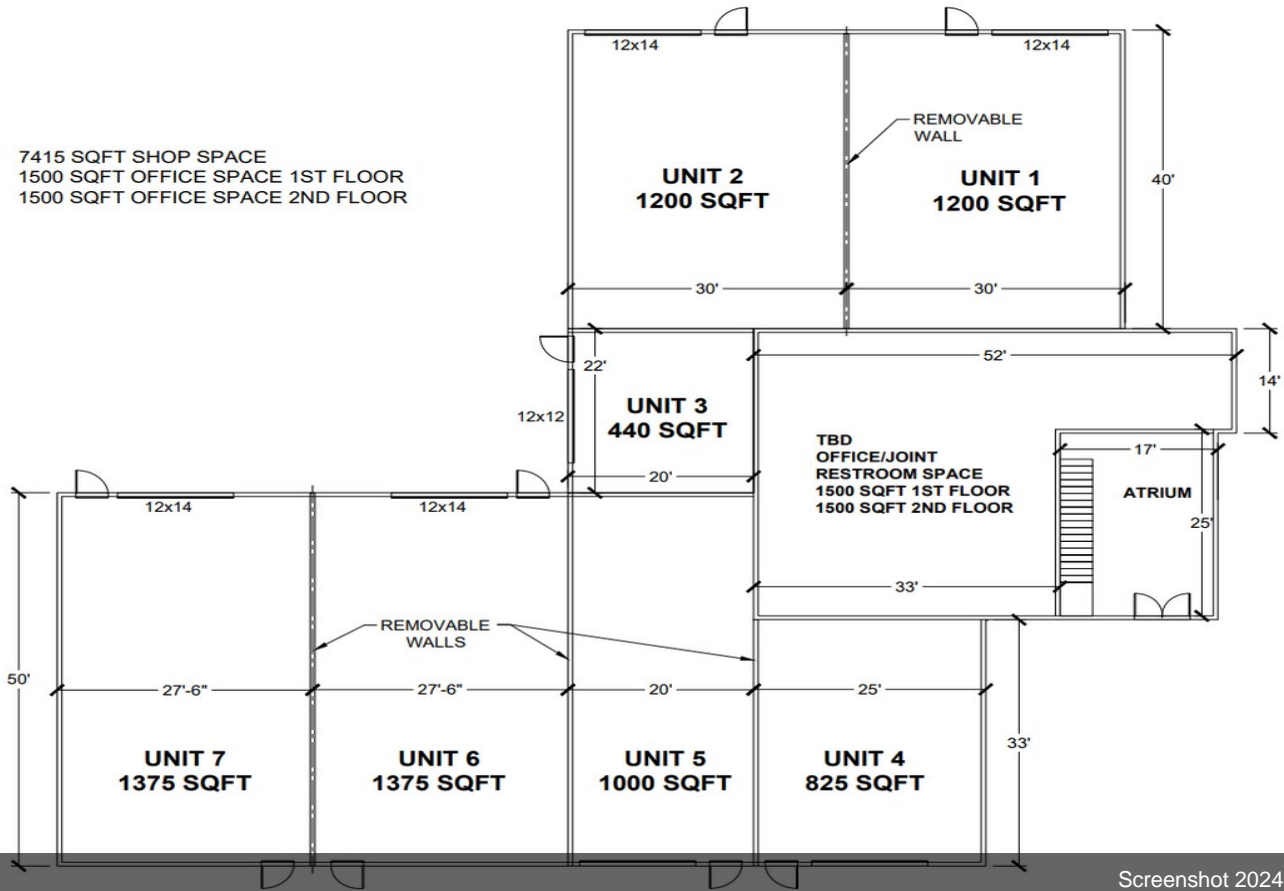
This to-be-built warehouse/office provides up to 8,915 sf of contiguous space. Located directly on the I-35 frontage road just south of Jarrell, TX with easy access to and from the building. The landlords can build to suit for the right tenant, and have additional acreage available for many use cases. There is also larger sf space available at this location.

Property Photos

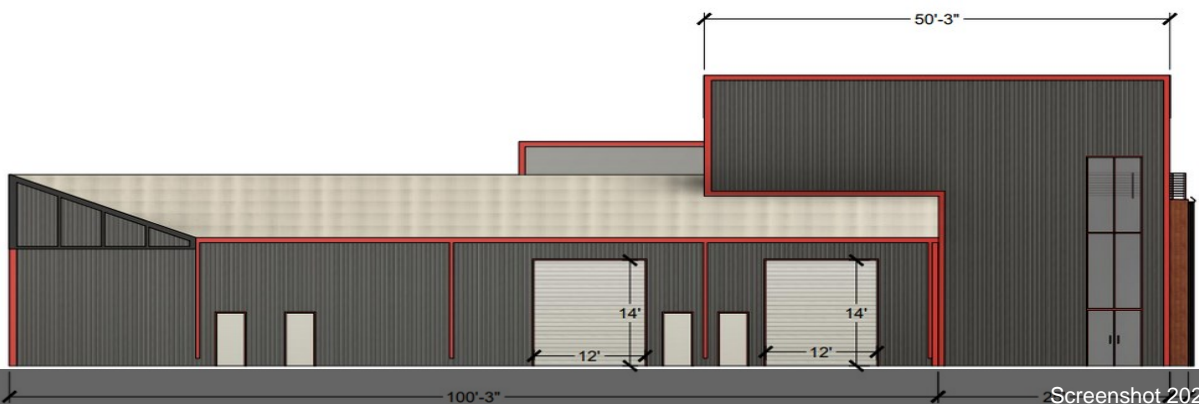
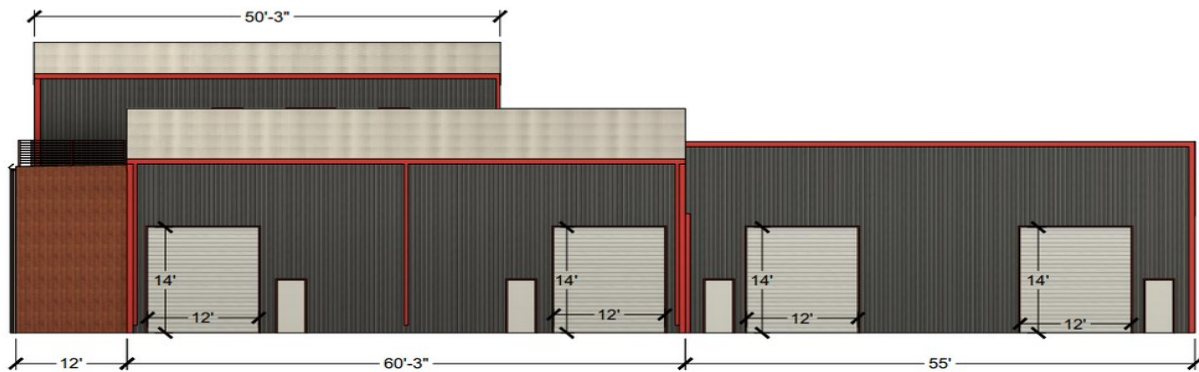


Property Photos

- 7415 SQFT SHOP SPACE
- 1500 SQFT OFFICE SPACE 1ST FLOOR
- 1500 SQFT OFFICE SPACE 2ND FLOOR

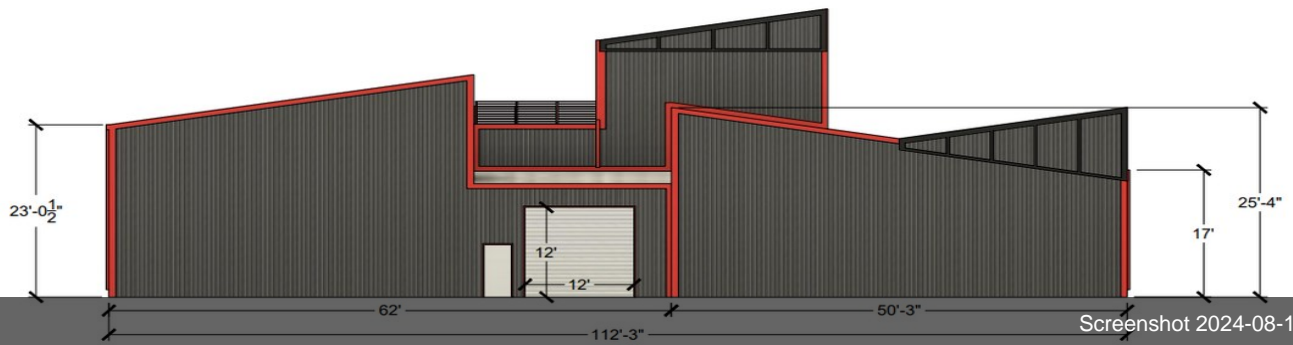


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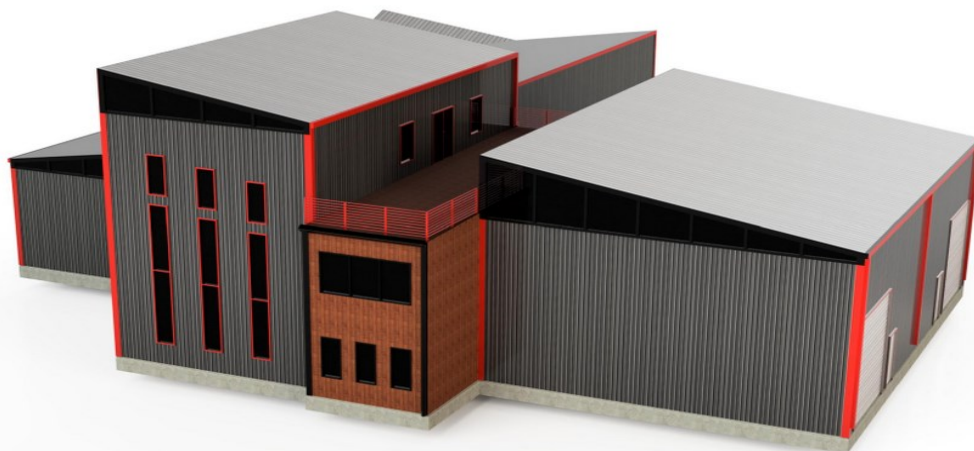


Screenshot 2024-08-14 165149

Property Photos



Screenshot 2024-08-14 165141



Screenshot 2024-08-14 165132