

FOR LEASE

2502 CO RD 172, ROUND ROCK, TX 78681



2,000 SF OFFICE/WAREHOUSE

ABOUT THE PROPERTY:

2502 County Road 172 is a 2,000 SF, single-tenant industrial property located in Round Rock, Texas, within Austin's Far Northeast industrial submarket. Strategically positioned just off County Road 172 between IH-35 and SH-45, the property provides excellent connectivity throughout Round Rock and the greater Austin metro. The property features 3 grade-level doors, conditioned warehouse space, and a secured outside storage yard, offering a functional layout well suited for a variety of industrial, service, or contractor uses.

FEATURES:

- 2,000 SF office/warehouse on a 0.5-acre site
- Three (3) grade-level doors
- Conditioned warehouse
- Outside storage yard
- Landlord improvements coming soon, including gravel base to yard, office make-ready, and landscaping
- Proximity to IH-35, TX-45 and Mopac Expy

PROPERTY HIGHLIGHTS

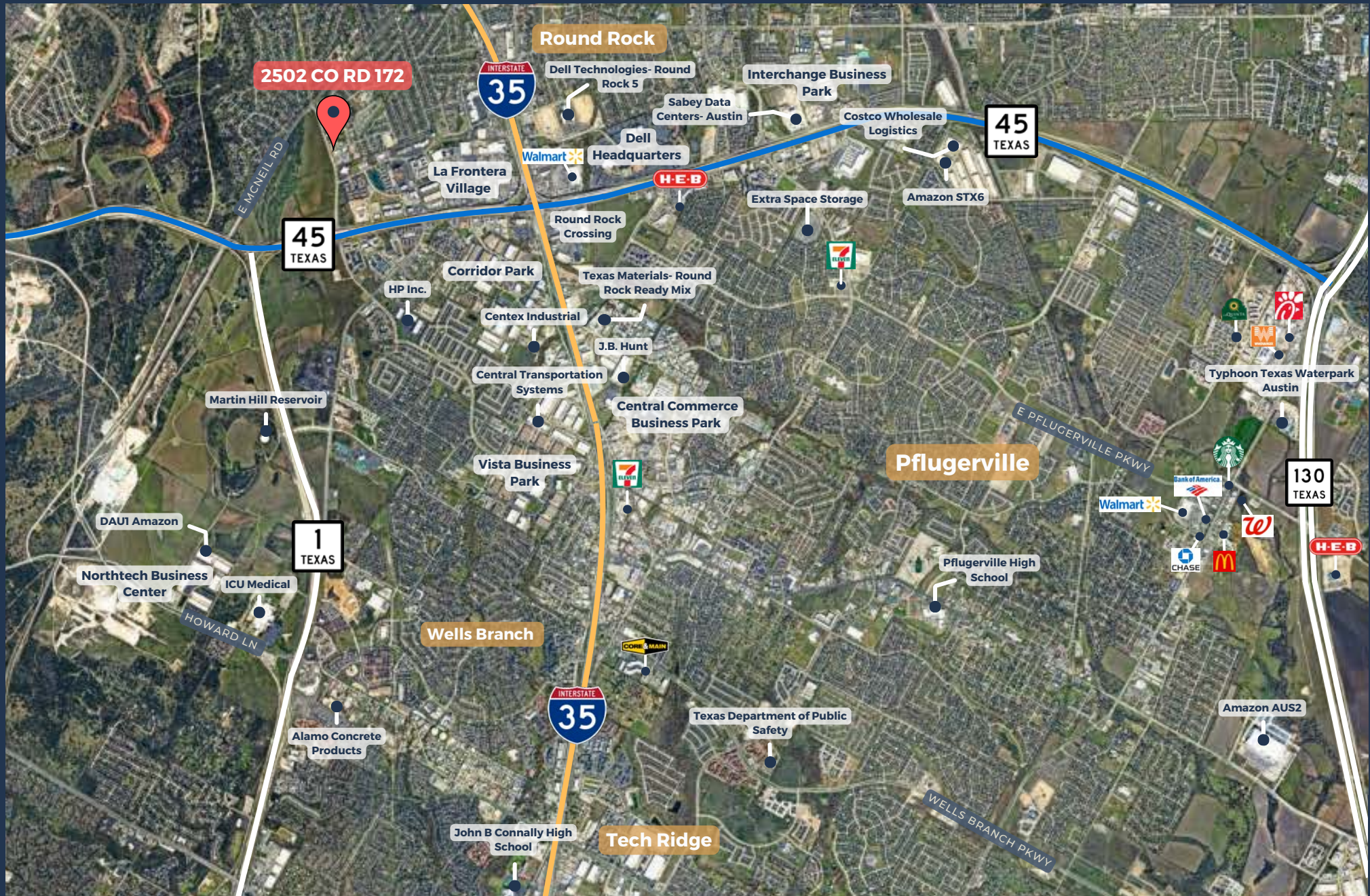


PROPERTY OVERVIEW

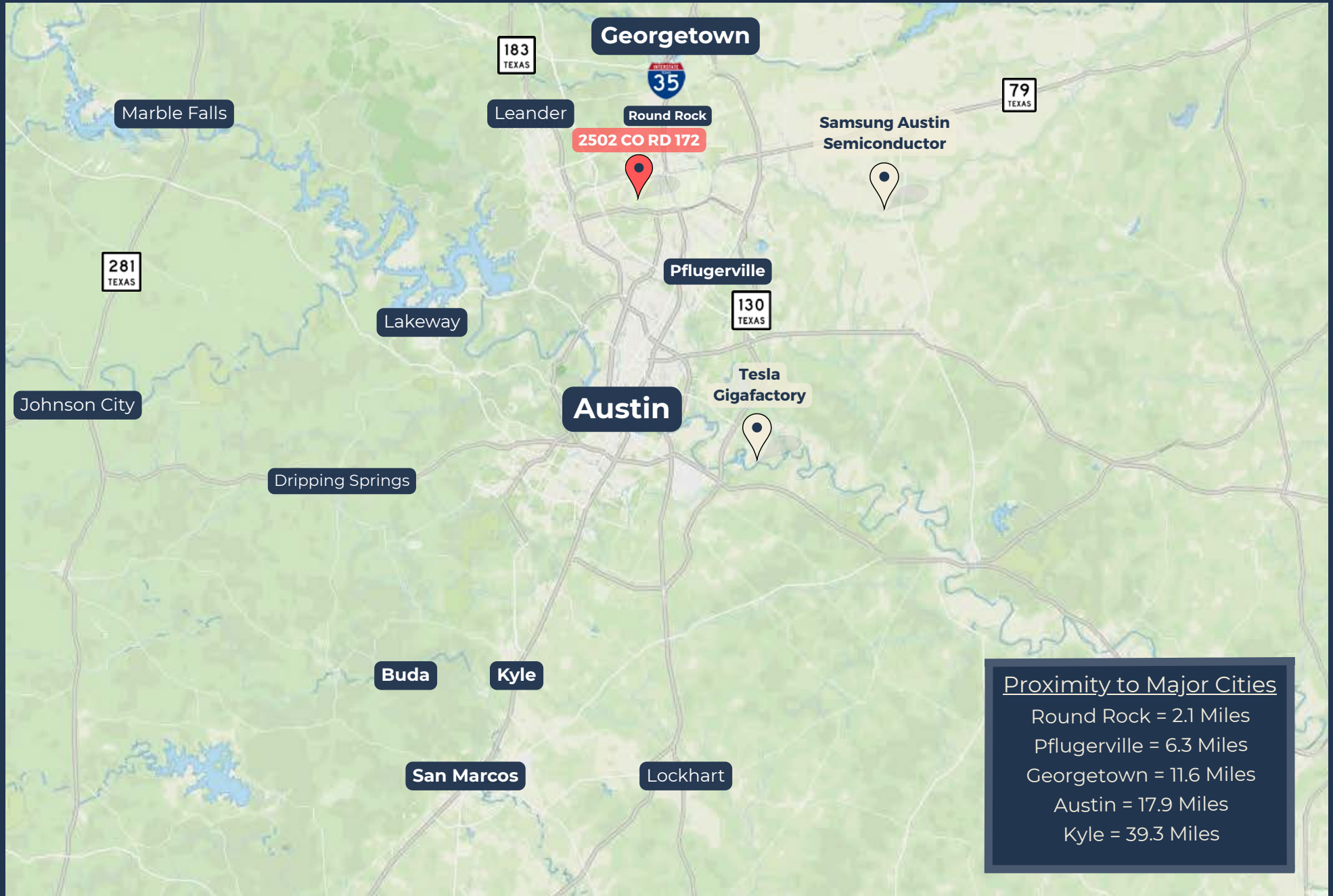


COUNTY ROAD 172 (VPD = 11,451)

AREA DETAILS & OVERVIEW



AREA OVERVIEW





CONTACT OUR TEAM



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289



Mike Razniewski
Associate
mrz@llanorealty.com
(708) 519-0659