

195 American Way

Dripping Springs, Texas 78620

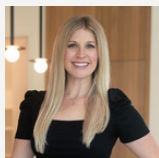
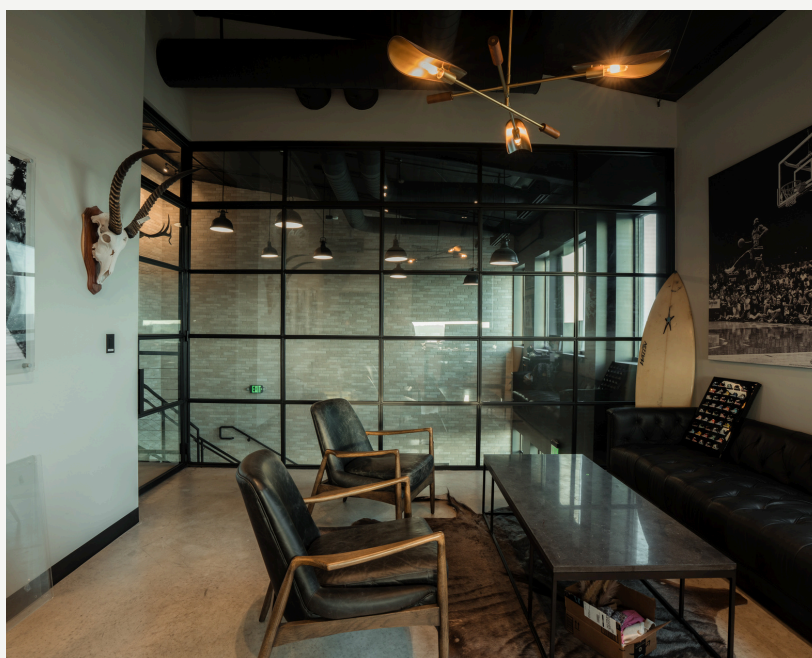


TOTAL SQFT: 12,326 | OFFICE SPACE: 4,672 SQFT | WAREHOUSE SPACE: 7,654 SQFT

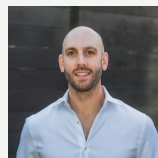
This one-of-a-kind commercial warehouse offers the ideal blend of high-end office finish-out and functional warehouse space. Designed to impress, the office portion features floor-to-ceiling glass offices and conference rooms, restrooms with showers, a fully equipped kitchen, room for an on-site gym, and an open collaborative workspace. With full HVAC throughout the entire space and a modern, move-in-ready buildout, this property is ideal for businesses looking for a professional, amenity-rich environment with warehouse functionality.

FEATURES + AMENITIES

- Full HVAC & insulation through office and warehouse space
- Restrooms & showers
- Full kitchen
- Polished concrete floor
- Painted/finished interior walls
- 24/7 Access
- Full glass office space
- Full LED lighting in the warehouse



Lindsey Fenton
Broker Associate
M: 512.839.5137
Lindsey.Fenton@elliman.com



Ian Grossman
REALTOR®
M: 512.705.5225
Ian.Grossman@elliman.com

FENTON GROSSMAN
GROUP
AT DOUGLAS ELLIMAN REAL ESTATE

DouglasElliman
Commercial