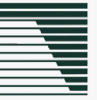


BALCONES LOCKHART LOGISTICS



2605 DEWITT ST. LOCKHART, TX 78644



5,560 SF - 7,800 SF - 13,630 SF

CLASS A INDUSTRIAL
AVAILABLE FOR LEASE

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES LOCKHART LOGISTICS

2605 DEWITT ST. LOCKHART, TX 78644

AVAILABLE FOR LEASE
13,630 SF

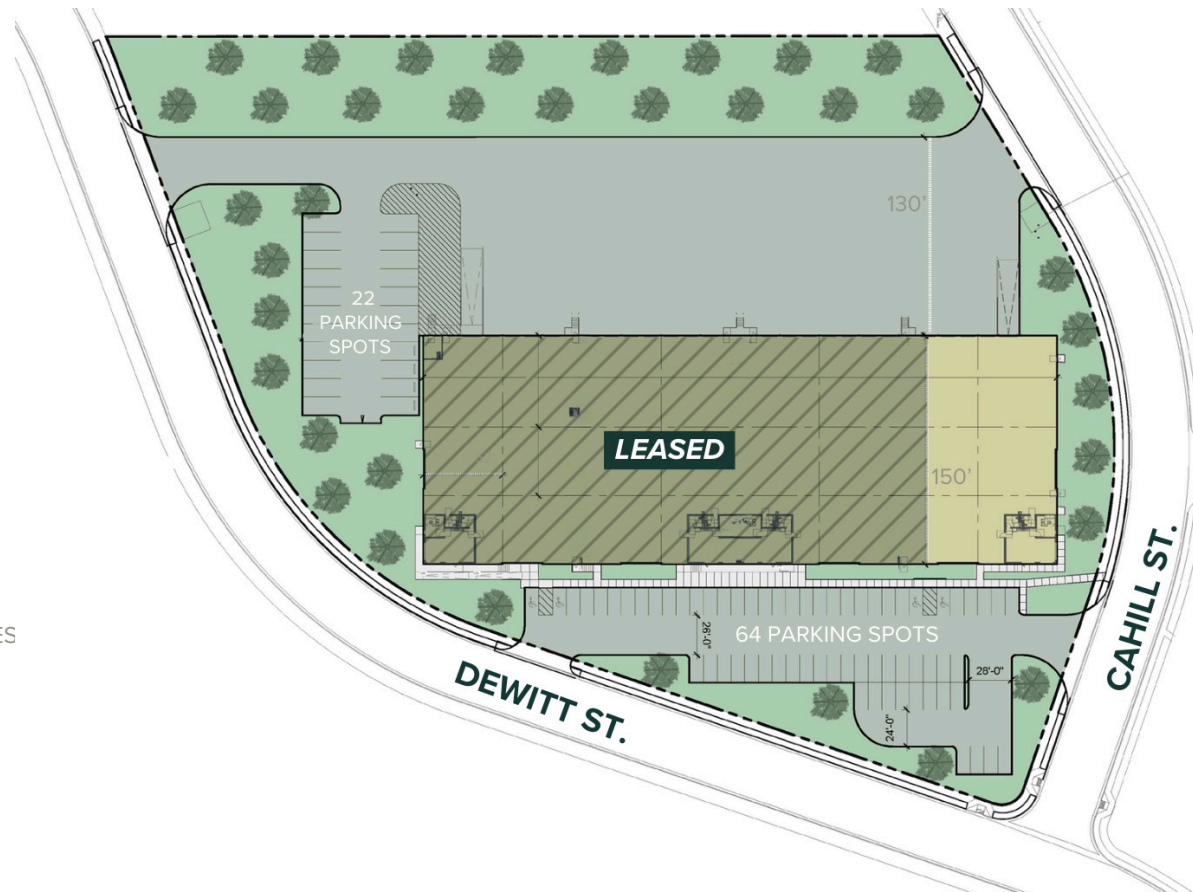
VIRTUAL TOUR



PROPERTY DETAILS

SITE PLAN

- | | | | |
|--|---------------------------------------|---|--|
|  | 28' CLEAR HEIGHT |  | ESFR SPRINKLERS |
|  | 52' X 45' COLUMN WITH 60' SPEED BAY |  | 130' TRUCK COURT |
|  | 22 DOCK HIGH DOORS (9' X 10') |  | 150' BUILDING DEPTH |
|  | 2 OVERSIZE RAMPS WITH 12' X 14' DOORS |  | 22 BOX TRUCK PARKING SPACES |
|  | 64 EMPLOYEE PARKING SPACES |  | 1,093 SF SPEC OFFICES IN ALL FOUR SUITES |



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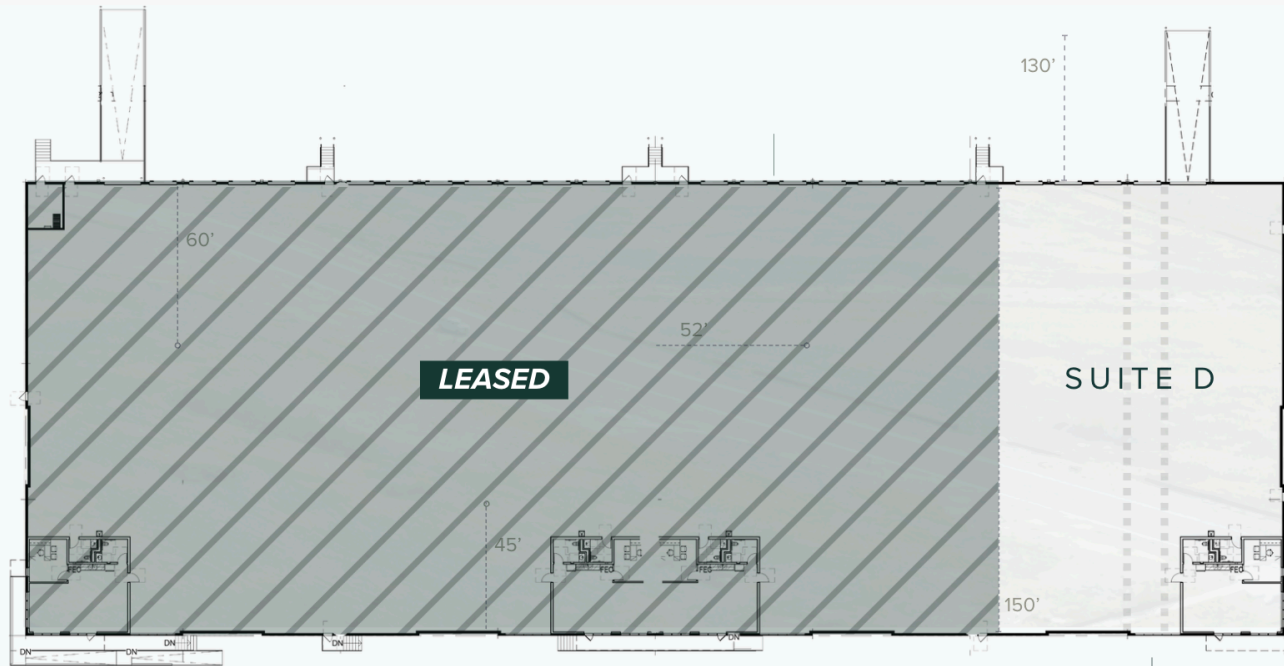
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BALCONES LOCKHART LOGISTICS

2605 DEWITT ST. LOCKHART, TX 78644

AVAILABLE FOR LEASE
13,630 SF

SUITE DETAILS



SUITE D

± 13,630 SF

- Northern Endcap
- 2 Bays
- 4 Dock High Doors
- 1 Ramp
- 1,093 SF Spec Office

AVAILABLE SUITE SIZING

± 5,560 SF

± 7,800 SF



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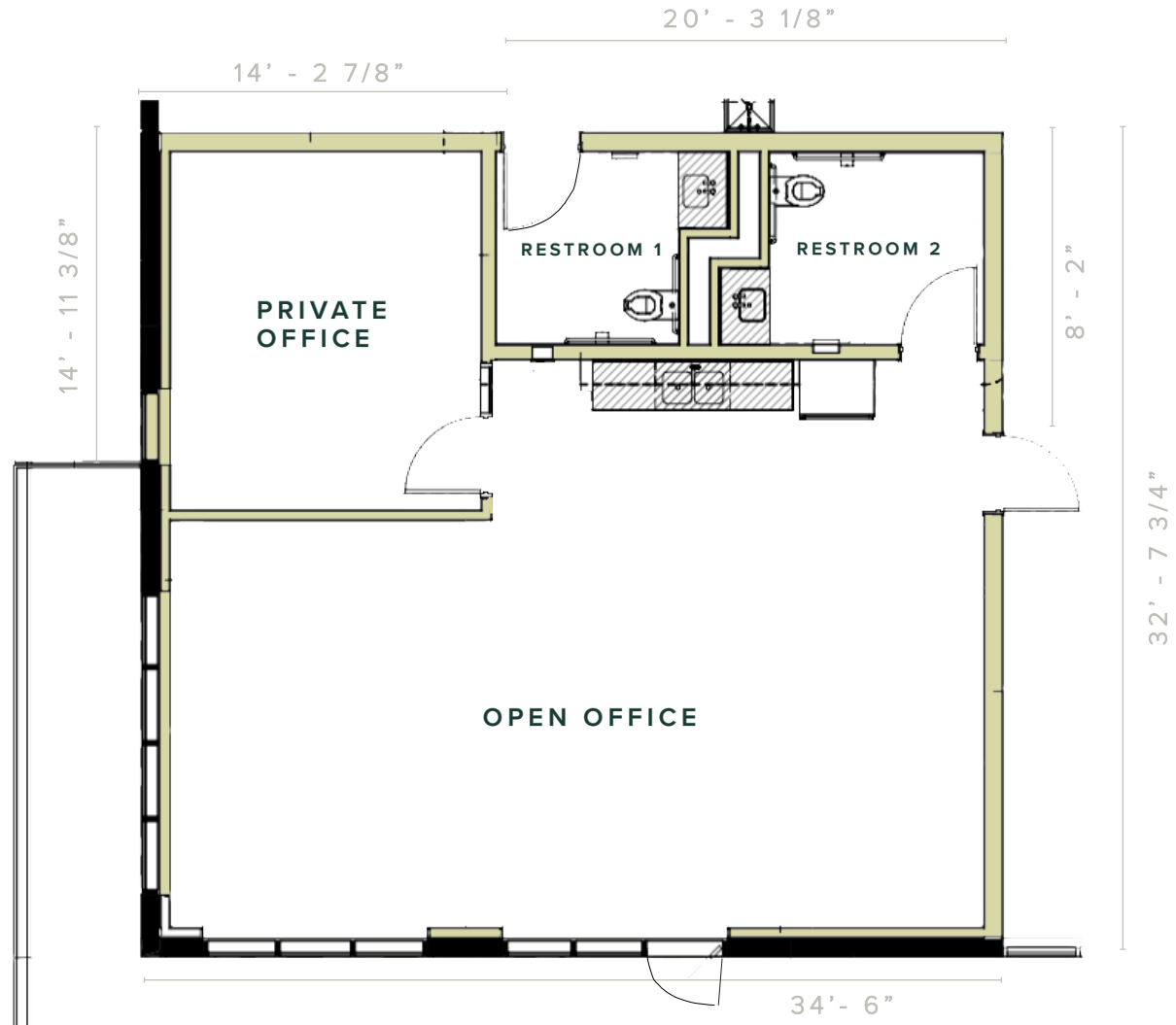
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BALCONES LOCKHART LOGISTICS

AVAILABLE FOR LEASE
13,630 SF

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OFFICE FLOORPLAN 1,093 SF



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AVAILABLE FOR LEASE
13,630 SF

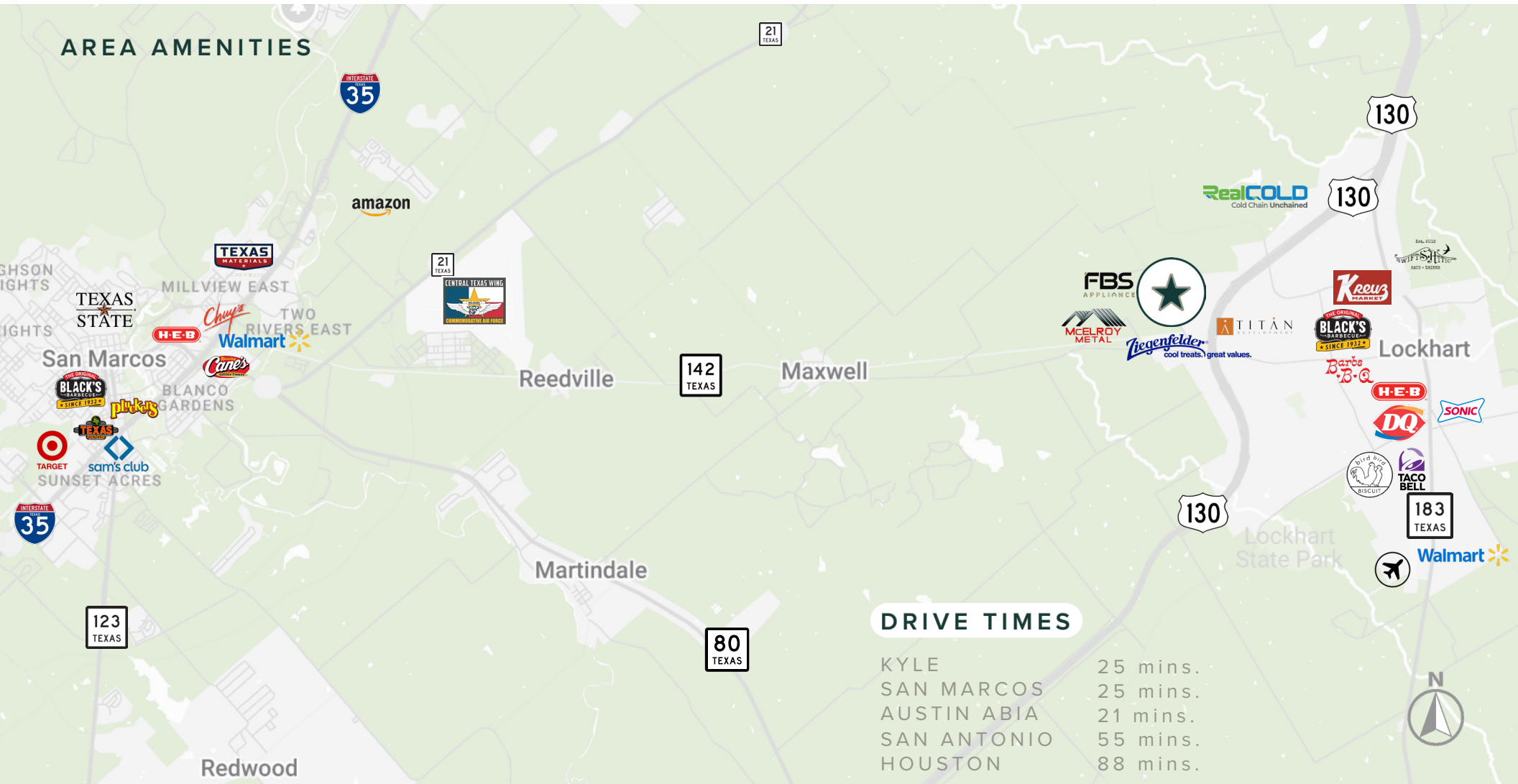
NEIGHBORHOOD



BALCONES LOCKHART LOGISTICS

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PURCHASE OPPORTUNITY

62,360 SF

2605 DEWITT ST. LOCKHART, TX 78644

OFFERING



UNDER CONSTRUCTION
DELIVERS IN Q4 2025



ZONING: INDUSTRIAL
OUTDOOR STORAGE APPROVED



1/2 MILE FROM US 130 TOLL
DIRECT ACCESS TO FM 2720 FROM US 130 TOLL



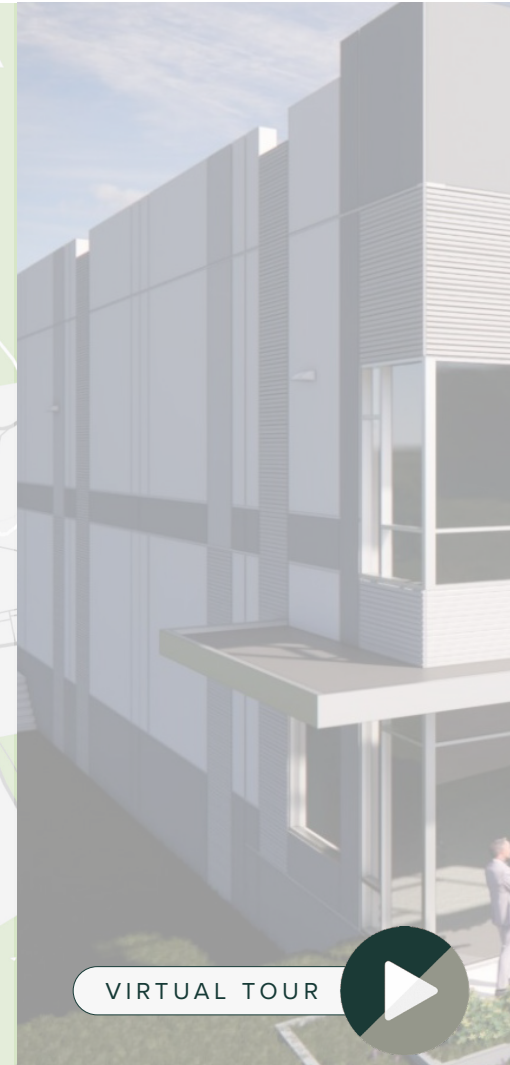
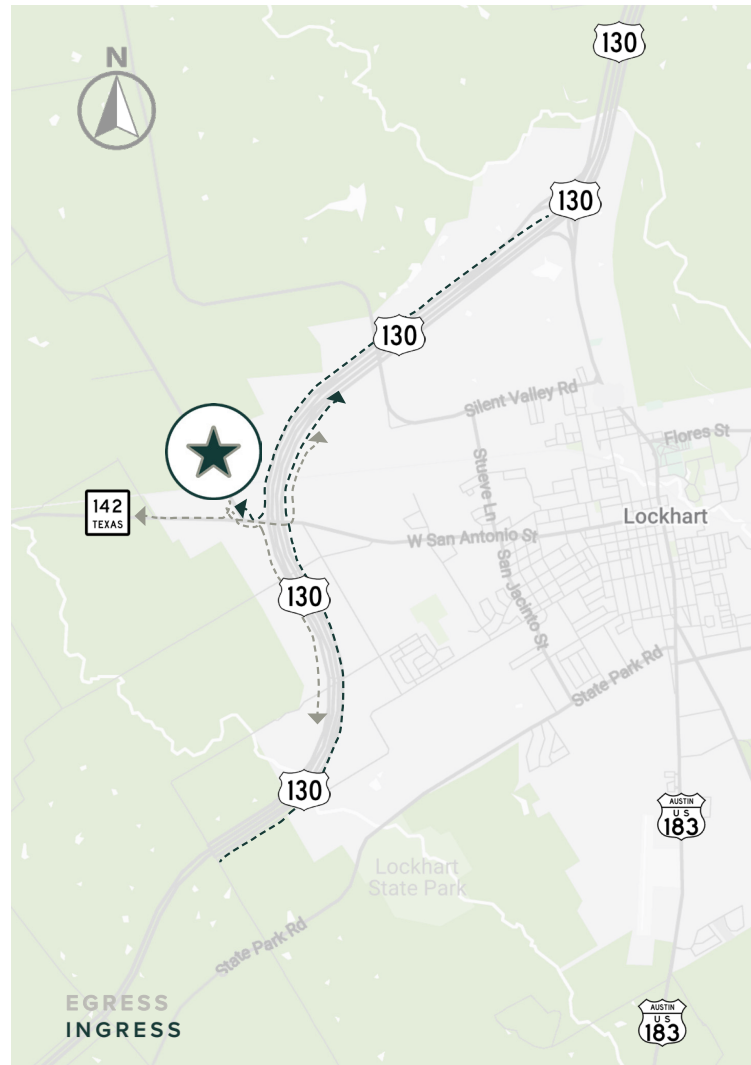
ALL NEW INFRASTRUCTURE &
UTILITIES IN PLACE



POTENTIAL INCENTIVES AVAILABLE
FROM LOCKHART & GREATER SAN MARCOS
PARTNERSHIP



LOCATED IN LOCKHART CITY LIMITS



VIRTUAL TOUR



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**FOR MORE
INFORMATION:**

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TREC Information on Broker Services

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