

FLEX Warehouse For LEASE w/ 2 ACRES Yard Space

1158 CR 108, Hutto Texas

ASKING RENT: \$1.05-\$1.15/SQFT

SQFT: 4500-18,200 SQFT



COMPASS

Lease Package



LEASE SUMMARY

Presenting two newly constructed industrial warehouse buildings located at 1158 CR 108, Hutto, Texas, positioned in one of the fastest-growing corridors in the region.

Building 1:

- 9,000 SF total
- Can be divided into two suites or leased as a single tenant facility (4500SQFT)
- Includes approximately 1 acre of dedicated yard space
- 1 ACRE YARD SPACE

Building 2:

- 7,500 SF warehouse
- Includes 1,700 SF house that can be converted to office space
- 1 ACRE YARD SPACE

The entire property and it's 2 acres of yard space can be rented out for a total of 18,200sqft. 16,500sqft of that being warehouse and 1700sqft being office space.

PROPERTY SUMMARY

Asking Rent	\$1.05-\$1.15/sqft + NNN
SqFt	4500-18,200sqft
Avialability	Now
Zoning Type	None (ETJ)
Restrictions	None



An aerial photograph of an industrial and office complex. In the foreground, there is a large, empty gravel lot. To the left of the lot are two large, grey metal buildings with multiple bay doors. Further back, there are several smaller white buildings, some with blue roofs. A small white office building with a black roof is situated near the gravel lot. The background shows a mix of green fields, trees, and distant urban development under a clear blue sky.

BLDG 2 (9000sf)

BLDG 1 (7500sf)

Office (1700sf)



*Driveway & Parking to be finished





SITE LOCATION



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PLEASE CONTACT THE COMPASS ADVISOR FOR MORE DETAILS.

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