



*PRIME CREEDMOOR LOCATION
LISTED AT \$3,870,000*

12522-4 FM 1625, CREEDMOOR, TX



located just 17 miles southeast of downtown Austin, this newly developed industrial private road is a rare opportunity to have a building with quick access tied into all of major thoroughfares in and around the Austin area. Direct access just off FM1625 exit from TX-45 toll.

PROPERTY FEATURES WAREHOUSE LOT 4

- 15,000FT TILT WALL
- 1.865 ACRE LOT APPROX
- 1875FT HVAC OFFICE SPACE
- 18,750FT SURFACE PARKING
- 23'4" CLEAR HEIGHT
- 16X16 DOCK HIGH DOOR
- 16X16 RAMP ACCESS DOOR
- 3 PHASE 400 AMP
- PRIVATE ROAD ACCESS
- SECURITY GATE
- ESFR SPRINKLERED BUILDING

**CONTACT FOR A
PRIVATE VIEWING**

**SARAH LAZARUS
REALTOR®**
512.740.6888
sarah@livingaustinlife.com
livingaustinlife.com

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1000 sq. ft.

ALL ROOMS HAVE 10' CEILING HTS.

MECHANICAL

RETURN AIR LOCATION

BATH

OFFICE

OFFICE

OFFICE

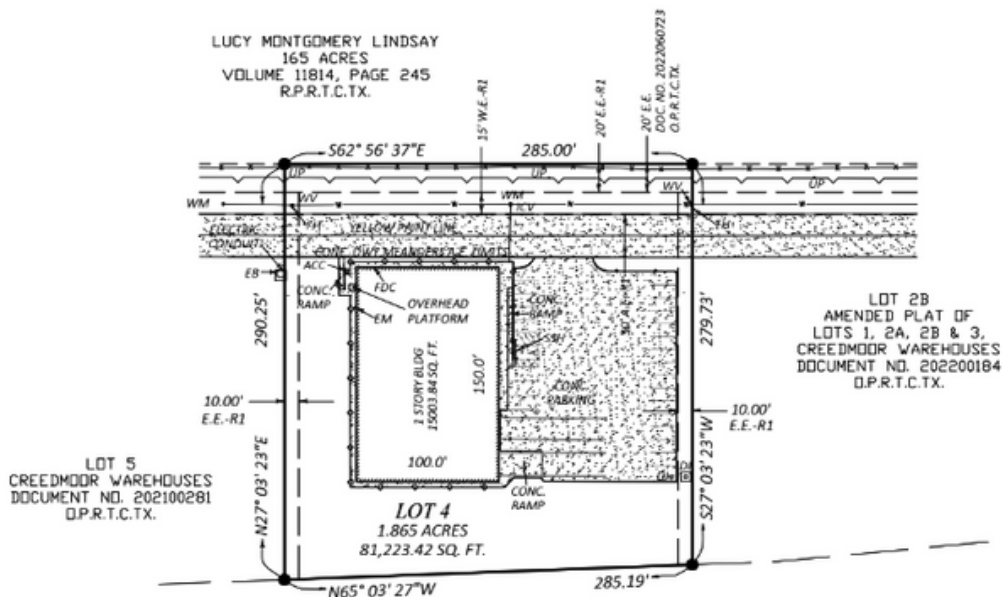
RECEPTION

OFFICE

Dimensions:

- Overall Width: 25'-0"
- Overall Length: 69'-10"
- Office (Top Left): 11'-3" x 12'-6 1/2"
- Office (Top Middle): 11'-3" x 12'-6 1/2"
- Office (Top Right): 11'-3" x 12'-6 1/2"
- Reception: 12'-6 1/2" x 25'-0"
- Office (Center): 21'-10" x 25'-0"
- Office (Bottom Left): 11'-3" x 12'-6 1/2"
- Office (Bottom Middle): 11'-3" x 12'-6 1/2"
- Office (Bottom Right): 11'-3" x 12'-6 1/2"
- Corridor: 11'-3"
- Restroom: 6'-0" x 8'-0"
- Restroom: 6'-0" x 8'-0"
- Mechanical: 7'-11 1/2" x 17'-0 1/2"
- Corridor (Left): 17'-0 1/2"
- Corridor (Right): 17'-0 1/2"
- Corridor (Bottom): 17'-0 1/2"

LUCY MONTGOMERY LINDSAY
165 ACRES
VOLUME 11814, PAGE 245
R.P.R.T.C.TX.



S.H. 45
CONCRETE HIGHWAY
(R.O.W. VARIES)