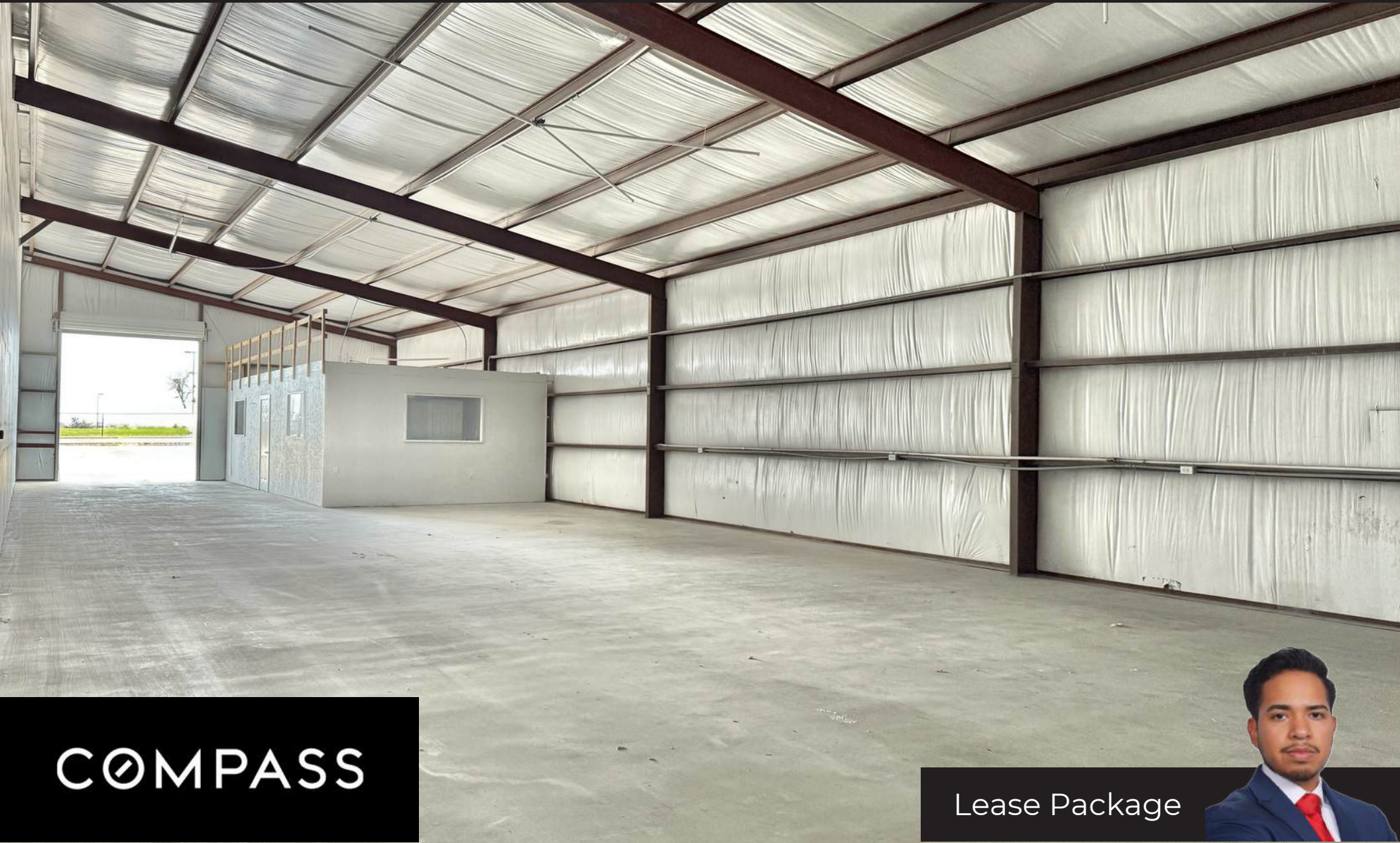


Warehouse FOR Lease

490 CR 117, Round Rock

ASKING RENT: \$1.15/SQFT

SQFT: 6000 SQFT



COMPASS

Lease Package



LEASE SUMMARY

3000-6000sqft Warehouse space available in the heart of Round Rock with NO ZONING or NO RESTRICTIONS. This rare find is perfect for your business! With 2 offices, a private restroom, and a 12'x12' wide roll up door, this property has huge commercial opportunity, as it has easy road access, and great road visibility. This warehouse is insulated with several mini/split units for comfortable working conditions. Huge future growth as this property is adjacent to future 1200 Acre Mixed use subdivision, and across from highly accredited Linda Herrington Elementary! Buyers to verify all information.

PROPERTY SUMMARY

Asking Rent	\$1.15/sqft + NNN
SqFt	3000-6000sqft
Year Built	2018
Zoning Type	None
Restrictions	None







STE 100

490



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COMPASS and it should not be made available to any other person or entity without the written consent of COMPASS.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to COMPASS. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. COMPASS has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, COMPASS has not verified, and will not verify, any of the information contained herein, nor has COMPASS conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COMPASS ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:
ANZELL ZAPATERO



Realtor
Mobile: 7374440777
anzell.zapatero@compass.com
License #: 755082

COMPASS

Compass

2500 Bee Cave Rd
Westlake Hills, TX 78746
Office: (512) 575-3644