



11561 HERO WAY WEST, LEANDER, TX 78641

**229,977 SF**

THREE CLASS A LIGHT  
INDUSTRIAL BUILDINGS



**185,509 SF AVAILABLE FOR LEASE | OFFICE | WAREHOUSE | SHOWROOM  
FULLY DELIVERED**

ONE LANE • NO PARKING • TOW AWAY ZONE

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## PROPERTY HIGHLIGHTS

- » **Premier Class A industrial Space** – three newly built Class A light industrial buildings totaling 229,977 SF, designed for **showroom, flex office, and warehouse users** with high-end finishes.
- » **Unmatched Location & Accessibility** – Just 0.5 miles from Highway 183 with direct access to major routes including 183A (2.4 miles), Route 29 (5.9 miles), and I-35 (11.7 miles) for seamless distribution and logistics.
- » **Positioned in a Booming Industrial Submarket** – located in Leander, one of Texas' **fastest-growing cities**, attracting top businesses and workforce talent while offering **business-friendly tax incentives**.
- » **Functional Design & Efficiency** – Featuring 28' clear heights, ESFR sprinklers, 170' shared truck courts, and ample dock-high and **overhead doors with ramps** for streamlined operations.
- » **Strong Labor & Workforce Market** – positioned in a **high-growth labor market with strong industrial workforce availability**.
- » **Ample Parking & Tenant-Friendly Features** – over 300 **dedicated parking spaces** with flexible layouts, ensuring convenience for employees and visitors.



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# PROPERTY OVERVIEW

## BUILDING 1

**50,022 SF**  
**(2) 2,944 SF** Spec Office  
**ESFR** Sprinkler Systems  
**10** Dock High Doors  
**(2) 12'x14'** Overhead Doors w/Ramps  
**28'** Clear Height  
**79** Parking Spaces  
**140'** Building Depth  
**170'** Shared Truck Court Depth

## BUILDING 2

**25,011 SF** (*Remaining*)  
**2,944 SF** Spec Office  
**ESFR** Sprinkler Systems  
**5** Dock High Doors (*Remaining*)  
**(1) 12'x14'** Overhead Doors w/Ramps (*Remaining*)  
**28'** Clear Height  
**40** Parking Spaces (*Remaining*)  
**140'** Building Depth  
**170'** Shared Truck Court Depth

## BUILDING 3

**110,476 SF**  
**2,109 SF** Spec Office  
**ESFR** Sprinkler Systems  
**19** Dock High Doors  
**(1) 12'x14'** Overhead Doors w/Ramps  
**28'** Clear Height  
**159** Parking Spaces  
**170'** Building Depth  
**170'** Shared Truck Court Depth



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# PROPERTY SPECIFICATIONS | BUILDING 1

**ABILITY TO ACCOMMODATE  
8,167 SF USERS**

**50,022 SF  
AVAILABLE**

**(2) 2,944 SF  
SPEC OFFICE**

**ESFR  
SPRINKLER**

**10  
DOCK HIGH DOORS**

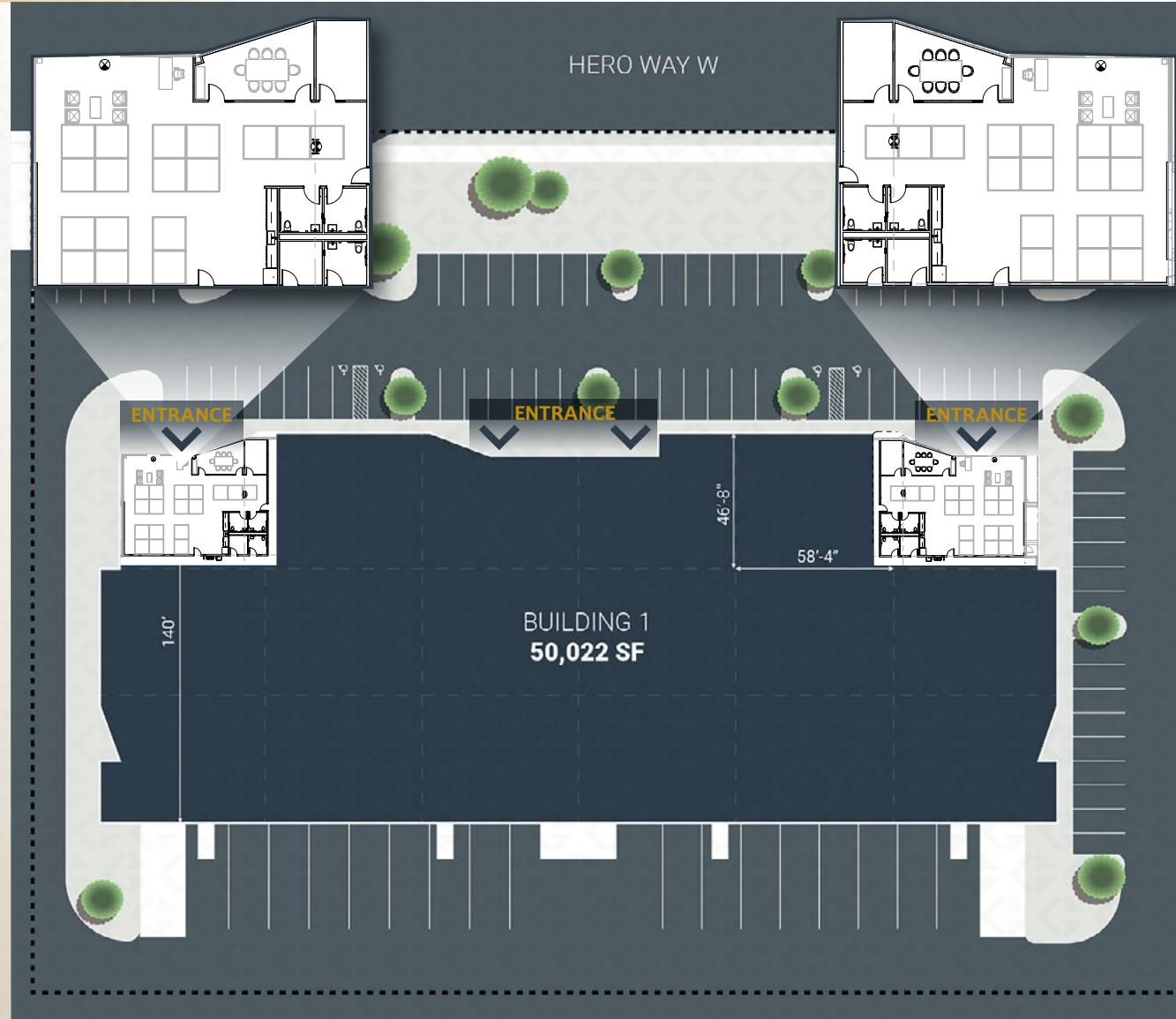
**(2) 12'X14'  
OVERHEAD DOORS W/RAMPS**

**28'  
CLEAR HEIGHT**

**79  
PARKING SPACES**

**140'  
BUILDING DEPTH**

**170'  
SHARED TRUCK COURT DEPTH**



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# PROPERTY SPECIFICATIONS | BUILDING 2

**ABILITY TO ACCOMMODATE  
8,167 SF USERS**

**25,011 SF**  
(REMAINING)

**2,944 SF**  
SPEC OFFICE

**ESFR**  
SPRINKLER

**5**

DOCK HIGH DOORS  
(REMAINING)

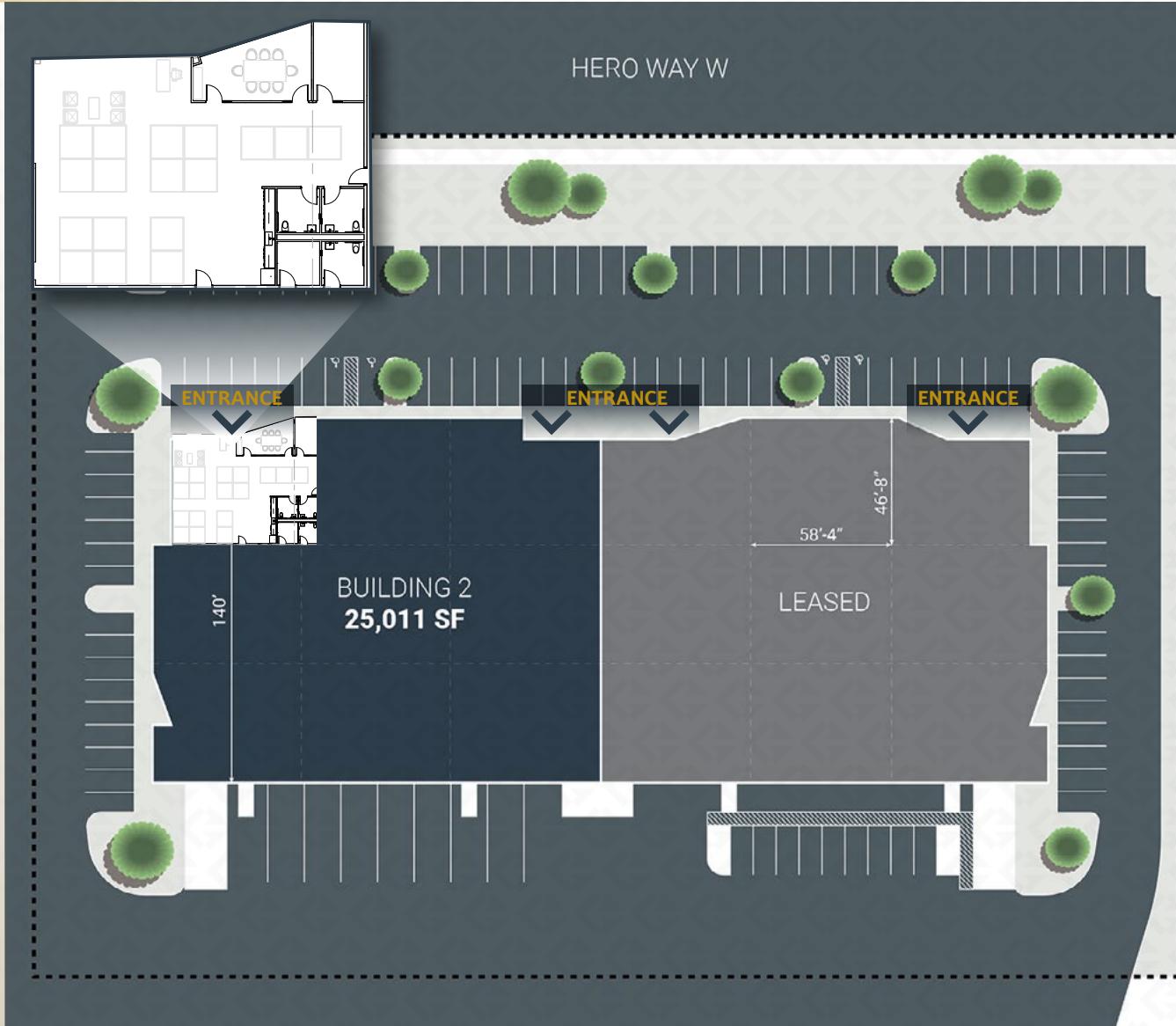
**(1) 12'X14'**  
OVERHEAD DOORS W/RAMPS  
(REMAINING)

**28'**  
CLEAR HEIGHT

**40**  
PARKING SPACES  
(REMAINING)

**140'**  
BUILDING DEPTH

**170'**  
SHARED TRUCK COURT DEPTH



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# PROPERTY SPECIFICATIONS | BUILDING 3

**ABILITY TO ACCOMMODATE  
18,500 SF USERS**

**110,476 SF**

AVAILABLE

**2,109 SF**

SPEC OFFICE

**ESFR**

SPRINKLER

**19**

DOCK HIGH DOORS

**(1) 12'X14'**

OVERHEAD DOORS W/RAMPS

**28'**

CLEAR HEIGHT

**159**

PARKING SPACES

**170'**

BUILDING DEPTH

**170'**

SHARED TRUCK COURT DEPTH



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## ACCESS MAP



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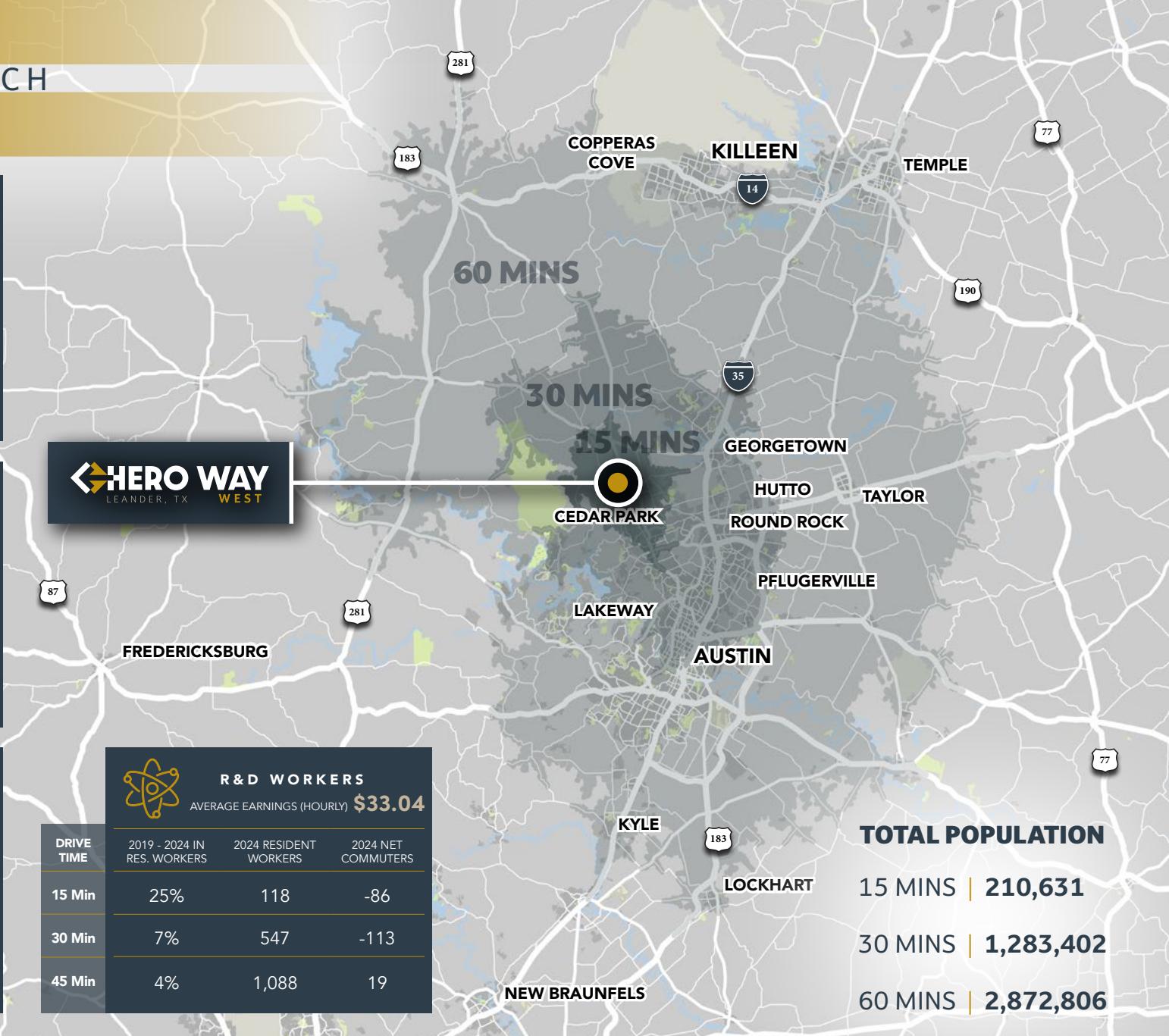
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# POPULATION REACH

WAREHOUSE WORKERS AVERAGE EARNINGS (HOURLY) <b>\$16.95</b>		
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS
15 Min	62%	4,057
30 Min	42%	17,456
45 Min	46%	45,655
		2024 NET COMMUTERS
		-1,810
		158
		995

FORKLIFT DRIVERS AVERAGE EARNINGS (HOURLY) <b>\$19.42</b>		
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS
15 Min	21%	301
30 Min	8%	1,378
45 Min	13%	3,754
		2024 NET COMMUTERS
		-230
		-292
		-384

MANUFACTURERS + ASSEMBLERS AVERAGE EARNINGS (HOURLY) <b>\$19.34</b>		
DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS
15 Min	30%	837
30 Min	14%	3,921
45 Min	17%	9,269
		2024 NET COMMUTERS
		-503
		525
		739



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# HERO WAY

LEANDER, TX

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