



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

MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



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.

BUILDING 3
110,476 SF

BUILDING 1
50,022 SF

BUILDING 2
25,011 SF
(REMAINING)

HERO WAY W

MO GREEN

+1 512 484 8917

mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748

morgan.mcmahen@kbcadvisors.com



FREEHILL

KBCADVISORS

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



MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



FREEHILL

KBCADVISORS

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



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com

 **FREEHILL** **KBCADVISORS**

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)

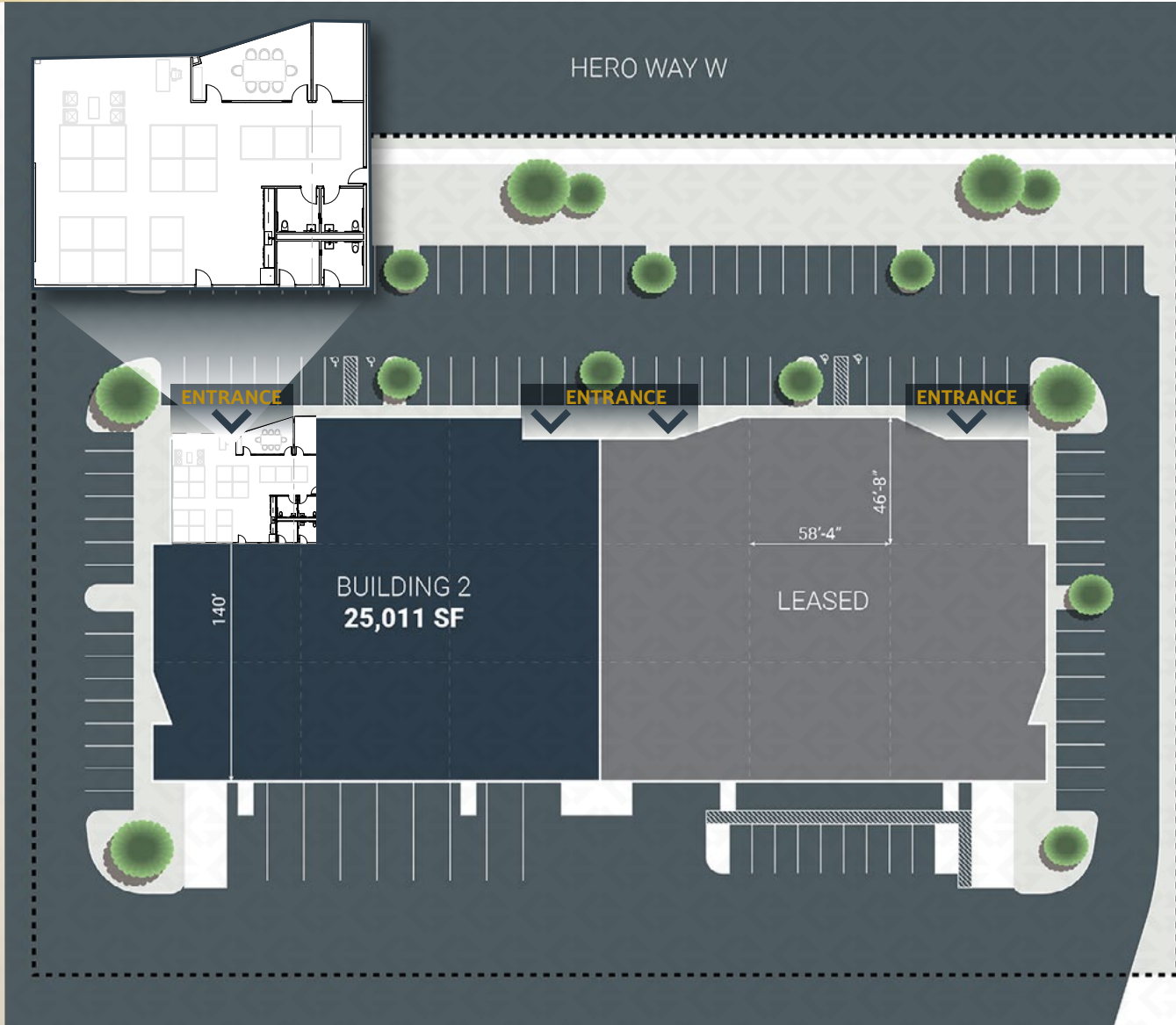
(1) 12'X14'
OVERHEAD DOORS W/RAMPS
(REMAINING)

28'
CLEAR HEIGHT

40
PARKING SPACES
(REMAINING)

140'
BUILDING DEPTH

170'
SHARED TRUCK COURT DEPTH



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com

FREEHILL KBCADVISORS

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

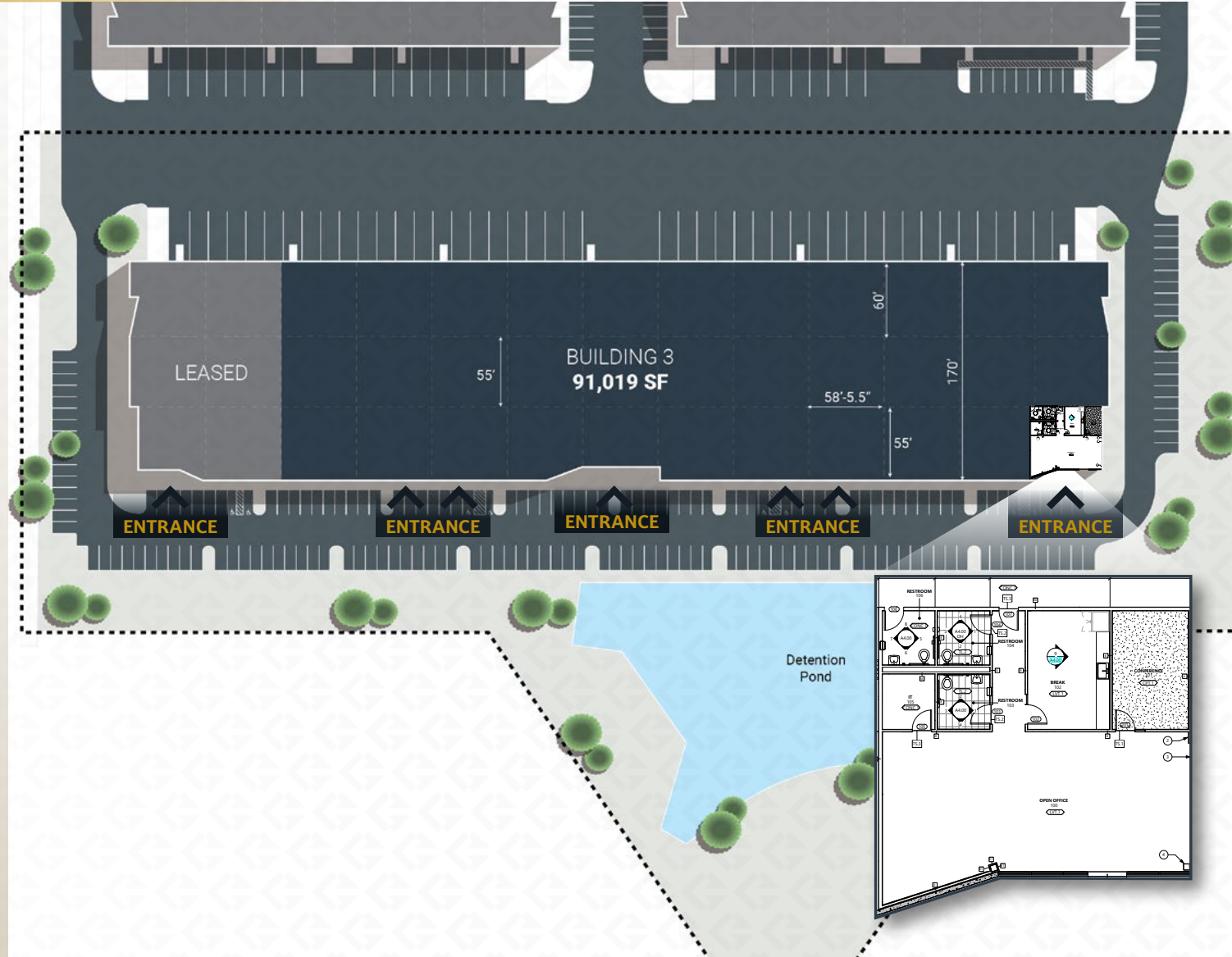
PARKING SPACES

170'

BUILDING DEPTH

170'

SHARED TRUCK COURT DEPTH



MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748
morgan.mcmahen@kbcadvisors.com

FREEHILL KBCADVISORS

ACCESS MAP

INGRESS
EGRESS

183

183A

183A

HERO WAY W

HERO WAY
LEANDER, TX WEST

MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748
morgan.mcmahen@kbcadvisors.com

FREEHILL KBCADVISORS

POPULATION REACH



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$16.95**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	62%	4,057	-1,810
30 Min	42%	17,456	158
45 Min	46%	45,655	995



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$19.42**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	21%	301	-230
30 Min	8%	1,378	-292
45 Min	13%	3,754	-384



MANUFACTURERS + ASSEMBLERS

AVERAGE EARNINGS (HOURLY) **\$19.34**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	30%	837	-503
30 Min	14%	3,921	525
45 Min	17%	9,269	739



R&D WORKERS

AVERAGE EARNINGS (HOURLY) **\$33.04**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	25%	118	-86
30 Min	7%	547	-113
45 Min	4%	1,088	19



FREDERICKSBURG

60 MINS

30 MINS

15 MINS

CEDAR PARK

LAKEWAY

AUSTIN

KYLE

NEW BRAUNFELS

COPPERAS COVE

KILLEEN

TEMPLE

GEORGETOWN

HUTTO

TAYLOR

ROUND ROCK

PFLUGERVILLE

LOCKHART

TOTAL POPULATION

15 MINS | 210,631

30 MINS | 1,283,402

60 MINS | 2,872,806

MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



FREEHILL

KBCADVISORS

HERO WAY

LEANDER, TX WEST

MO GREEN

+1 512 484 8917

mo.green@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748

morgan.mcmahen@kbcadvisors.com



FREEHILL

KBCADVISORS

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

KBCADVISORS.COM

