

# FLEX Warehouse For LEASE w/ 2 ACRES Yard Space

11158 CR 108, Hutto Texas

ASKING RENT: \$1.15-\$1.25/SQFT

SQFT: 4500-18,200 SQFT



COMPASS

Lease Package



# LEASE SUMMARY

Now Pre-Leasing | 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. Driveway under construction.

## 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	\$1.15-\$1.25/sqft + NNN
SqFt	4500-18,200sqft
Expected Completion	April 30 <sup>th</sup> , 2026
Zoning Type	None (ETJ)
Restrictions	None



\*Example Buildout Only



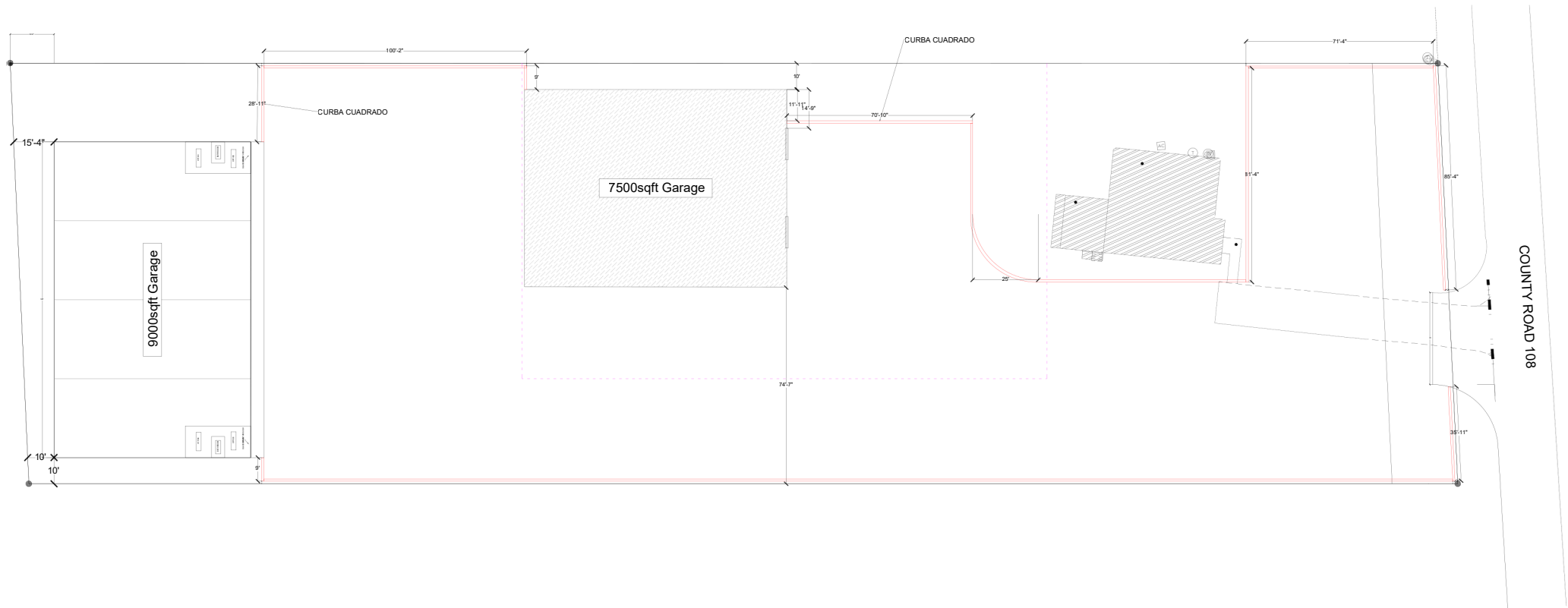
\*Driveway & Parking to be finished



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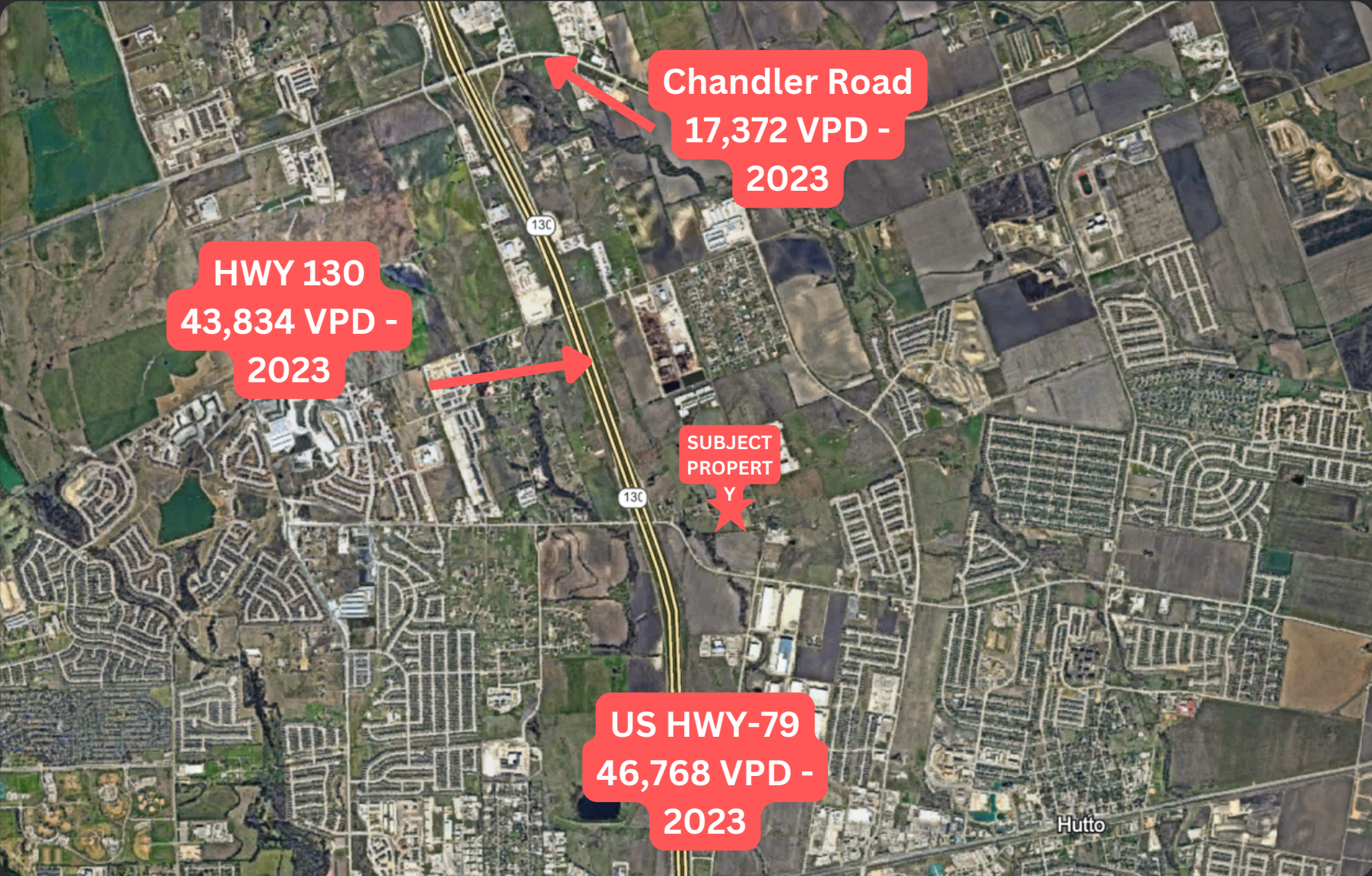






# SITE PLAN

# SITE LOCATION



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