



TRANSWESTERN

REAL ESTATE  
SERVICES



# 109 BENELLI DRIVE

## ROUND ROCK, TEXAS

# FOR LEASE

±10,000 SF

### PROPERTY HIGHLIGHTS

- FREESTANDING METAL BUILDING
- 1,320 SF SPEC OFFICE
- ±10,000 SF AVAILABLE
- ±20 CLEAR HEIGHT
- (6) 12'X14' GRADE LEVEL LOADING DOORS
- 3 PHASE POWER: 1200 AMPS
- LED WAREHOUSE LIGHTING
- FULLY INSULATED
- TRUCK COURT DEPTH: 78'
- PRICING: CONTACT BROKERS

### LOCATION & LAND HIGHLIGHTS

- ±7.38 TOTAL ACRES
- 1 MILE FROM SH130
- EASY ACCESS WITH A PROTECTED LIGHT TO HWY 79
- 10 MILES TO SAMSUNG
- 25 MILES TO TESLA GIGAFACTORY
- 6 MILES TO INTERSTATE 35
- HUTTO ETJ

 TRANSWESTERN  
LEASING INFORMATION

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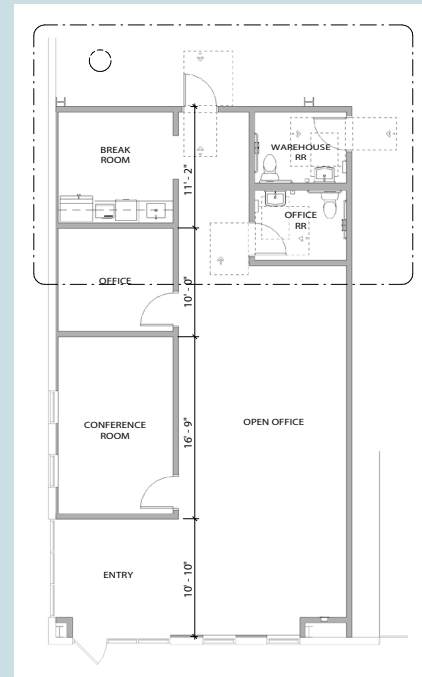
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## SITE PLAN



## SPEC OFFICE 1,320 SF



## SPEC HIGHLIGHTS

<b>SPEC OFFICE SF</b>	1,320 SF
<b>CLEAR HEIGHT</b>	20'
<b>BUILDING DEPTH</b>	98'
<b>DOORS</b>	3 GRADE LEVEL DOORS (12X14)
<b>POWER</b>	1200 AMPS
<b>TRUCK COURT</b>	78'
<b>LIGHTING</b>	LED
<b>PARKING</b>	21

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EXTERIOR PHOTOS

**T** TRANSWESTERN  
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