



216 BENELLI DRIVE

ROUND ROCK, TEXAS

FOR LEASE

±17,642 SF

PROPERTY HIGHLIGHTS

- 1,275 SF SPEC OFFICE
- ±17,642 SF AVAILABLE
- ±20 CLEAR HEIGHT
- (3) 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

- 1 MILE FROM SH 130
- 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

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ROUND ROCK, TEXAS

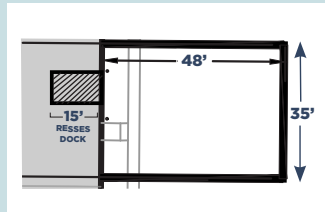
FOR LEASE

±17,642 SF

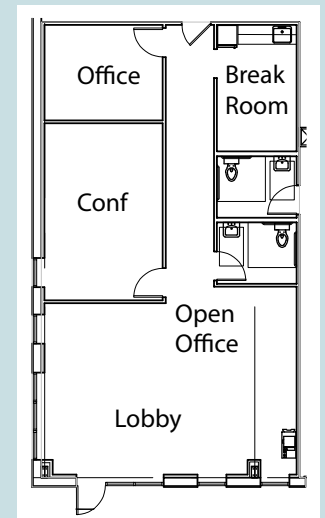
SITE PLAN



ABILITY TO ADD DOCK HIGH TRUCK WELL



SPEC OFFICE
1,275 SF



SPEC HIGHLIGHTS

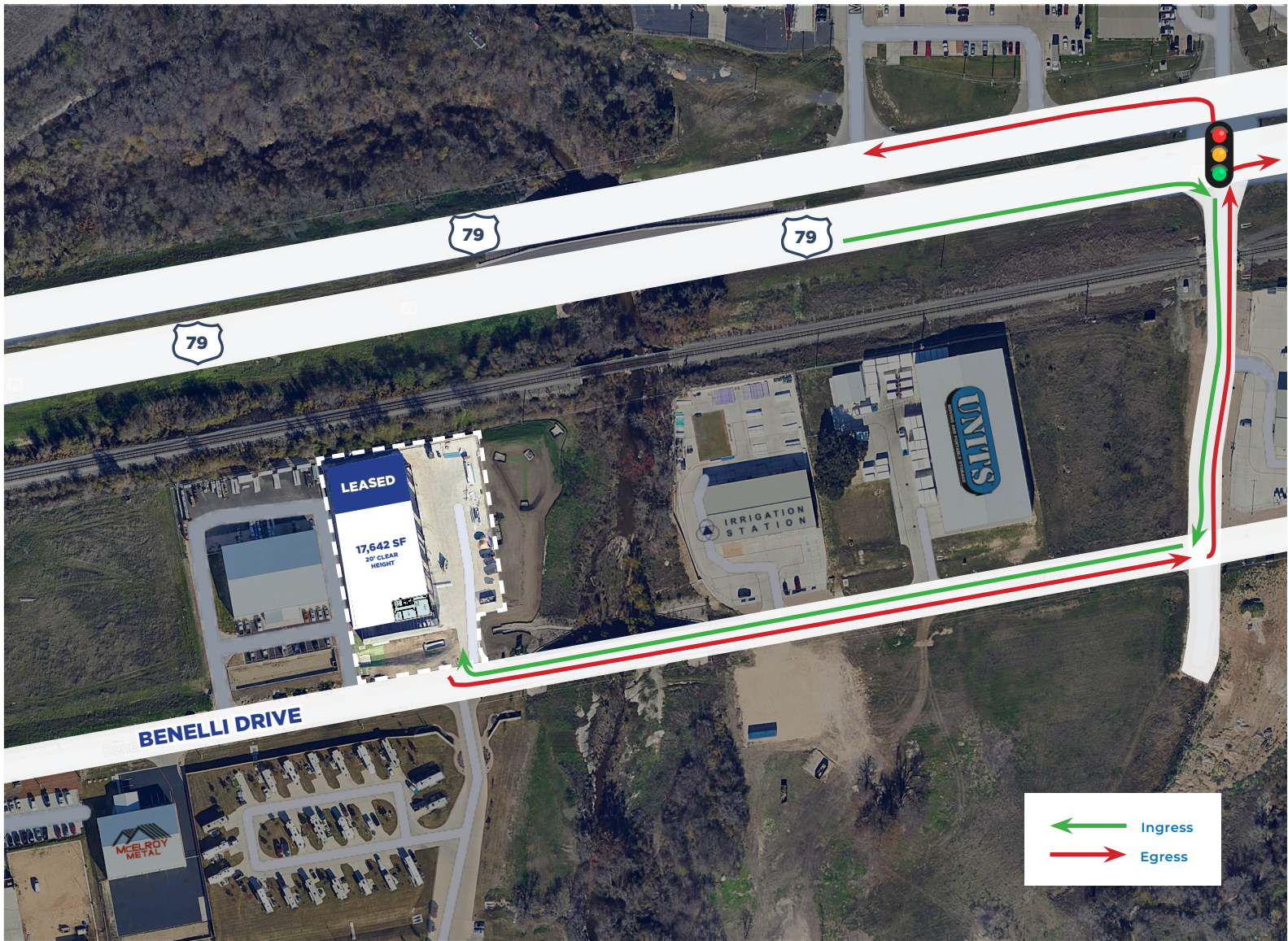
SPEC OFFICE SF	1,275 SF	POWER	(277/480V) 1200 AMPS
CLEAR HEIGHT	20'	TRUCK COURT	78'
BUILDING DEPTH	110'	LIGHTING	LED
DOORS	3 GRADE LEVEL DOORS (12X14)	PARKING	1.1/1,000 SF

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EXTERIOR PHOTOS

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LEASING INFORMATION

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INTERIOR PHOTOS



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