

FOR LEASE

GREENHILL DISTRIBUTION CENTER

598 GREENHILL DRIVE, SUITE C | ROUND ROCK, TX 78665



ADAM GREEN, SIOR

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± 9,000 - 44,648 SF

PRIME INDUSTRIAL SPACE AVAILABLE



GREENHILL DISTRIBUTION CENTER

Standalone facility location with quick access to IH-35 and ample amenities. Efficiently loaded, with the ability to secure the property and truck court

Building Size	44,648 SF
Year Built	1999
Clear Height	24'
Column Spacing	30' x 30'
Lot Size	3.51 AC
Construction	Reinforced Concrete

- 13 Exterior Docks Doors
- 2 Drive-in Bays
- 1 Dock Leveler
- Shared Truck Court with Secure Access
- Ample Truck Maneuverability
- 80 Car Parking Spaces (2.65/1,000 SF ratio)

0.2 MILES

TO I-35

25 MINS

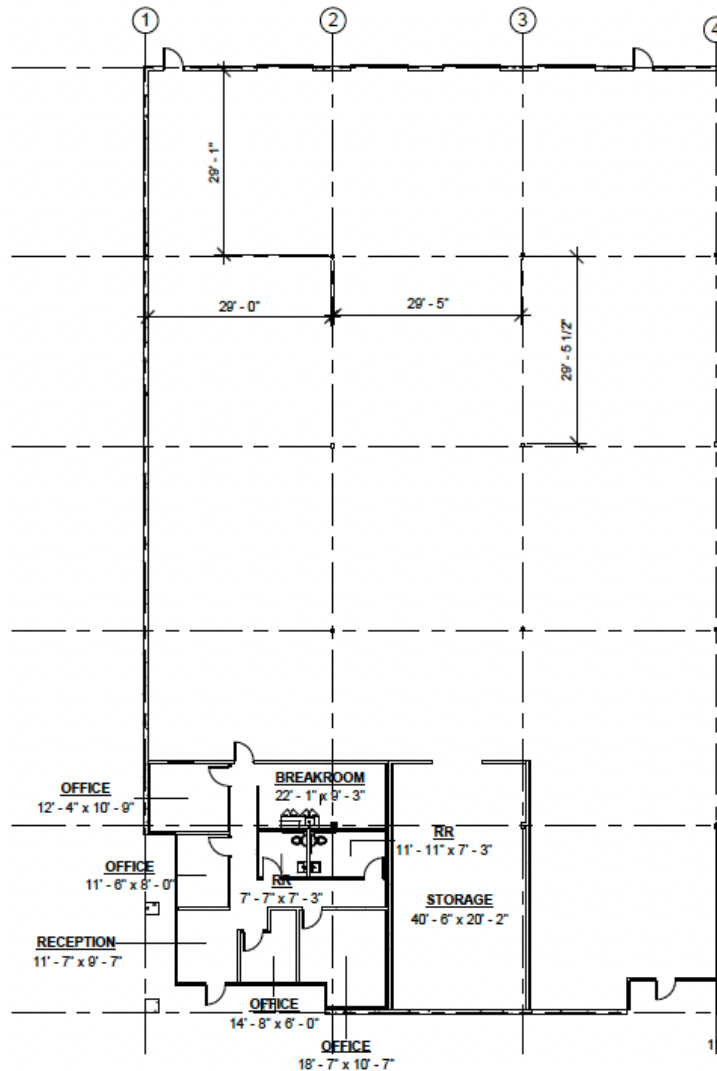
TO DOWNTOWN AUSTIN

44 MINS

TO AUSTIN-BERGSTROM
INT'L AIRPORT

GREENHILL DISTRIBUTION CENTER

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SUITE 100

AVAILABLE NOW

± 13,379

SQUARE FEET

± 24'

CLEAR HEIGHT

15%

OFFICE

85%

WAREHOUSE

3

DOCKS

1

SEMI DOCK

1

RAMP

NATURAL

GAS

ESFR

SPRINKLERS

40' x 38'

COLUMN SPACING

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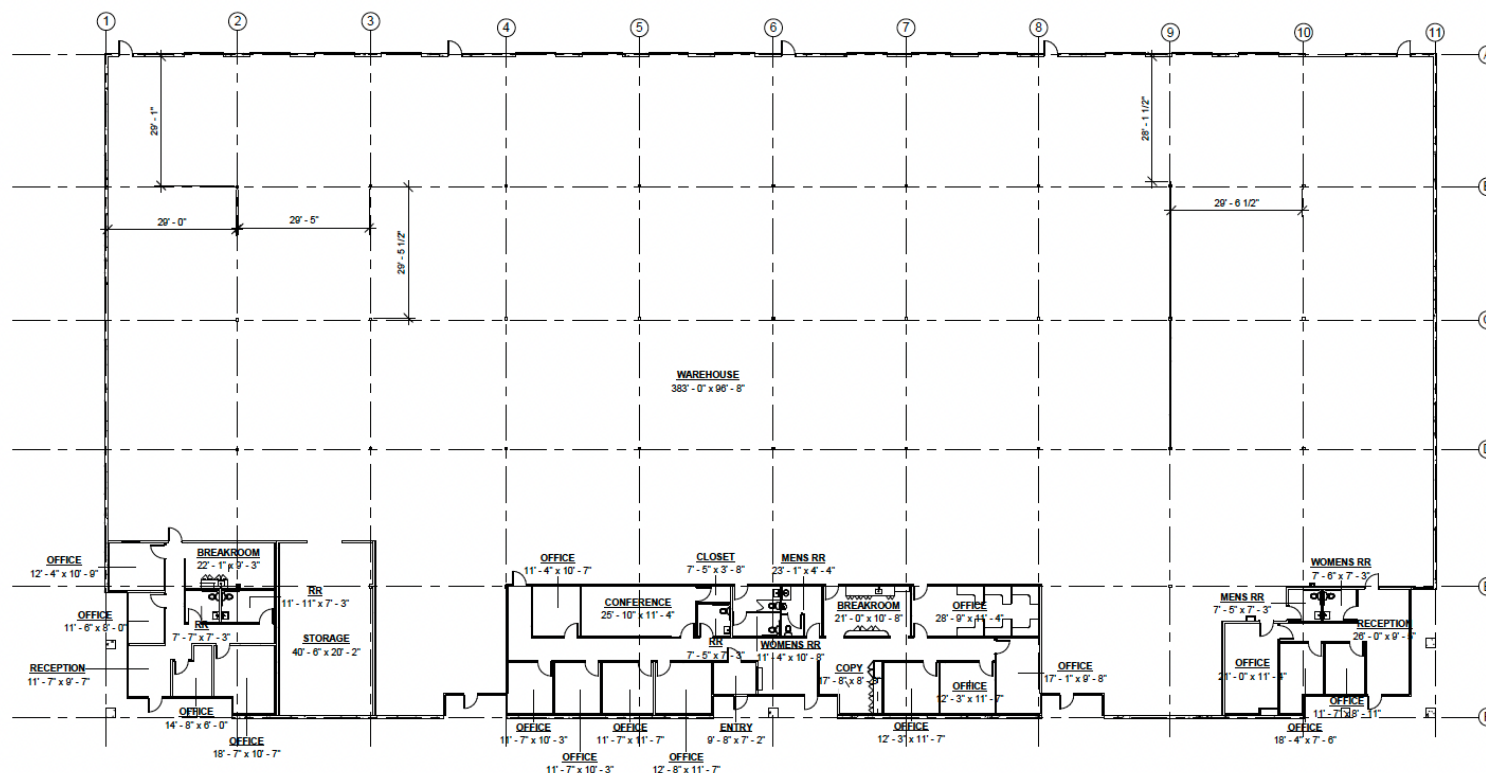
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COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES



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DEMISABLE TO $\pm 9,000$ SF



DIVISIBLE BAYS

- Bay 1: 4,459 SF
- Bay 2: 4,459 SF
- Bay 3: 4,550 SF
- Bay 4: 4,461 SF
- Bay 5: 4,491 SF
- Bays 6-10: 4,450 each
- Flexible suite configurations
- Individual entry points
- Office build-out potential
- Direct loading dock access for most bays

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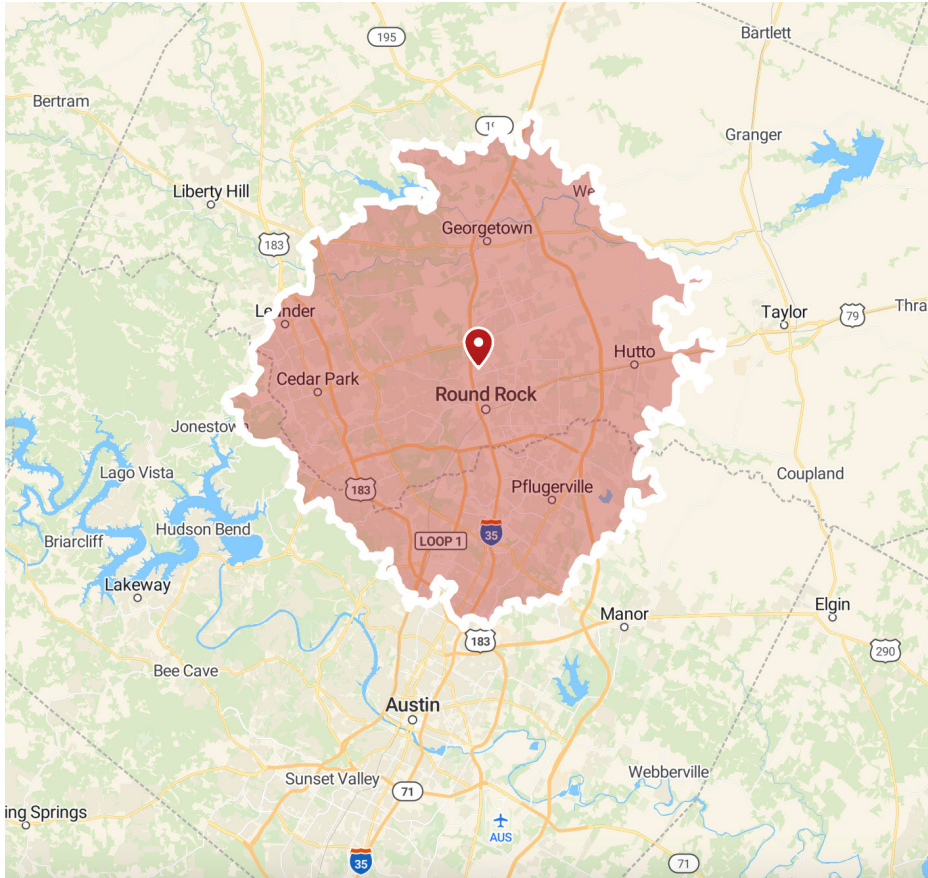
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ROUND ROCK, TEXAS LABOR PROFILE

WORKFORCE STATISTICS

Population (20-mi radius)	1,200,000+
Labor Force	650,000+
Median Age	33 years
Median Household Income	\$85,750

MAJOR EMPLOYERS

- Dell Technologies
- Amazon
- Samsung
- Apple
- Tesla
- Oracle
- Meta
- Google

EDUCATION ATTAINMENT

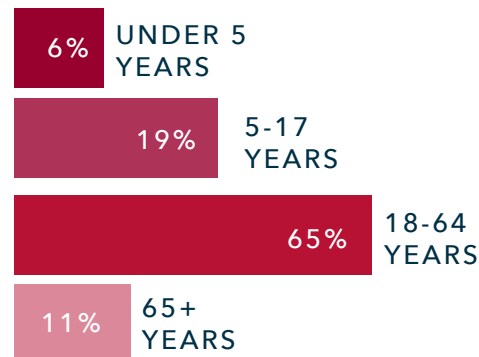


HIGH SCHOOL GRADUATE
OR HIGHER



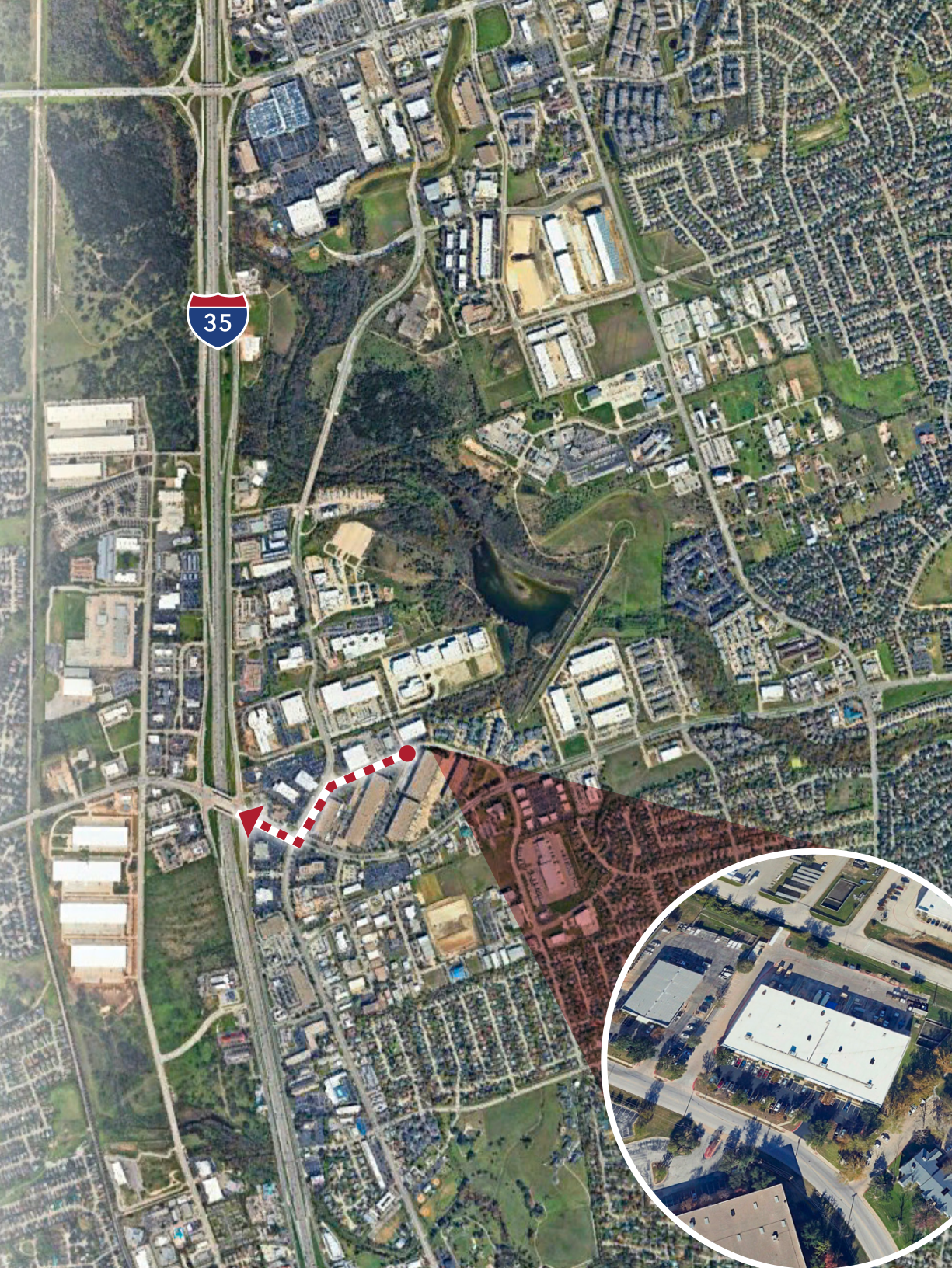
BACHELOR'S DEGREE
OR HIGHER

AGE DISTRIBUTION



KEY INSIGHTS

- Strong working-age population (65%)
- Growing Young Population (25% under 18)
- Sustainable workforce pipeline
- Round Rock's highly educated workforce exceeds national averages, with over 94% holding a high school diploma or higher.



NEARBY SERVICES

Hotels:

- Marriott Round Rock (0.5 mi)
- Hilton Garden Inn (0.8mi)
- Kalahari Resort (3.2 mi)

Shopping:

- Round Rock Premium Outlets (1.2 mi)
- La Frontera Shopping (0.7 mi)
- Bass Pro Shops (1.5 mi)

Dining:

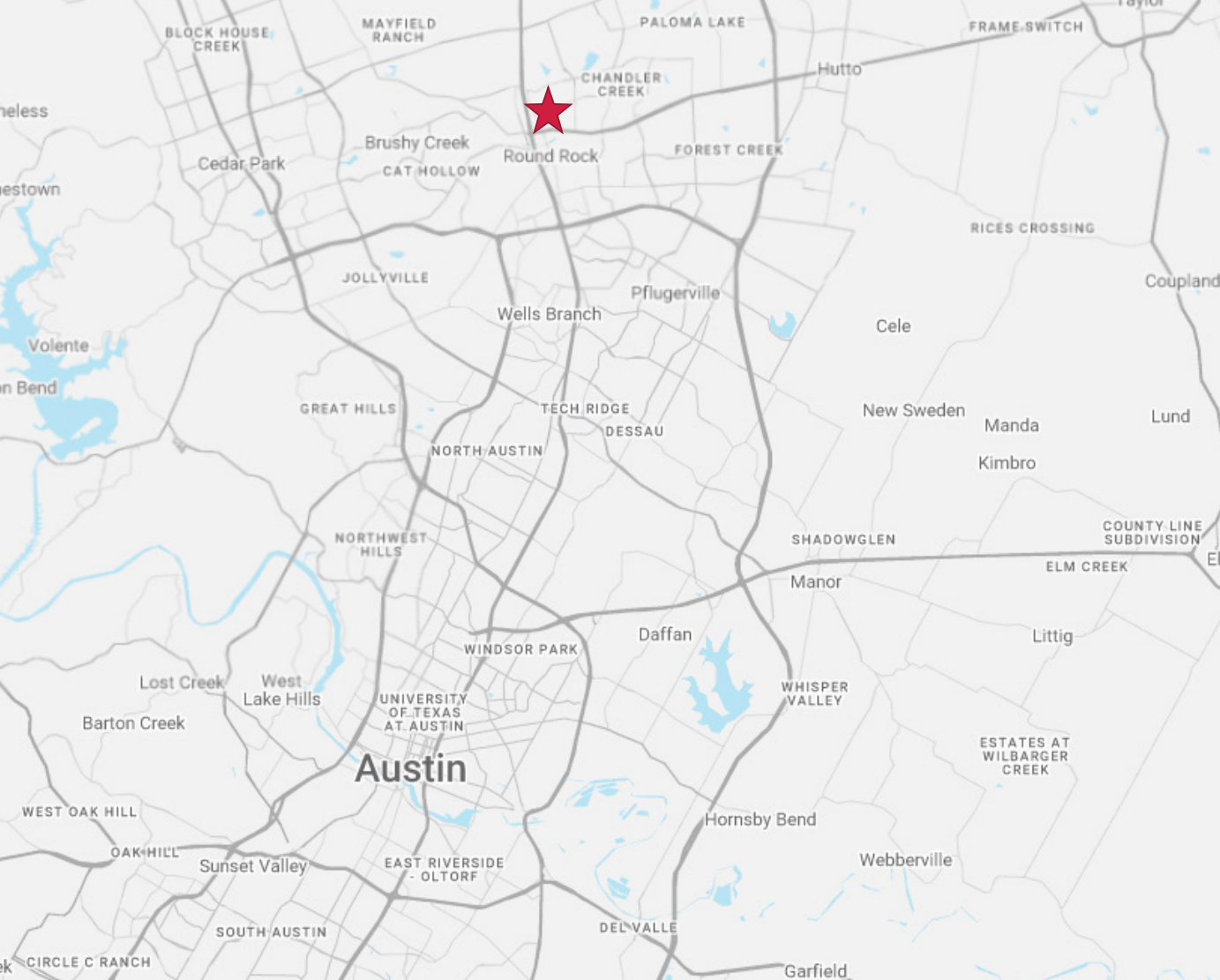
- Salt Traders Coastal (0.3 mi)
- Hopdoddy Burger Bar (0.4 mi)
- Cover 3 (0.5 mi)

Services

- Chase Bank (0.2 mi)
- St. David's Medical Center (1.0 mi)
- 24 Hour Fitness (0.6 mi)

ROUND ROCK HIGHLIGHTS

- One of the fastest-growing cities in the United States. (Over 28% growth from 2010-2020)
- Major technology and manufacturing hub
- Excellent school district and higher education
- Low cost of living compared to Austin
- Strong business incentives and support



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