



**STANBERRY
COMMERCIAL**

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FOR LEASE

354 Wallace Street

DRIPPING SPRINGS

\$1.00 + NNN PSF

Featuring 3,000-6,000 square feet of shell Warehouse space, located on Wallace Street in the vibrant heart of Dripping Springs, just 30 minutes away from Austin. This property is currently well suited for storage or distribution for various businesses located nearby or multiple mixed use ideas, such as retail, office, or special purpose space. Zoned CS. It includes a small office inside for administrative or secured storage with a staircase that leads to mezzanine space above. The front of the building has 3 12x12 roll up grade level doors and 1 Main 16x16 grade level automatic door for multiple means of entry or ventilation. Build out ready with Negotiable TI.

