



FOR LEASE 4,576 S.F.
1007 Leander Dr
Leander, TX 78641



3200 SF OPEN WAREHOUSE



1376 SF OFFICE/HOME

\$12.00 per sq ft

Annual NNN - \$2.88 per sq ft (Estimated and subject to adjustment)

3 year lease minimum

3% broker commission

Heavy Commercial location with existing 3200 SF warehouse and separate 1376 SF office/house.

3200 SF open warehouse w/ 4 overhead doors, 1 high dock & 2 grade level bays, eave height is 14' and the middle is 20', 2 walk doors and a ceiling. The 3200 s.f. warehouse is heated and air conditioned.

1376 SF office/home on the property with wood floors.

Water, Waste Water and Electric Tap is in place across from existing Warehouse where an additional building could be built. Existing buildings allow for a shift here for less down time and build more as your business grows!

1007 Leander Dr - Coming North into Leander on Hwy 183 turn R onto Crystal Falls and take an immediate L onto Leander Drive- on the Left after curves.

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