



FOR LEASE

FOREST COMMONS BUSINESS PARK

3912-3920 Gattis School Rd
Round Rock, TX 78664

160,830 Total SF
8,000 - 8,625 SF Available

HAYDEN MCCARTY

M: 512-673-9261
hmccarty@longviewequity.com





PROJECT OVERVIEW

Forest Commons Business Park is a five-building industrial/flex project built in 2007 totaling 160,830 SF

- 12.32 acre lot size
- 20'-22' clear heights
- Clear span warehouses
- Dock-high and grade level loading

8,000 - 8,625 SF Available

- New exterior paint refresh on all five buildings completed in early 2026
- 1.5:1,000 SF parking ratio
- Infill location near residential developments and local major employers
- Easy access to Hwy 45, I-35, and Toll 130

RATE

Contact Broker





GATTIS SCHOOL RD





Bldg. 2
Suite 101
8,000 SF



BUILDING 6 – SUITE 104

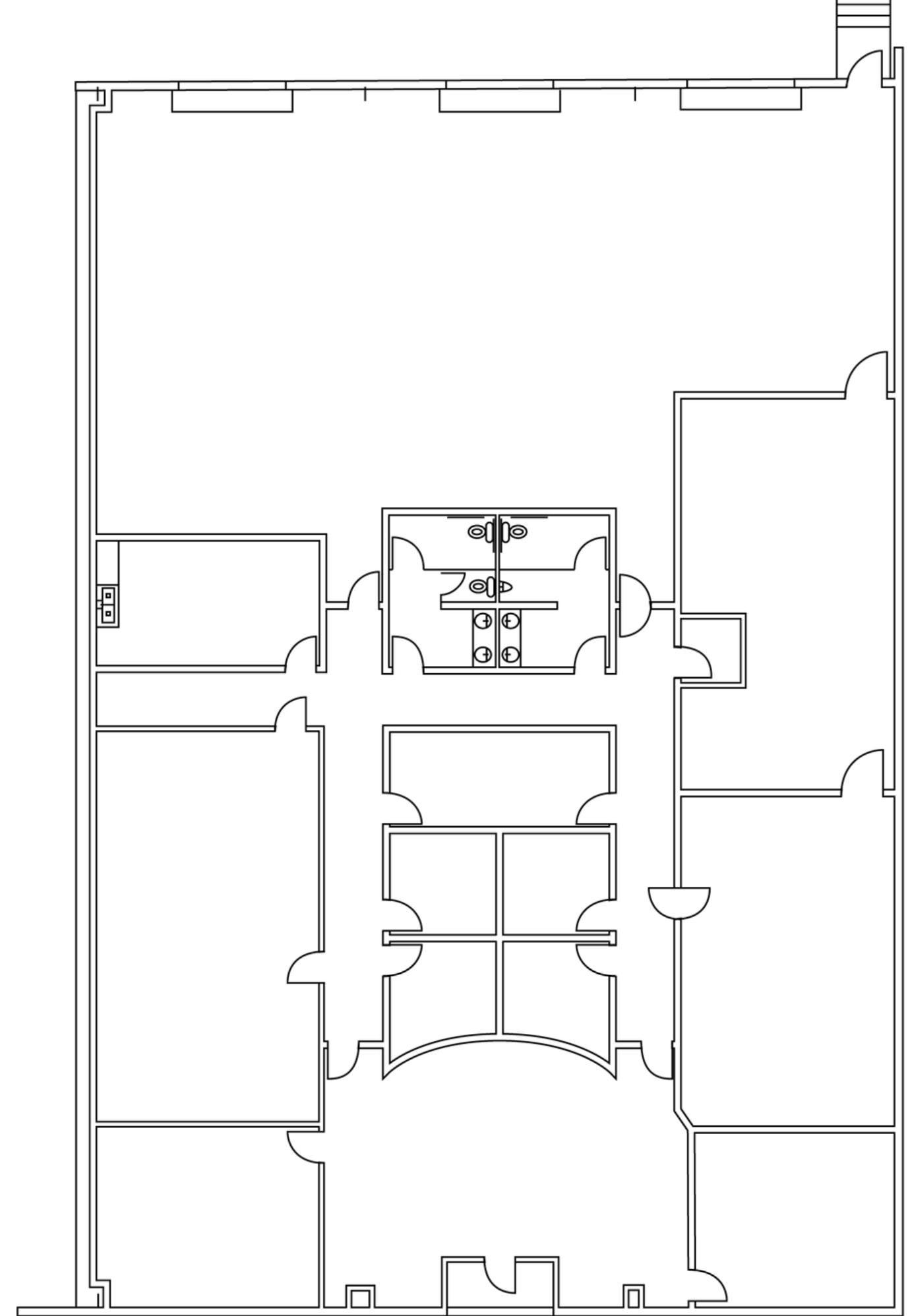
8,625 SF available October 2026

– 60% Office/40% Warehouse

– 20'-22' clear height

– Three (3) 10'x10' Overhead Doors

– Dock-high loading





BUILDING 6





BUILDING 2 – SUITE 101

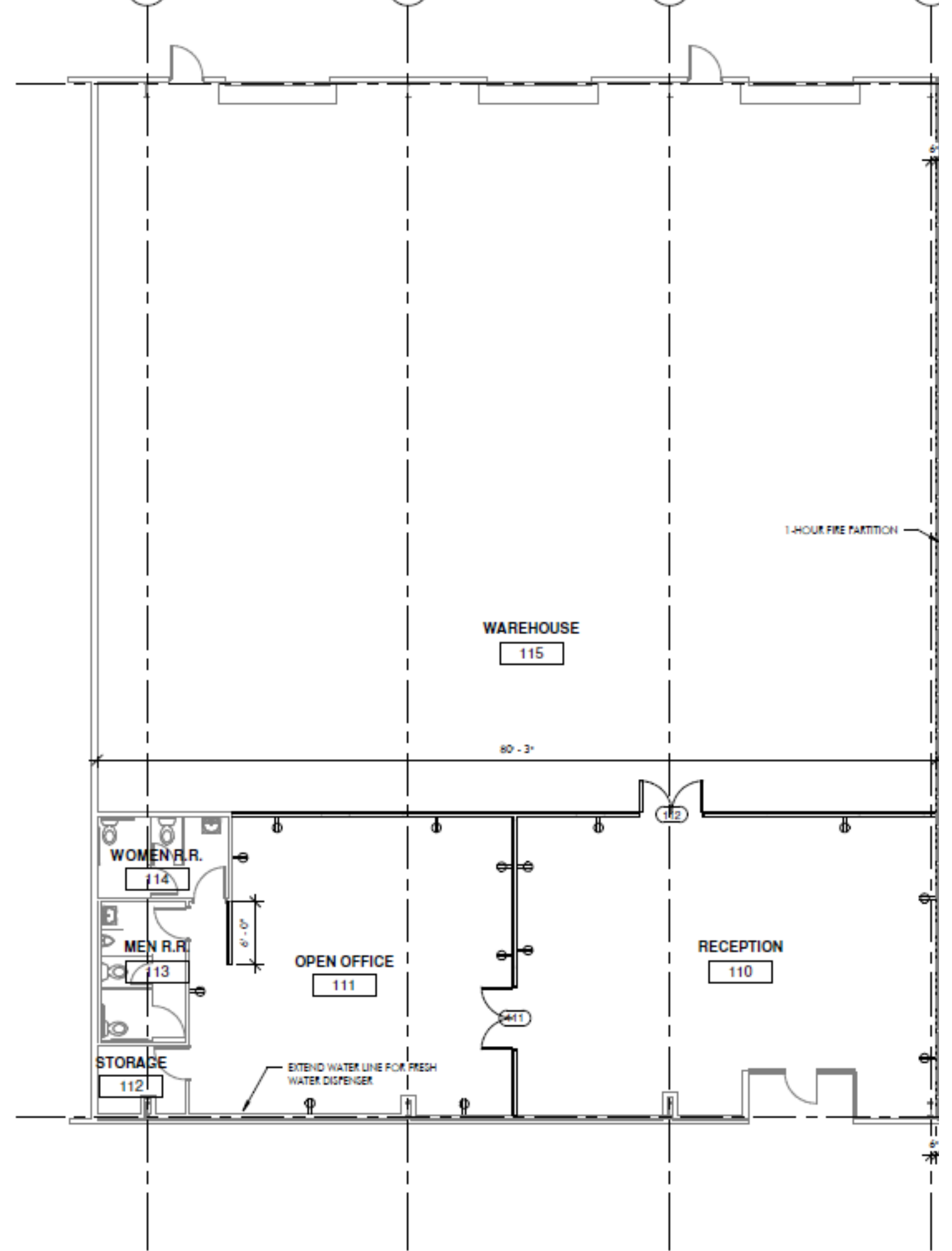
8,000 SF available December 2026

– 20% Office/80% HVAC Warehouse

– 20'-22' clear height

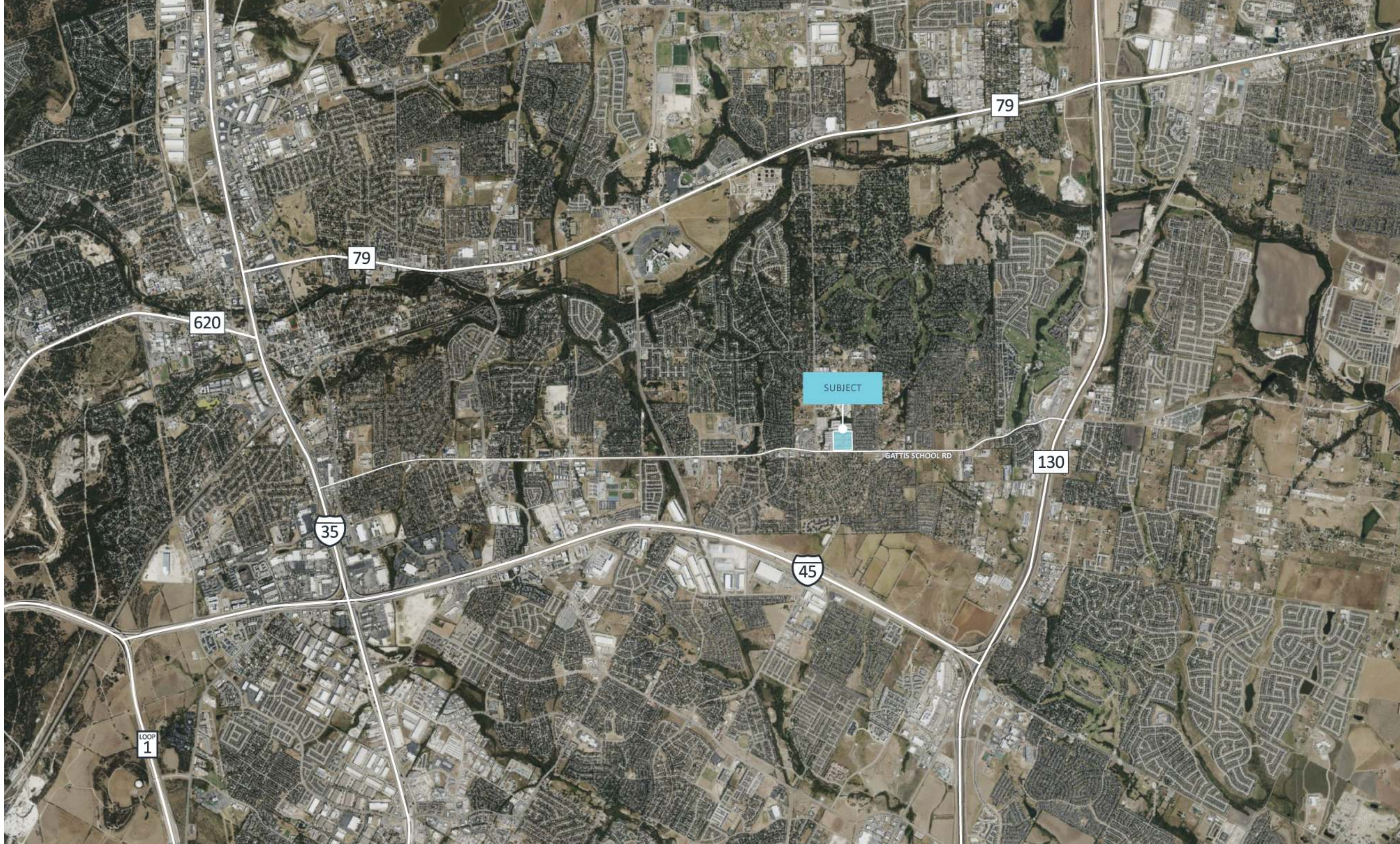
– Three (3) 10'x10' Overhead Doors

– Two (2) Grade Level and One (1) Dock-high



BUILDING 2







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