

FOR LEASE

216 Benelli Drive,
Hutto, TX 78634



±12,538 SF Available | Demisable to ±5,106 SF | ±1,275 SF of Spec Office

ADAM GREEN, SIOR

512.410.8264

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LUKE BOYKIN

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WILL SALLIS

512.410.8269

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

216 Benelli Drive, Hutto, TX 78634

PROPERTY HIGHLIGHTS

AVAILABLE SF: ±12,538 SF

BUILDING SF: ±25,300 SF

SPEC OFFICE: 1,275 SF

CLEAR HEIGHT: ±20'

BUILDING DEPTH: ±110'

LOADING: 3 GRADE LEVEL DOORS (12' x 14')

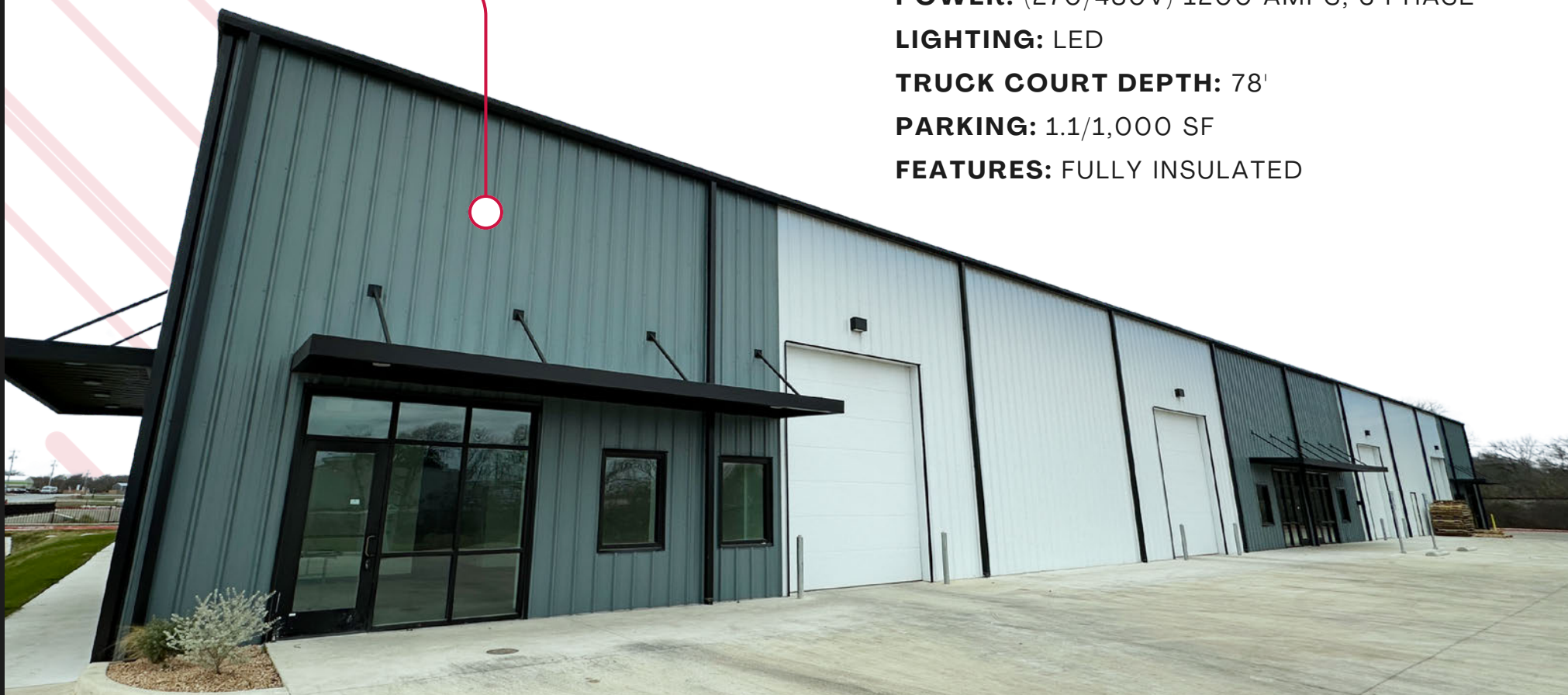
POWER: (270/480V) 1200 AMPS, 3 PHASE

LIGHTING: LED

TRUCK COURT DEPTH: 78'

PARKING: 1.1/1,000 SF

FEATURES: FULLY INSULATED



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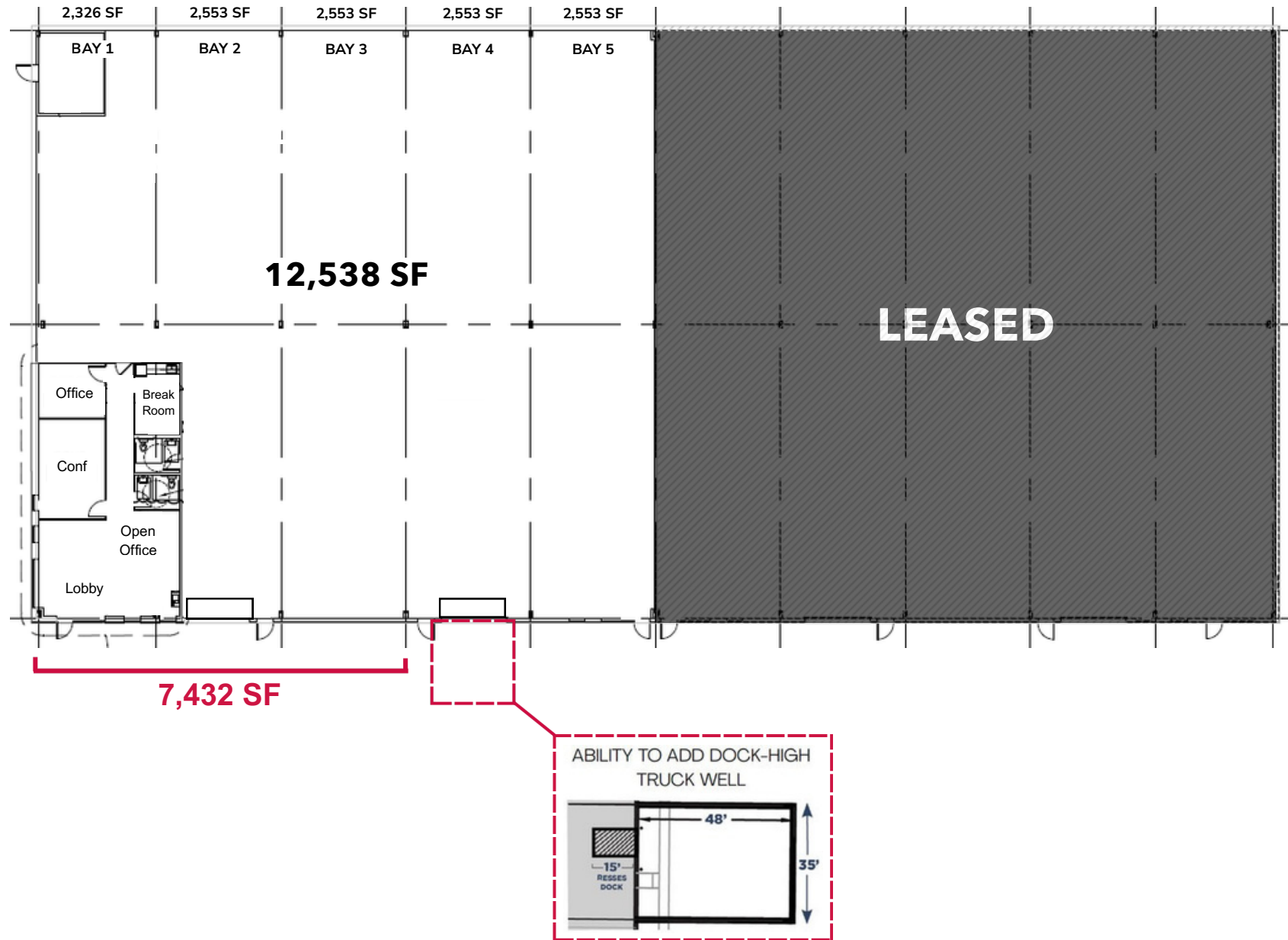
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FLOOR PLAN (DIVISABLE TO 5,106 SF)



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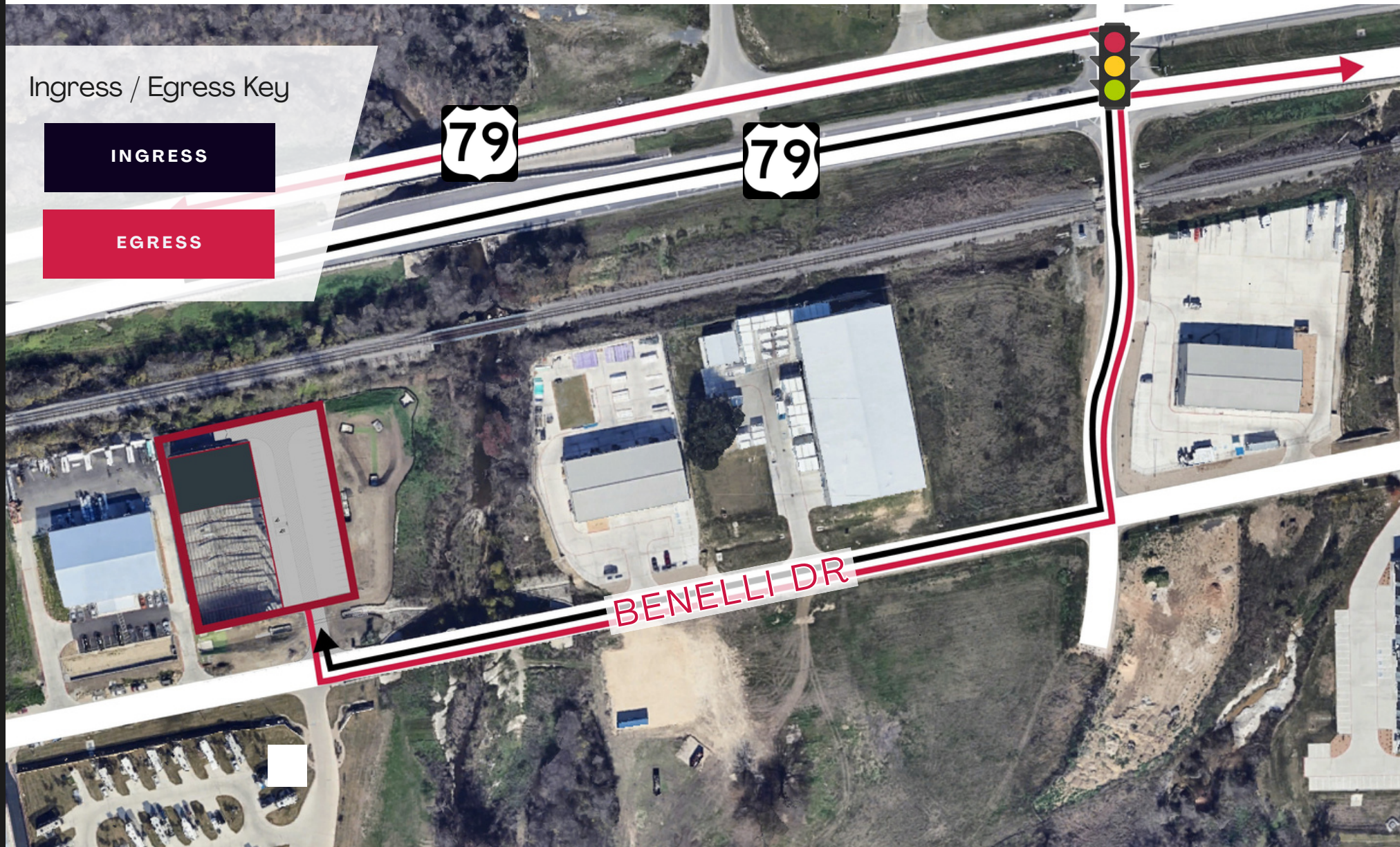
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ACCESS MAP



Ingress / Egress Key

INGRESS

EGRESS

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PHOTOS



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DRIVE TIMES



216 BENELLI DR

1 mile to SH-130

5.5 miles to Downtown Hutto

6 miles to I-35

10 miles to Samsung

25 miles to Tesla Gigafactory

30 miles to Downtown Austin

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FOR LEASING INFORMATION, CONTACT;

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