



FOR LEASE
TEXAS AVENUE

350 Texas Ave
Round Rock, Texas 78664



ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277

± 7,788 - 36,997 SF

PRIME INDUSTRIAL SPACE AVAILABLE



350 TEXAS AVENUE

ROUND ROCK, TX 78665



BUILDING 1

AVAILABLE NOW

± 36,997 SF

WAREHOUSE: ±34,236 SF

OFFICE: ±2,761 SF

DIVISIBLE TO 7,788 SF

± 28'

CLEAR HEIGHT

14

DOCKS

1

RAMP

NATURAL

GAS

480V

3-PHASE POWER

ESFR

SPRINKLERS

52' x 45'

TYPICAL COLUMN
SPACING

150'

BUILDING DEPTH

98

CAR PARKS

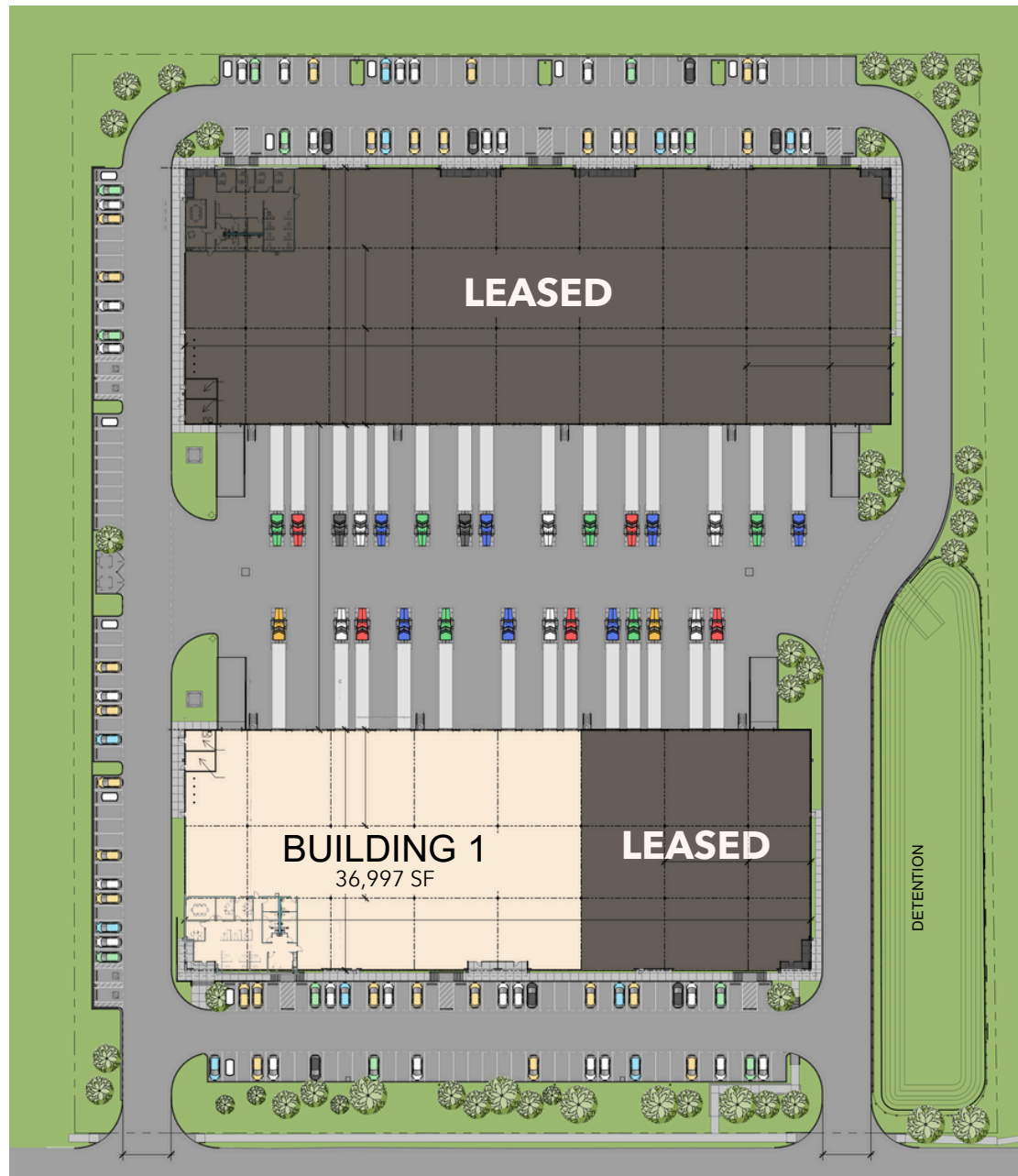
ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277





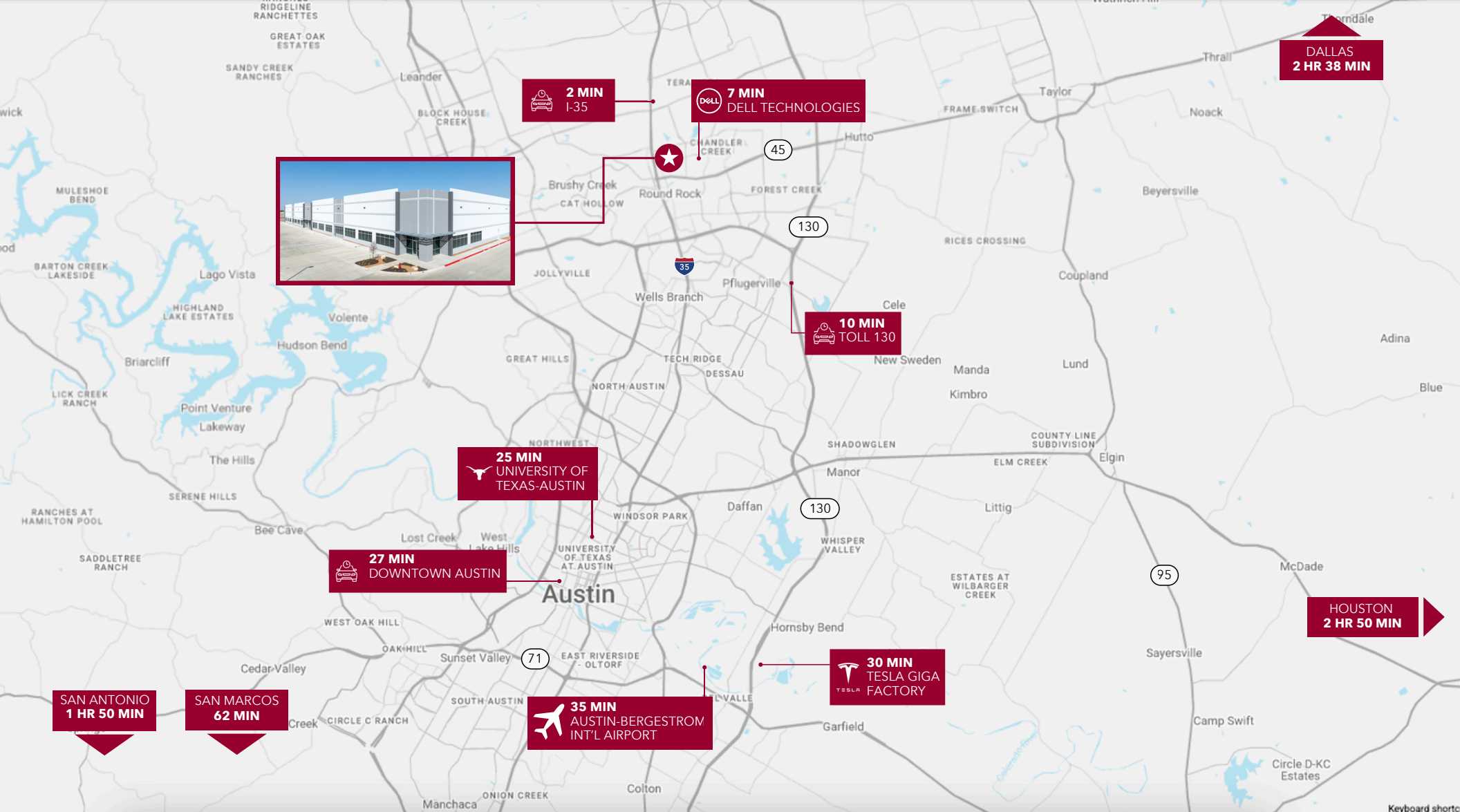
ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277





ADAM GREEN, SIOR
 agreen@lee-associates.com
 512.699.1103

WILL SALLIS
 wsallis@lee-associates.com
 512.289.9277



SCAN FOR MORE INFORMATION



This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive, or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner nor Lee & Associates, Ontario, nor any of their respective affiliates, officers, or agents, make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any required parties.