

# FOR LEASE

2700 Louis Henna Blvd | Round Rock, Texas 78664

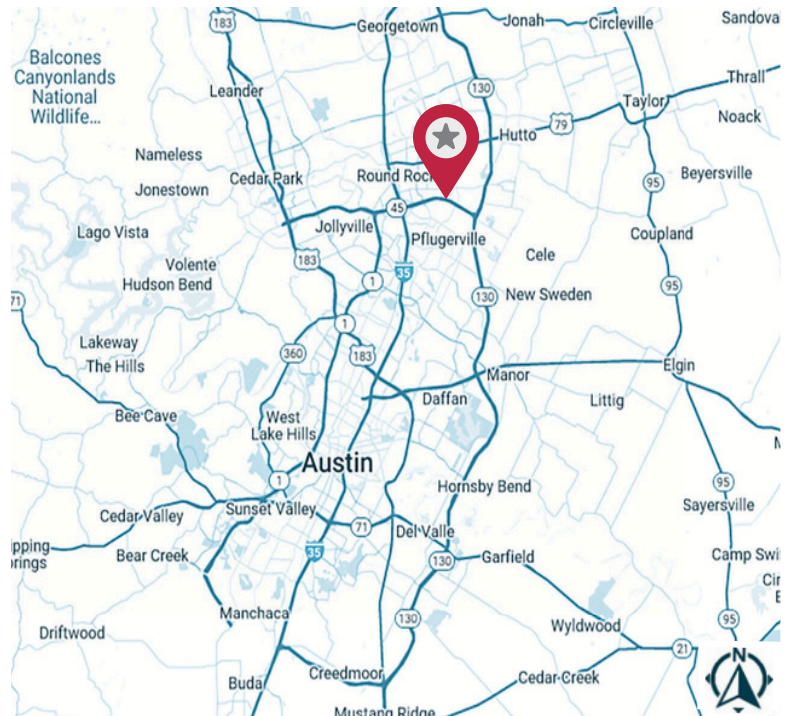


## 45 Crossing

26,120 SF Available

### AVAILABILITY HIGHLIGHTS

- Class A Tilt-Wall Construction Consisting of Ample Storefront Entries Allowing for Flexible Suite Sizes and an Abundance of Natural Light
- Property Tax Abatement Provided by the City of Round Rock
- Triple Freeport and Foreign Trade Zone Tax Exemption
- Dock-High and Grade-Level Loading
- +/- 32' Clear Height
- ESFR Sprinklers
- Direct Access to Hwy 45, I-35, & Toll 130
- Excellent Highway Visibility
- Charging Stations Available On-Site



#### FOR MORE INFORMATION:

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

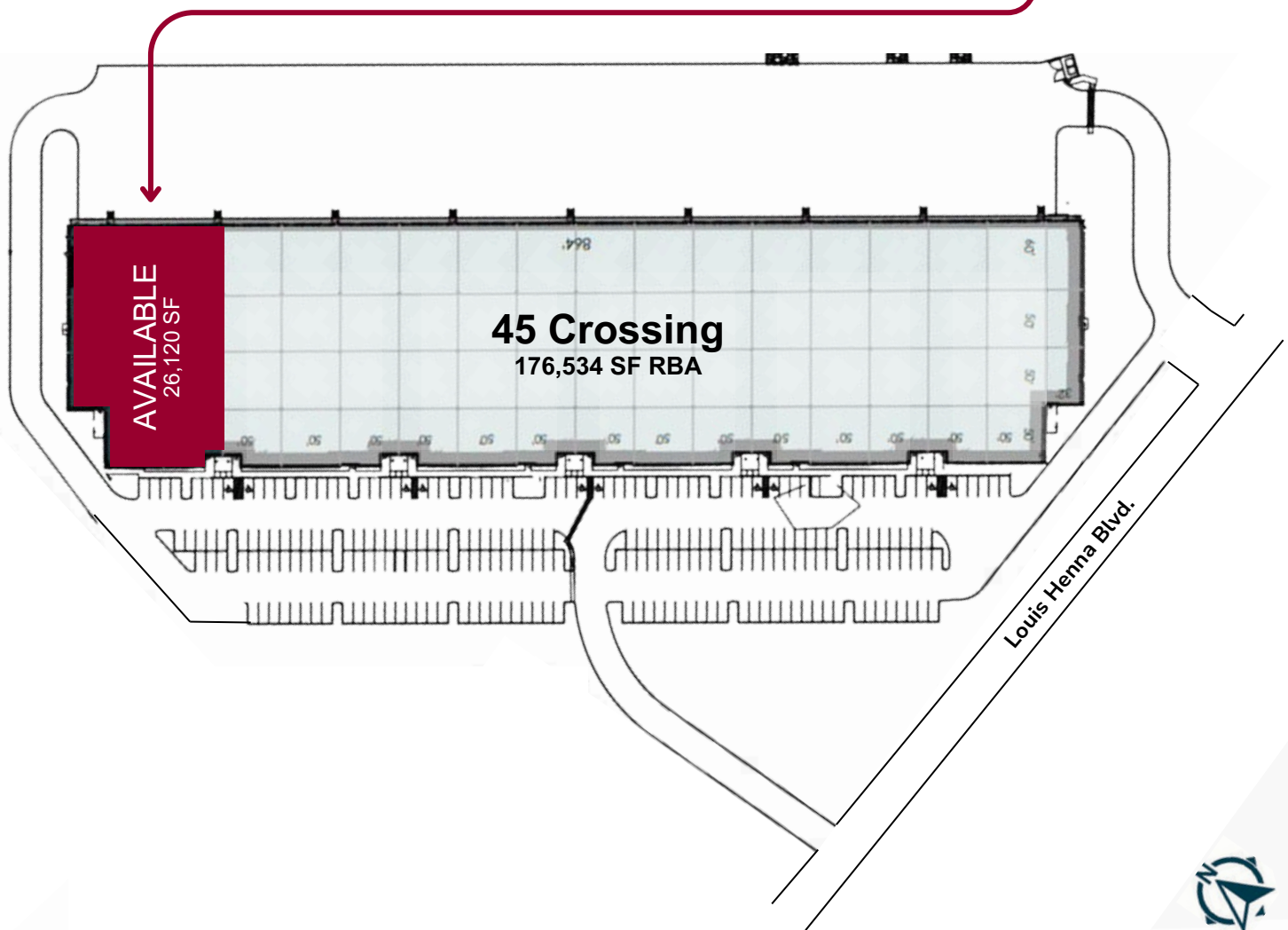
**WILL SALLIS**  
512.289.9277  
wsallis@lee-associates.com

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PROPERTIES

## SITE PLAN - 26,120 SF Available



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## SUITE 190 OVERVIEW - 26,120 SF Available



CLEAR HEIGHT +/- 32'

CONFIGURATION Rear-load

OFFICE 2,096 SF Office

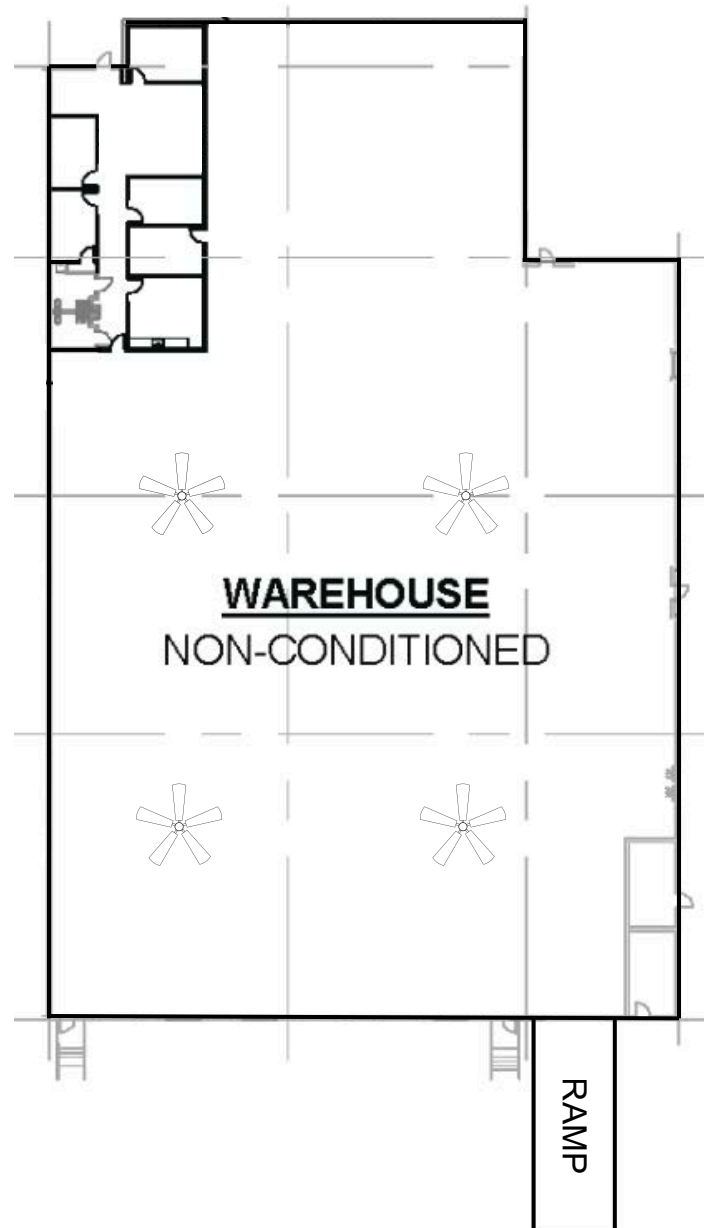
DOCK DOORS 6

HVLS Fans 4

BUILDING DEPTH +/- 210'

TRUCK CT DEPTH +/- 130'

SPRINKLER SYSTEM ESFR



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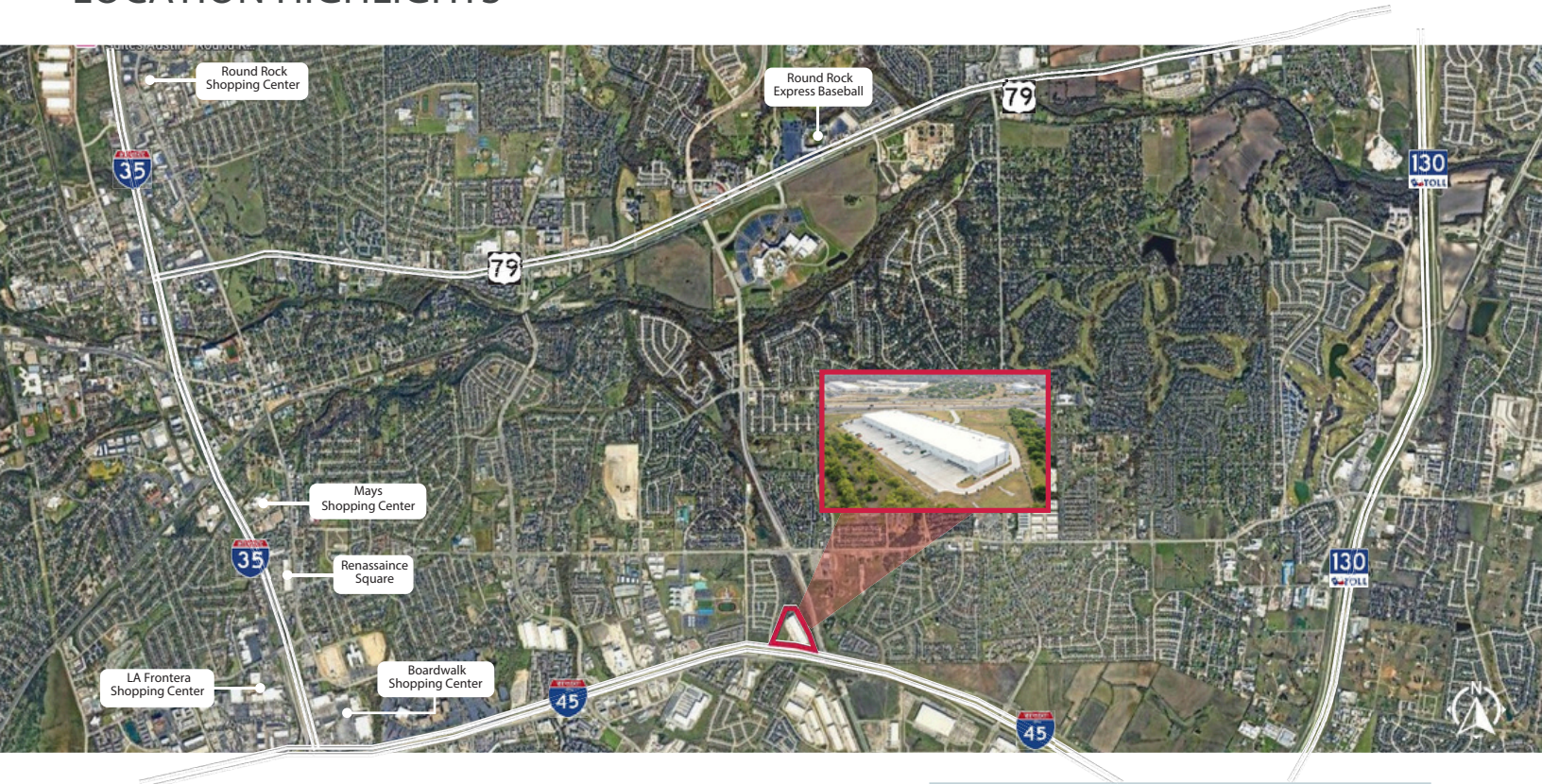


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## LOCATION HIGHLIGHTS



- Business Friendly Round Rock Municipality:
  - Tax Abatement Programs for Real or Personal Property
  - Chapter 380 Financing
  - Cash Grants
  - Fast Tracking of Permits
  - Job Training Funds
  - Texas Enterprise Fund
  - Direct access to Toll Road 45
  - Minutes from I-35 & State Highway 130
- Williamson County is the fastest growing large county in the U.S. according to the Bureau of Economic Analysis (2020)
- Round Rock is Third "Best-Performing City" in America by Milken Institute (2020)

### THE FUTURE OF ROUND ROCK

45 Crossing, a Class A 176,534 SF industrial development situated with immediate access and visibility to SH 45. 45 Crossing is located in the thriving city of Round Rock. This award winning town has become a major center for economic development in Central Texas. Major nearby employers in the Northeast submarket include Dell, Samsung, Amazon, Applied Materials and much more!

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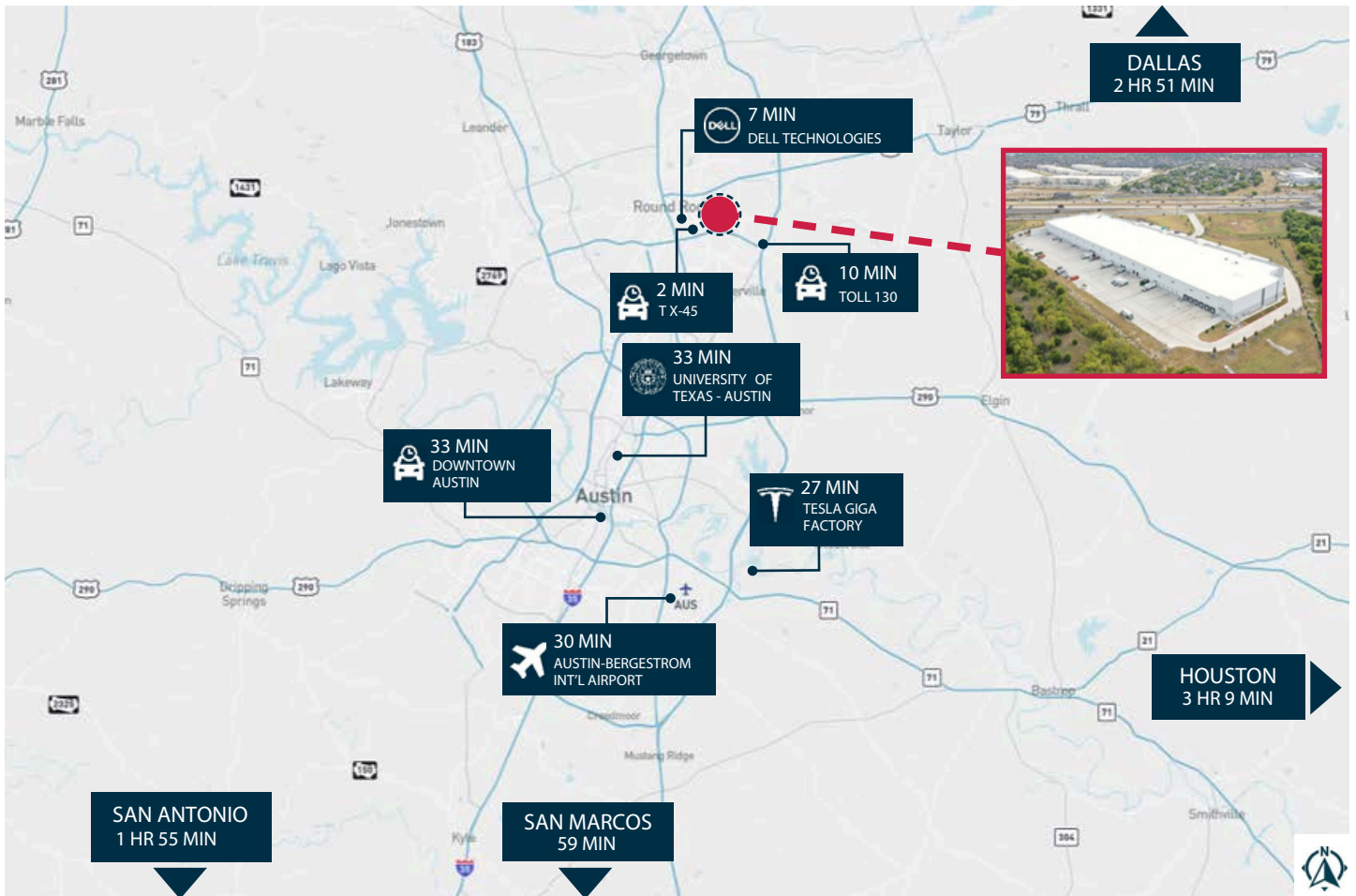
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## DRIVE TIMES



### Drive Times:



Toll 130  
10 MIN



Austin-Bergstrom  
International Airport  
30 MIN



Downtown Austin  
33 MIN



Tesla Giga Factory  
27 MIN



T X-45  
2 MIN



University of  
Texas - Austin  
33 MIN



Dell Technologies  
7 MIN



San Marcos  
62 MIN

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## SITE IMAGES



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2700

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P R O P E R T I E S

**FOR LEASING INFORMATION, CONTACT:**

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