



FOREST COMMONS  
BUSINESS PARK

# 5 Building Flex/Industrial Business Park

160,830 Total SF

7,500 - 14,375 SF Available

3912 - 3920 Gattis School Rd Round Rock, TX 78664



For More Info Contact:

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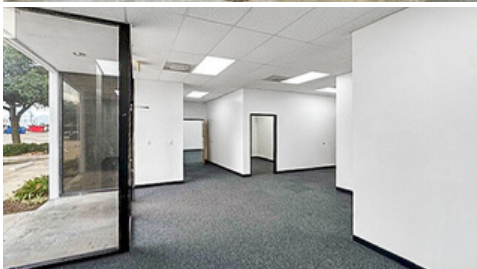
Will Smith  
Associate  
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Forest Commons Business Park is a distinguished five-building flex/industrial complex encompassing 160,830 square feet, ideally situated at 3912-3920 Gattis School Road in thriving Round Rock, Texas. Designed with versatility and performance in mind, the park offers premium features such as 20'+ clear heights, clear span warehouse space, dock-high and grade-level loading options, and a wide range of unit configurations to meet the needs of diverse tenants. Strategically located just east of the Gattis School Road and Redbud Lane intersection, Forest Commons provides immediate connectivity to Highway 45, Toll 130, and Interstate 35—ensuring seamless access for distribution, logistics, and commuting teams alike.

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# PROPERTY DETAILS

Property Size: 160,830 SF

Lot Size: 12.32 AC

1

## BUILDING 1

3916 Gattis School Rd  
31,791 SF

2

## BUILDING 2

3918 Gattis School Rd  
30,000 SF

3

## BUILDING 3

3920 Gattis School Rd  
34,499 SF

5

## BUILDING 5

3912 Gattis School Rd  
30,000 SF

6

## BUILDING 6

3914 Gattis School Rd  
34,500 SF



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## BUILDING 2

### Total Building Square Feet

**30,000 SF**

### Available Square Feet

**12,000 SF**

Office: 3,600 SF

Warehouse: 8,400 SF

### Clear Height

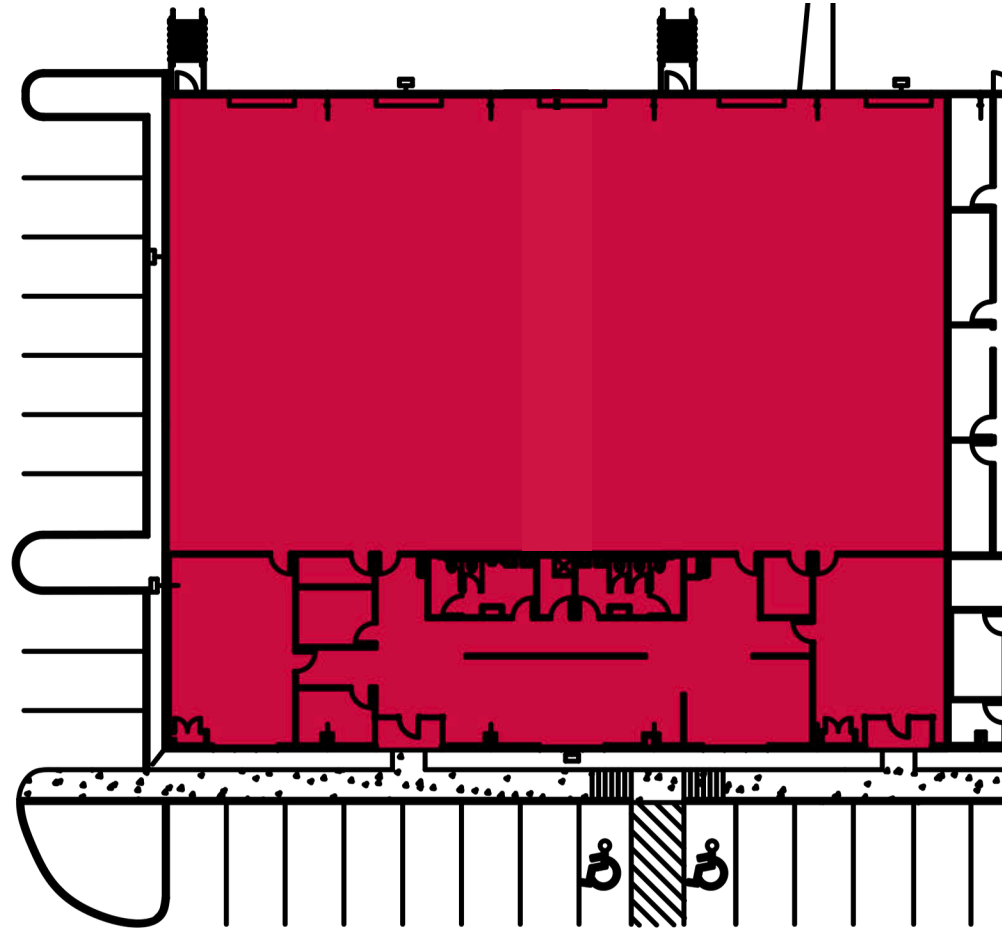
**±20-22'**

### Parking

**±1.5/1,000**

### Loading

4 Dock Highs and 1 Ramp



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## BUILDING 3

### Suite 112

#### Total Building Square Feet

**34,499 SF**

#### Available Square Feet

**14,375**

Office: 1,950 SF

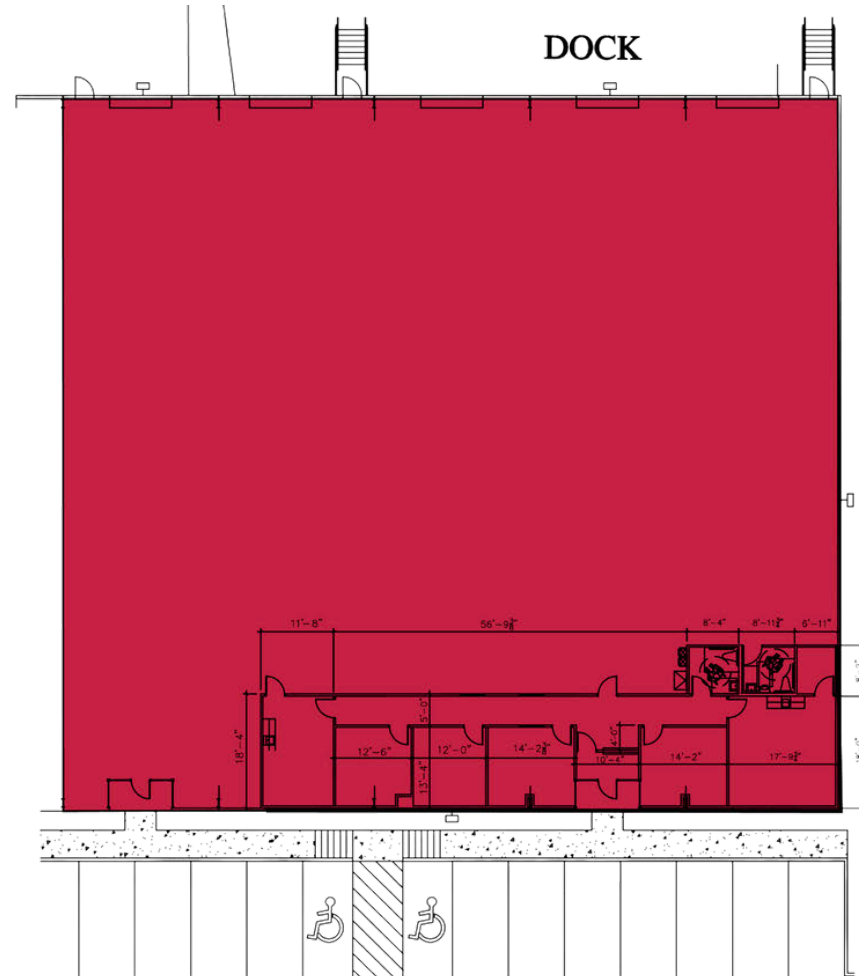
Warehouse: 12,425 SF

#### Clear Height

**±20-22'**

#### Loading

**5 Dock Doors**



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## BUILDING 5

### Suite

#### Total Building Square Feet

**30,000 SF**

#### Available Square Feet

**7,500**

Office: 1,750 SF

Warehouse: 5,750 SF

#### Clear Height

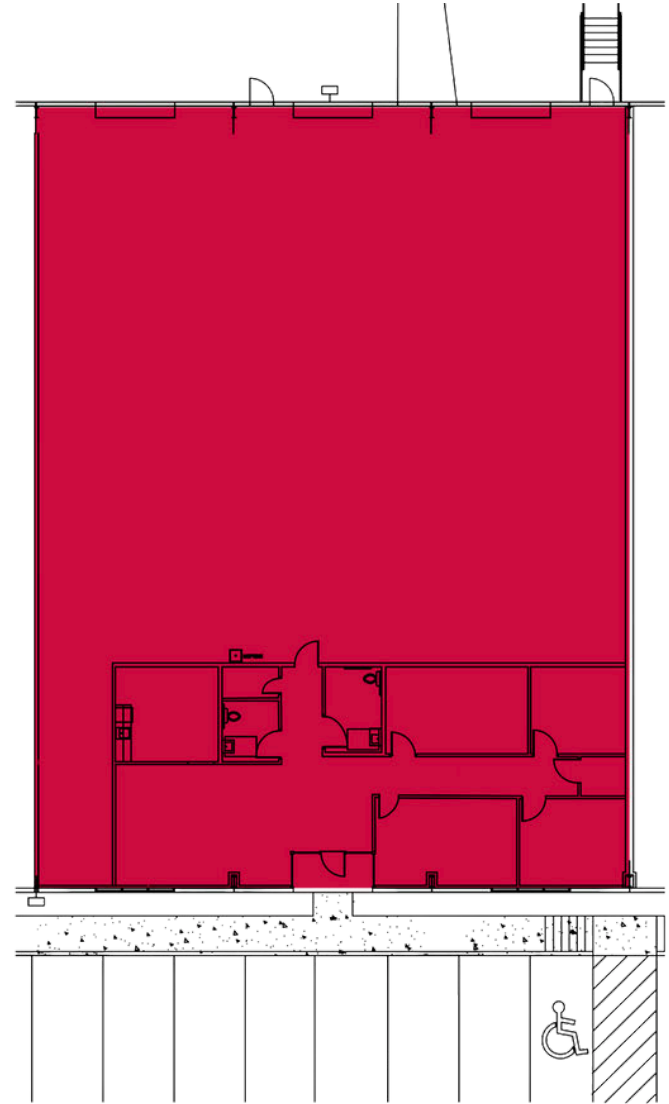
**±20-22'**

#### Loading

**(3)** 10'x10' Overhead Doors

**(2)** Grade Level Doors

**(1)** Dock High Door



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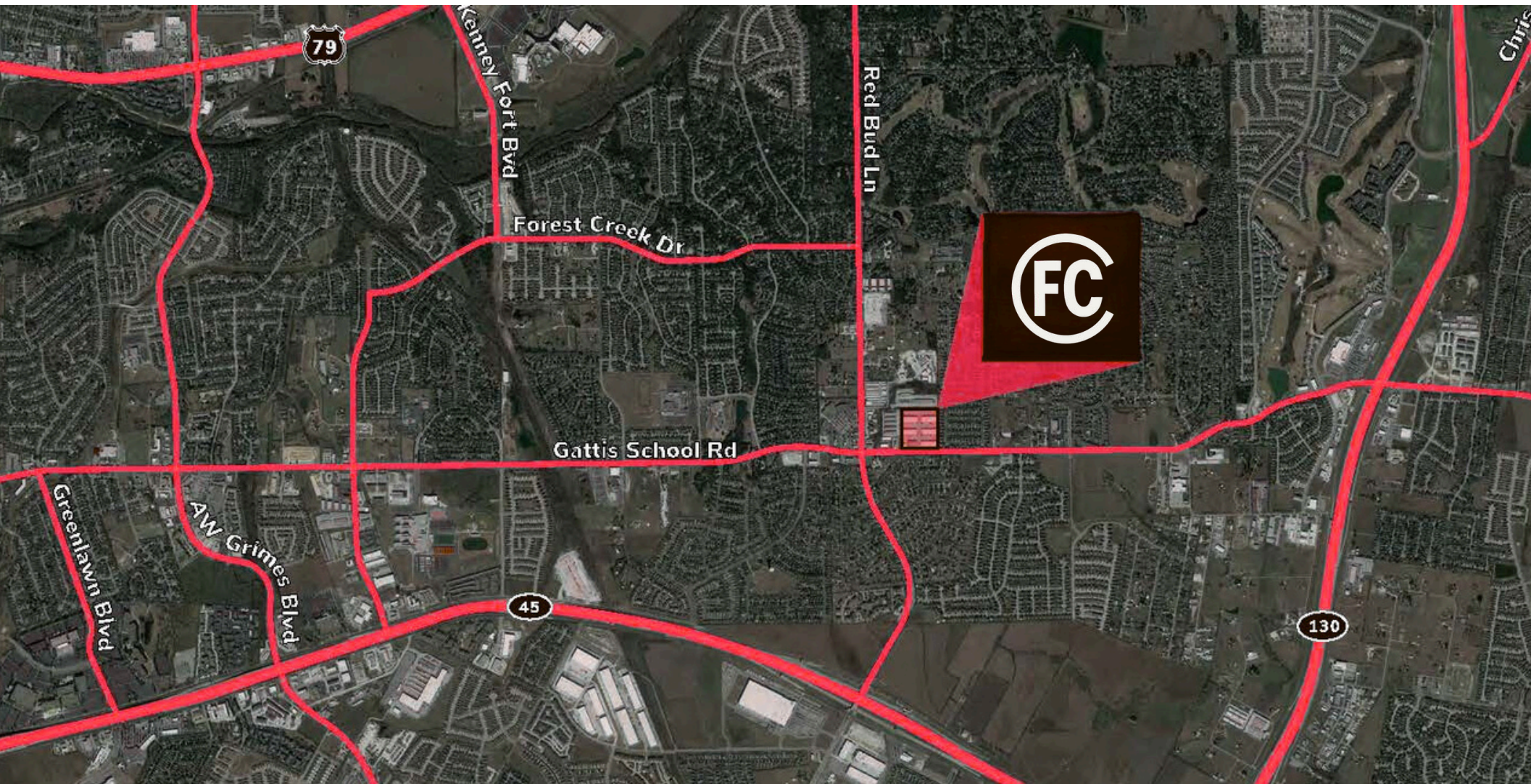
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# LEE & ASSOCIATES

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