10011 HWY 183, FLORENCE, TX 76527 4,000 SF on 4.80 Acres of Yard | FOR LEASE () ADDITIONAL 10 AGRES AWAILABLE ()

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PROPERTY HIGHLIGHTS

THE PROJECT

This IOS opportunity offers a highly functional and well-located site in Williamson County.

The property features a 4,000 SF metal building situated on 14.59 acres, fully fenced with an industrial grade gate. This site includes 4.80 acres of yard area, ideal for industrial outdoor storage and related uses. With direct frontage and excellent visibility on Highway 183, the site provides seamless access to major transportation corridors with over 11,740 vehicles per day.

The property is available for **immediate occupancy**, making it an attractive option for users seeking scalable yard space with supporting improvements in one of Central Texas' **fastest-growing counties**.

SITE DETAILS

TOTAL SIZE:

EXISTING BUILDING:

14.59 AC

• 4,000 SF METAL STRUCTURE

• 14' CLEAR HEIGHT

YARD AREA:

• 2 GRADE LEVEL DOORS

4.8 AC

• SINGLE PHASE POWER





DRIVE TIMES Temple Harker Heights rempner Rosebud Lampasas Belton¹ **♦ FIREFLY** 6.5 MI Little River-Academy LIBERTY HILL 11.2 MI **ROUND ROCK** 36.1 MI * 183 **PFLUGERVILLE** 38.2 MI **AUSTIN** 39.1 MI Florence 281 Jarrell **S** SAMSUNG 43.7 MI 195 Bartlett A AUSTIN AIRPORT 48.9 MI Burnet **TESLA GIGA FACTORY** 53 MI **TEMPLE** 55 MI Liberty Hill **SAN ANTONIO** 122 MI Georgetown 29 Leander 130 Marble Falls 0 oe Bay Hutto Caldwe Round Rock Lago Vista Pflugerville Lexington 95 Lakeway Dime Box 183 Elgin Manor 360 Bee Cave Austin 21 290

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Dripping Springs





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