# FOR LEASE

# GREENHILL DISTRIBUTION CENTER

598 GREENHILL DRIVE, SUITE C | ROUND ROCK, TX 78665



**ADAM GREEN, SIOR** 

agreen@lee-associates.com 512.699.1103

LEE & ASSOCIATES

**WILL SALLIS** 

wsallis@lee-associates.com 512.699.1100

±9,000 - 44,648 SF

PRIME INDUSTRIAL SPACE AVAILABLE



# **GREENHILL DISTRIBUTION CENTER**

Standalone facility location with quick access to IH-35 and ample amenities. Efficiently loaded, with the ability to secure the property and truck court

Building Size	44,648 SF
Year Built	1999
Clear Height	24'
Column Spacing	30' × 30'
Lot Size	3.51 AC
Construction	Reinforced Concrete

- 13 Exterior Docks Doors
- 2 Drive-in Bays
- 1 Dock Leveler
- Shared Truck Court with Secure Access
- Ample Truck Maneuverability
- 80 Car Parking Spaces (2.65/1,000 SF ratio)

0.2 MILES

25 MINS

44 MINS

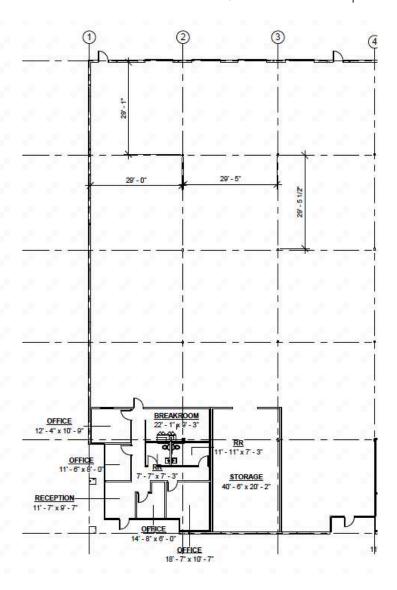
TO I-35

TO DOWNTOWN AUSTIN

TO AUSTIN-BERGSTROM
INT'L AIRPORT

# **GREENHILL DISTRIBUTION CENTER**

598 GREENHILL DRIVE, SUITE C | ROUND ROCK, TX 78665



**SUITE 100** 

**AVAILABLE NOW** 

± 13,379

**SQUARE FEET** 

± 24' 15% **CLEAR HEIGHT** OFFICE

**DOCKS SEMI DOCK** 

**NATURAL** GAS

3

**ESFR SPRINKLERS**  40' x 38' **COLUMN SPACING** 

**RAMP** 

85%

WAREHOUSE

#### **ADAM GREEN, SIOR**

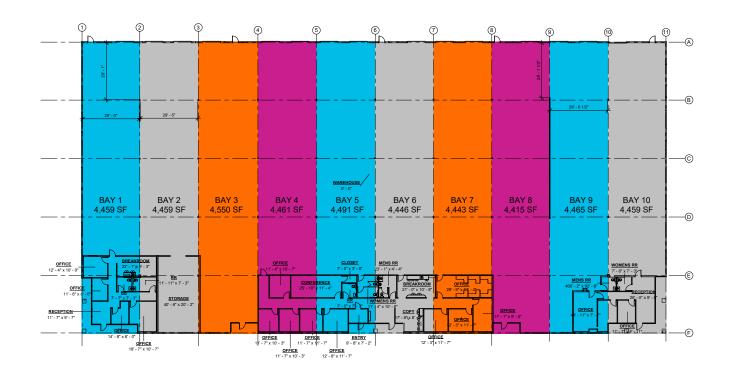
agreen@lee-associates.com 512.699.1103

#### **WILL SALLIS**

wsallis@lee-associates.com 512.289.9277







# **DIVISIBLE BAY PLAN**

**ADAM GREEN, SIOR** 

agreen@lee-associates.com 512.699.1103

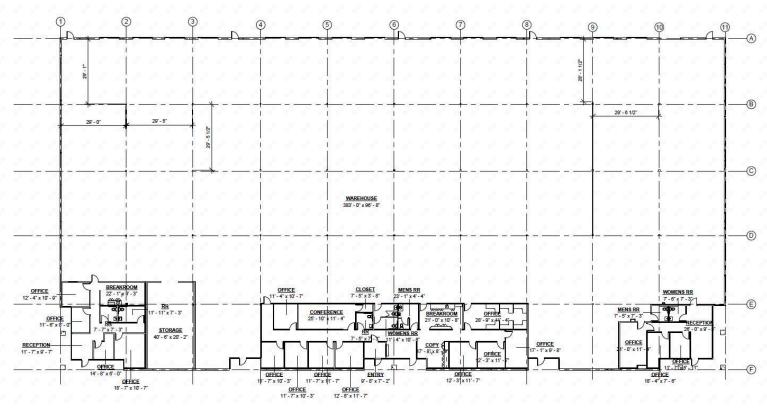
**WILL SALLIS** 

wsallis@lee-associates.com 512.289.9277





# DEMISABLE TO ±9,000 SF



### DIVISIBLE BAYS

- Bay 1: 4,459 SF
- Bay 2: 4,459 SF
- Bay 3: 4,550 SF
- Bay 4: 4,461 SF
- Bay 5: 4,491 SF
- Bays 6-10: 4,450 each

- Flexible suite configurations
- Individual entry points
- Office build-out potential
- Direct loading dock access for most bays

### **ADAM GREEN, SIOR**

agreen@lee-associates.com 512.699.1103

#### **WILL SALLIS**

wsallis@lee-associates.com 512.289.9277







# **ROUND ROCK, TEXAS** LABOR PROFILE

### **WORKFORCE STATISTICS**

**Population (20-mi radius)** 1,200,000+

**Labor Force** 650,000+

**Median Age** 33 years

**Median Household Income** \$85,750

### **MAJOR EMPLOYERS**

• Dell Technologies

Tesla

Amazon

Oracle

Samsung

Meta

Apple

Google

#### **EDUCATION ATTAINMENT**

94%

HIGH SCHOOL GRADUATE OR HIGHER

41%

**BACHELOR'S DEGREE** OR HIGHER

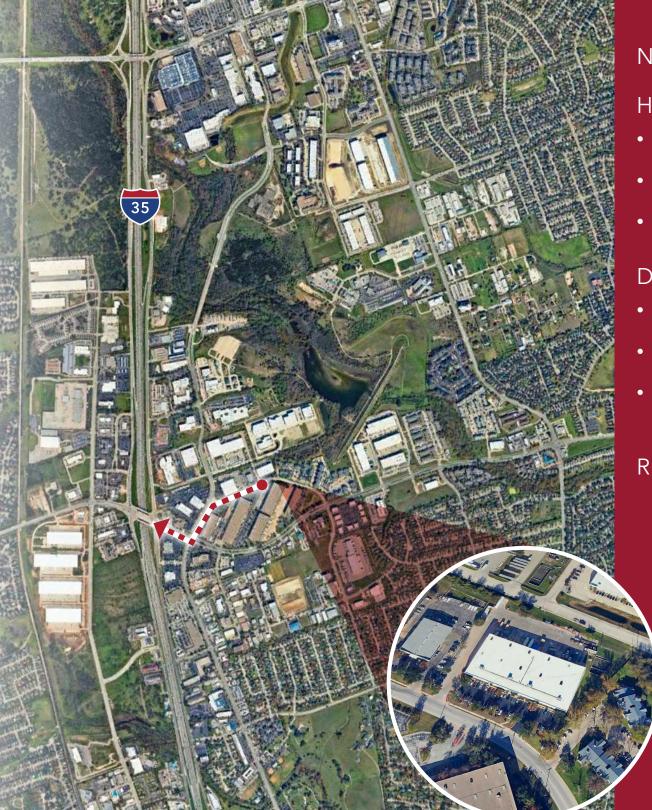
#### **AGE DISTRIBUTION**



65+ 11% **YEARS**  18-64 YEARS

### **KEY INSIGHTS**

- Strong working-age population (65%)
- Growing Young Population (25% under 18)
- Sustainable workforce pipeline
- Round Rock's highly educated workforce exceeds national averages, with over 94% holding a high school diploma or higher.



### **NEARBY SERVICES**

### Hotels:

- Marriott Round Rock (0.5 mi)
- Hilton Garden Inn (0.8mi)
- Kalahari Resort (3.2 mi)

# Shopping:

- Round Roack Premium Outlets (1.2 mi)
- La Frontera Shopping (0.7 mi)
- Bass Pro Shops (1.5 mi)

## Dining:

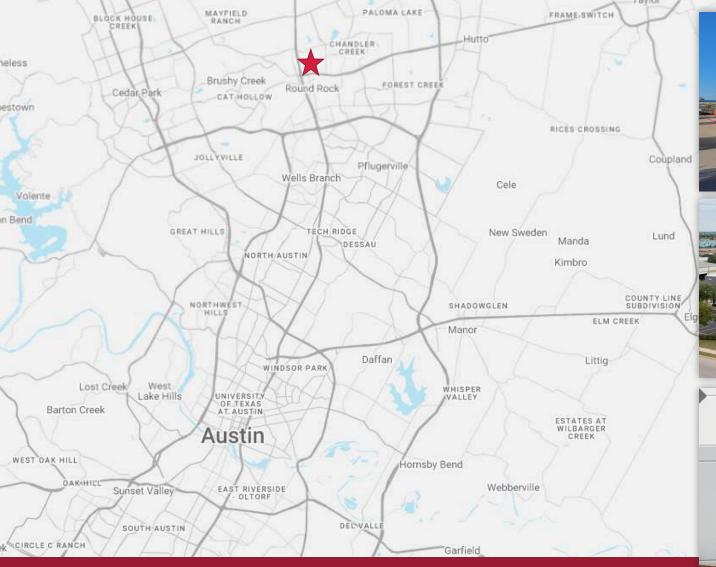
- Salt Traders Coastal (0.3 mi)
- Hopdoddy Burger Bar (0.4 mi)
- Cover 3 (0.5 mi)

## Services

- Chase Bank (0.2 mi)
- St. David's Medical Center (1.0 mi)
- 24 Hour Fitness (0.6 mi)

## **ROUND ROCK HIGHLIGHTS**

- One of the fastest-growing cities in the United States. (Over 28% growth from 2010-2020)
- Major technology and manufacturing hub
- Excellent school district and higher education
- Low cost of living compared to Austin
- Strong business incentives and support









### **ADAM GREEN, SIOR**

agreen@lee-associates.com 512.699.1103

LEE & ASSOCIATES

#### **WILL SALLIS**

wsallis@lee-associates.com 512.699.1100



# SCAN FOR MORE INFORMATION



