

FLEX INDUSTRIAL FOR LEASE

MARKET STREET BUSINESS PARK



181 MARKET STREET, GEORGETOWN TX. 78626

Headwater Commercial Realty presents a rare opportunity to lease a move in ready flex condo suites. Located in Williamson County, in one of the fastest growing areas in the country. Market Street Business Park has many great features including easy access to IH35 and no zoning restrictions.

Michael Johnson
Broker/Partner
michael@hw-companies.com
512-763-4444

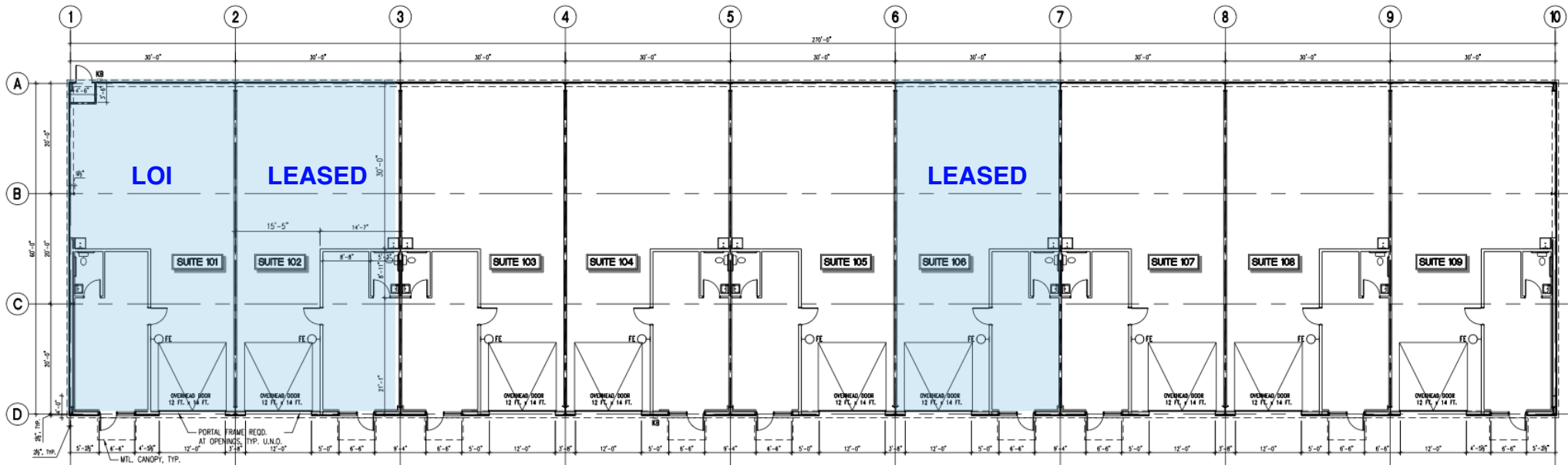


Brittnee Gregoire
Listing Agent
britt@hw-companies.com
512.864.5620

PROPERTY INFORMATION



BUILDING 1



BUILDING 1

- Minimally divisible by 1,813 SF
- Combined two suites 3,626 SF
- 14'x12' grade level door per 1,813 SF
- Clear height 14'
- Estimated monthly gross rent - \$3,300

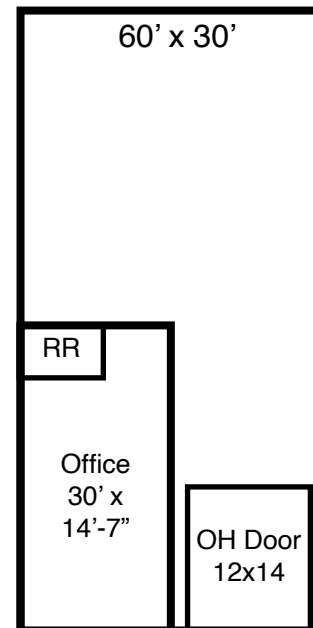
MOVE-IN-READY flex warehouse and office. Market Street Business Park offers move-in-ready flex space with approximately 1,800 SF per suite. Each suite includes an air-conditioned office or reception area, a private restroom, and beautiful glass overhead doors for natural light and a modern look. Metal awnings and a professional industrial design make this an ideal location for many business uses. Building 1 is fully insulated and features a fire sprinkler system. Located outside city limits, the property benefits from no zoning restrictions while benefitting from IH35 access.

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

MOVE-IN-READY



1,813 SF UNIT



- Available: November 30, 2024
- Parking ratio: 1.5/1000 SF
- Lease Rate: \$16.50-17.50/SF
- NNN: Estimated at \$4.65/SF
- Estimated gross monthly rental rate: \$3,300/month



Brittnee Gregoire
Listing Agent
britt@hw-companies.com
O: 512-763-4444
M: 512.864.5620