

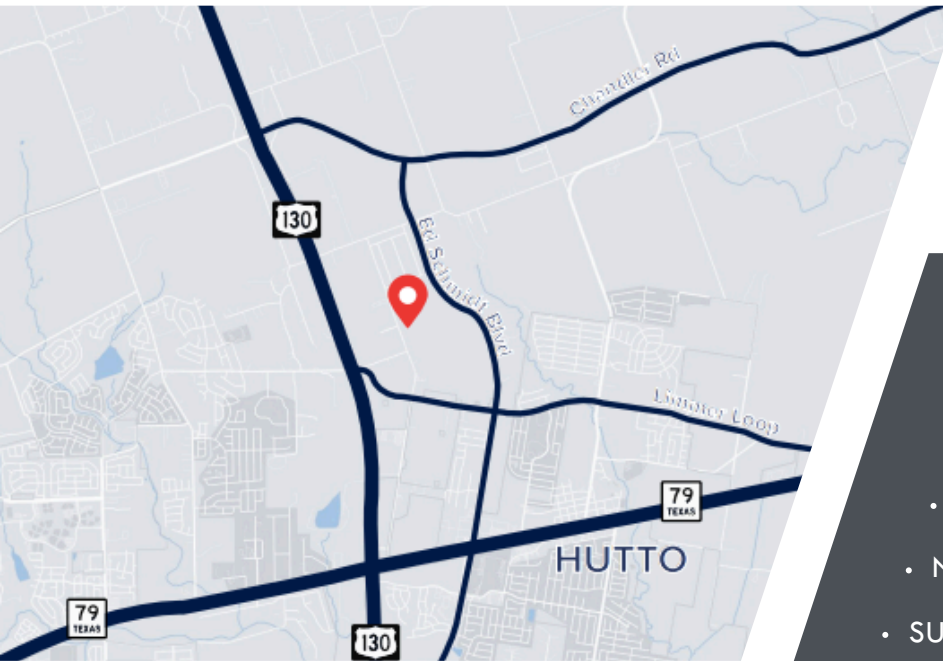


TK INDUSTRIAL PARK

117 TK INDUSTRIAL DRIVE - HUTTO, TEXAS 78634



FOR SUBLEASE



- SUITE : 101
- SIZE : 13,574 RSF
- BASE RATE : \$12.26 SF
- NNN : \$4.15 SF (2026 ESTIMATE)
- SUBLEASE EXPIRATION DATE : 7/31/2027

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- MOVE IN READY INDUSTRIAL SPACE IN HUTTO, TEXAS
- NEW CONSTRUCTION (COMPLETED IN JULY 2022) WITH UPGRADED POWER AND NICE FINISHES THROUGHOUT

END CAP SPACE OF BUILDING # 2

- 24 FOOT CLEAR HEIGHT IN THE WAREHOUSE
- 3 DOCK DOORS AND A DRIVE IN RAMP
- OFFICE SPACE IS APPROX. 1,200 SF WHICH INCLUDES A RECEPTION AREA, CONF ROOM, RESTROOMS, KITCHEN AND OPEN AREA

PLENTY OF FREE PARKING AND LARGE REAR TRUCK COURT

- ESFR FIRE SPRINKLER SYSTEM 1,200 AMP/480 VOLT/3 PHASE ELECTRICAL
- TRIPLE FREEPORT EXEMPTION ON QUALIFIED INVENTORIES

