

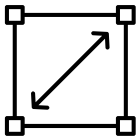
126 GRIST MILL RD

IOS FOR SALE OR LEASE



- Turnkey Contractor Yard
- 7.30 Acres
- 6,950 SF of Warehouses

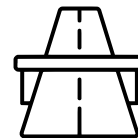
SITE RENDERING & PROPERTY DETAILS



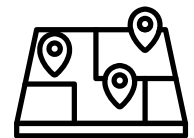
±7.30
ACRES



±6,950 SF
ACROSS 3
WAREHOUSES



3 MAJOR HWYS
WITHIN 9 MILES



±5 MILES
EAST OF I-35

WAREHOUSE DETAILS

BUILDING 1 - ±2,250 SF: 90' x 25' WAREHOUSE with
SEPARATE 900 SF STORAGE SHED

BUILDING 2 - ±2,200 SF: 40' x 55' WAREHOUSE

BUILDING 3 - ±2,500 SF: 50' x 50' PULL-THROUGH WAREHOUSE with
15' OVERHEAD DOORS

LEASE CONFIGURATIONS

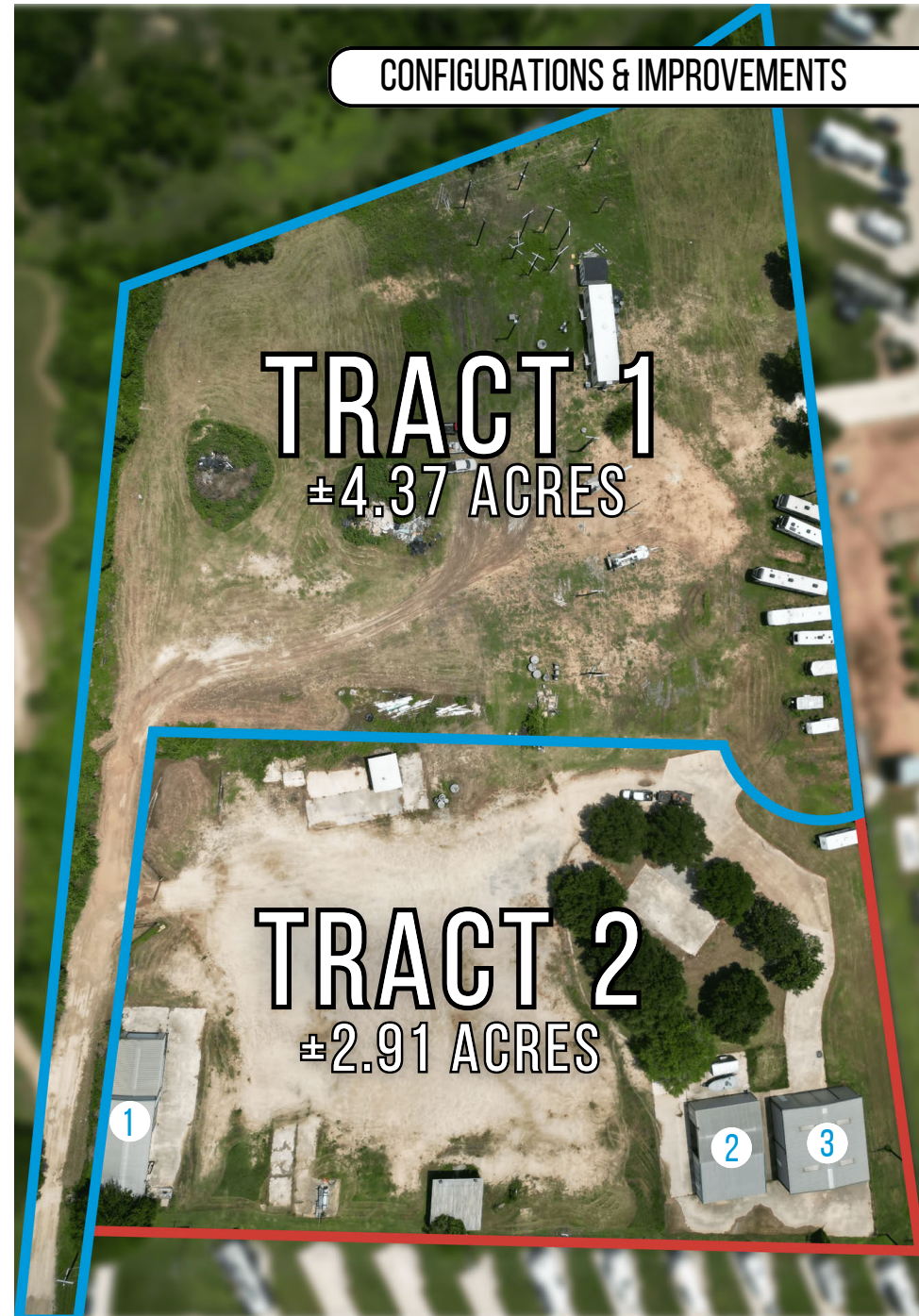
TRACT 1 - ±4.37-ACRES: OUTDOOR STORAGE YARD with
OFFICE TRAILER

TRACT 2 - ±2.93-ACRES: CONTRACTOR YARD with
7,600 SF SHOP/WAREHOUSE

ENTIRE ±7.30-ACRES: FULL SITE and
ALL IMPROVEMENTS

SITE SURVEY

CONTACT BROKER: FOR ADDITIONAL DETAILS and
FULL SITE SURVEY



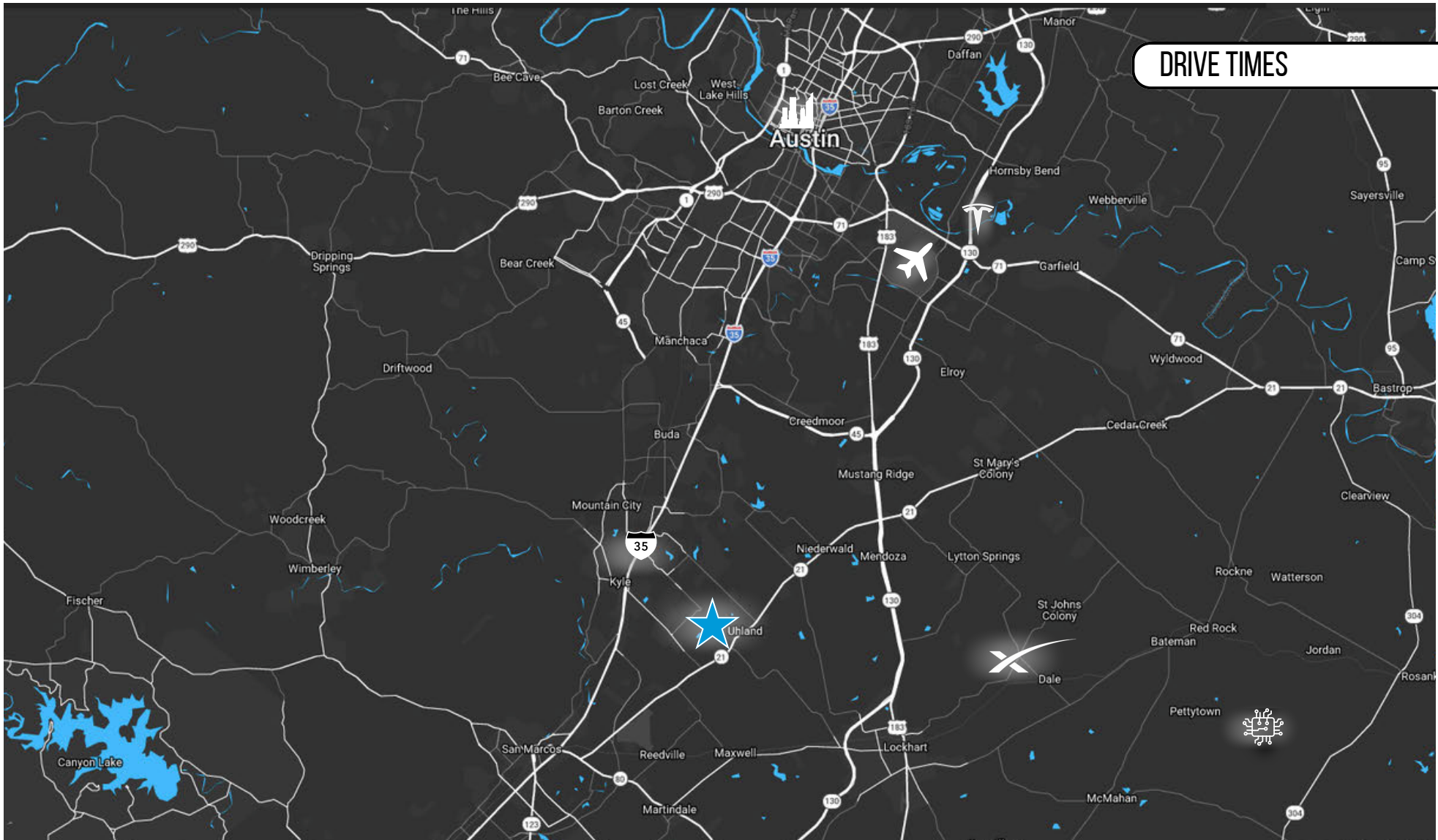
PROPERTY ACCESS



Frontage	Grist Mill Road
Access to SH-21	Immediate access (± 0.2 miles)
Access to IH-35	± 10 min (± 6 miles)
Access to US-183 / SH-130 Toll	± 12 min (± 9 miles)



PROPERTY PHOTOS



DRIVE TIMES

06



MI TO I-35
CORRIDOR

16



MI TO
DOWNTOWN
AUSTIN

17



MI TO
AUSTIN BERGSTROM
INTERNATIONAL
AIRPORT

22



MI TO
TESLA GIGA
FACTORY

30



MI TO
STARLINK -
BASTROP
CAMPUS

