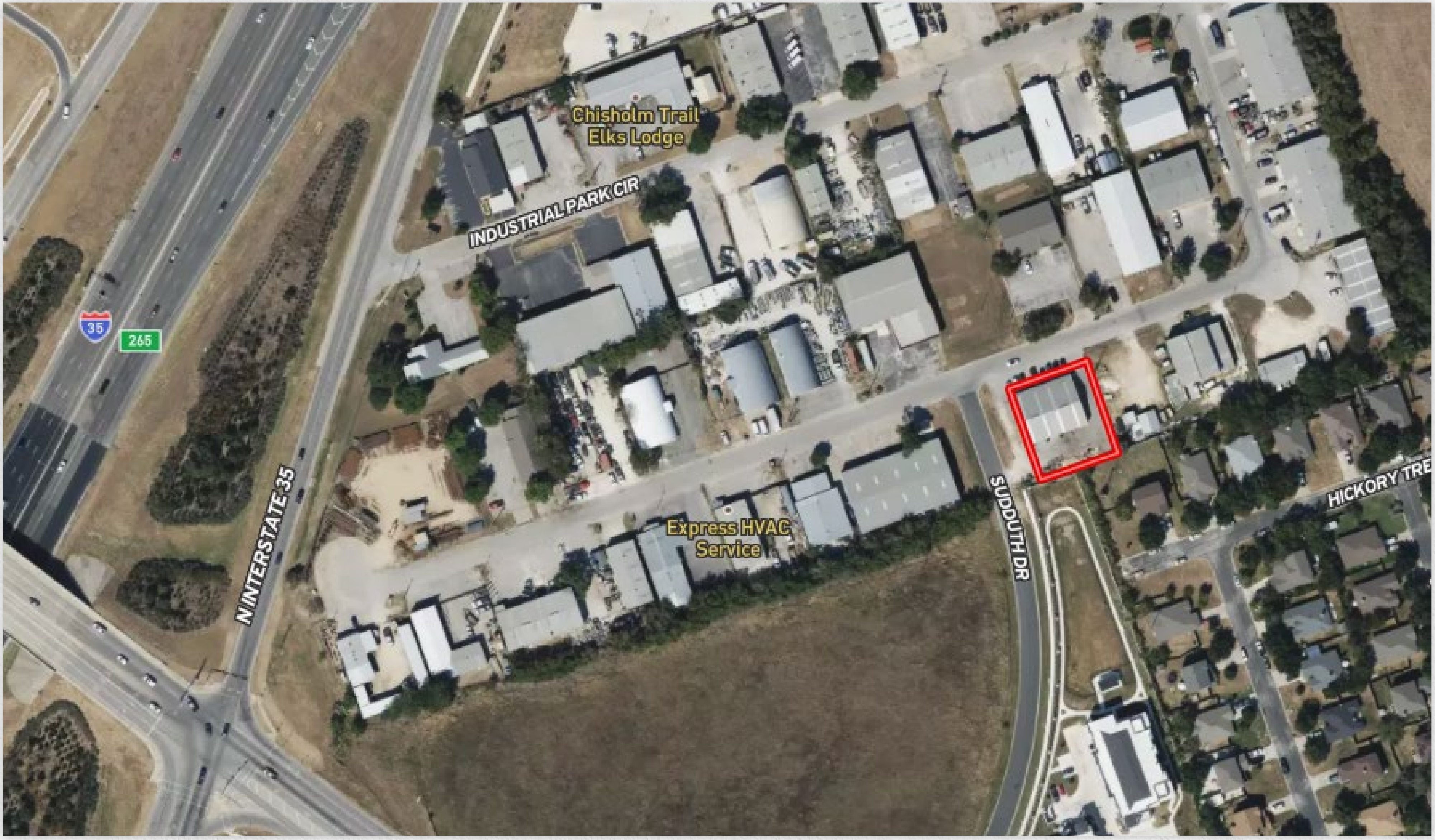
Georgetown Industrial Suites for Lease

40120A Industrial Park Cir, Georgetown, TX 78626

FOR LEASE



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Executive Summary

This flexible-use property is well suited for a variety of small businesses, offering a combination of retail, warehouse/flex, and office space. The property features surface parking, grade-level roll-up doors, 16’ clear heights, and an existing office build-out, providing a functional setup for a range of business and operational needs.

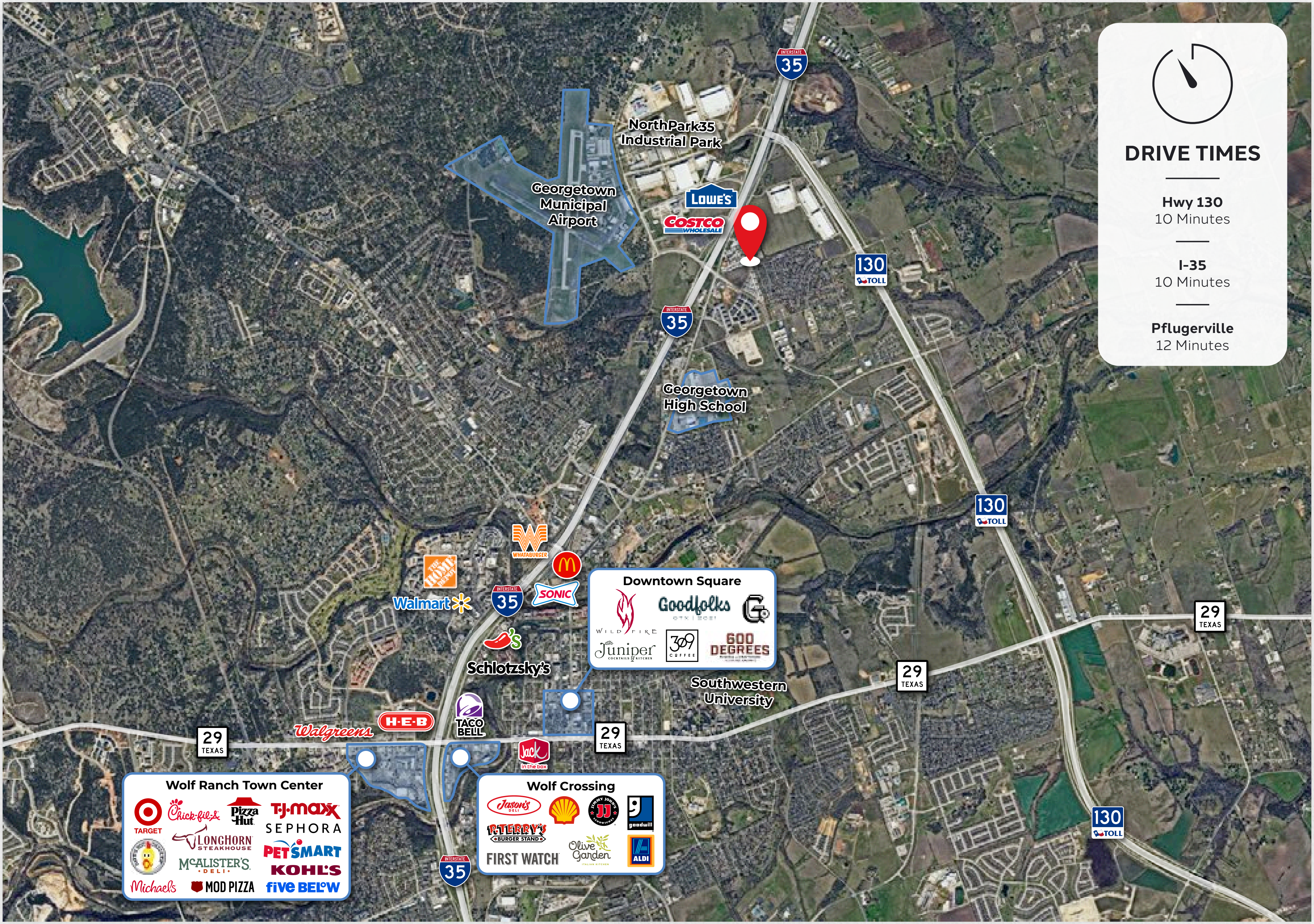
The property offers convenient access to I-35, SH 130, the Inner Loop, and Highway 29. It is also located near Georgetown Executive Airport, Costco, Georgetown High School, Southwestern University, Wolf Ranch Town Center, Lake Georgetown, and the San Gabriel River, providing easy access to major employment, retail, education, and recreational destinations throughout Georgetown.

Highlights

- Immediate Availability
- Grade Level Rollup Doors
- Easy access to I-35 and SH 130
- 16’ Clear Height
- Versatile Uses – Retail / Office / Industrial / Flex
- Newly Renovated

Listing Details

Lease Rate:	Contact for Pricing
Property Type:	Industrial/Flex/Retail
Total Building SF:	4,800 SF
Available Units:	AB, D
Available SF:	1,147 SF (D) 2,402 SF (AB)
Land Area:	0.28 AC
Parking Spots:	10+
Zoning:	General Commercial
Year Built:	1984


DRIVE TIMES
Hwy 130
10 Minutes
I-35
10 Minutes
Pflugerville
12 Minutes
NorthPark35 Industrial Park
Georgetown Municipal Airport
Georgetown High School
Southwestern University
Downtown Square
Wolf Ranch Town Center
Wolf Crossing
35
130
29

Market Overview

GEORGETOWN

Georgetown, Texas, a rapidly growing city just north of Austin, combines small-town charm with modern amenities, making it a prime location for families, retirees, and businesses. The city, known for its historic downtown square and the stunning Blue Hole Park, has seen its population surge past 75,000 residents. Georgetown's strategic location along Interstate 35 places it within easy reach of Austin, while retaining a distinct community identity enriched by cultural events, excellent schools, and recreational opportunities. Its appeal is further enhanced by a focus on sustainability, including its distinction as one of the first cities in Texas to use 100% renewable energy for its municipal needs.

Economy

Georgetown's economy is vibrant and diverse, with key industries including advanced manufacturing, healthcare, life sciences, and professional services. Major employers in the area include Williamson County Government, Georgetown Independent School District, and St. David's Georgetown Hospital, all of which contribute to the city's robust job market. Additionally, its proximity to Austin allows businesses in Georgetown to tap into a labor force of over one million skilled workers. This economic vitality is supported by a pro-business environment, including competitive tax incentives and investment in infrastructure. Recent economic development efforts have attracted both large enterprises and small businesses, fostering a dynamic marketplace that continues to drive growth.

Real Estate

The real estate market in Georgetown reflects the city's broader growth and diversity. On the residential side, the city offers a mix of single-family homes, townhouses, and master-planned communities that cater to a wide range of lifestyles and budgets. The housing market remains moderately competitive, with average home prices around $450,000, marking a steady rise in value.

For commercial real estate, Georgetown boasts over 5.6 million square feet of office, retail, and industrial spaces, ranging from historic properties in the downtown area to modern developments along key transit corridors. Whether for residential buyers or commercial investors, Georgetown's real estate market offers significant opportunities driven by the city's continued expansion and economic strength.

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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.
A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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