

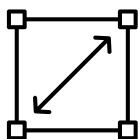
# 126 GRIST MILL RD

IOS FOR LEASE



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

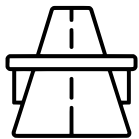
PROPERTY DETAILS



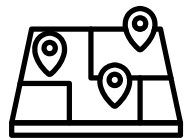
**±7.30**  
ACRES



**±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

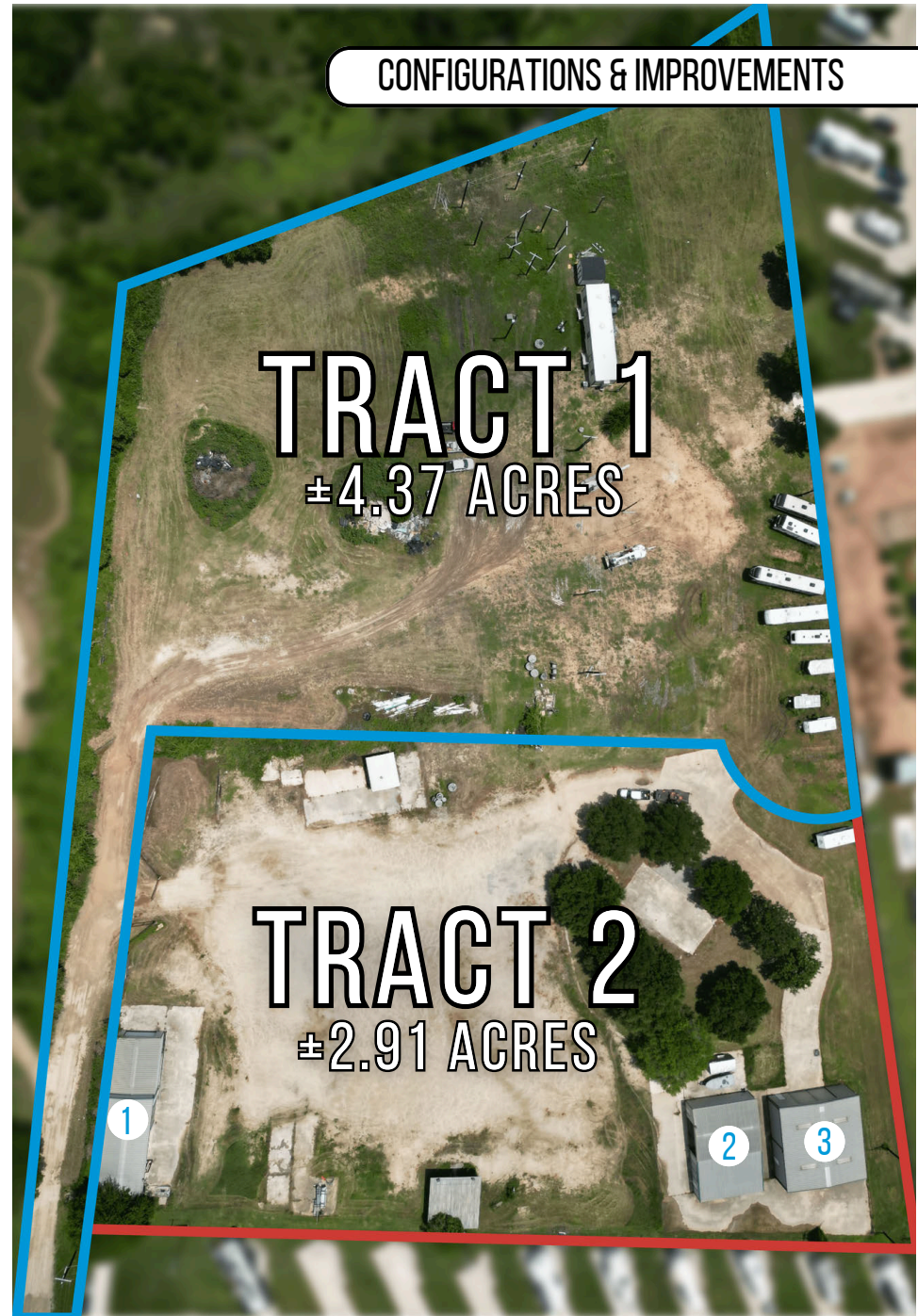
**TRACT 1 - ±4.37-ACRES:** OUTDOOR STORAGE YARD with  
OFFICE TRAILER

**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



CONFIGURATIONS & IMPROVEMENTS

**TRACT 1**  
±4.37 ACRES

**TRACT 2**  
±2.91 ACRES

1

2

3

PROPERTY ACCESS



- - - - - INGRESS  
- - - - - EGRESS

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



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