

**INDUSTRIAL PROPERTY FOR LEASE**



# 12955 Wright Road

20,000 SF Warehouse - Creedmoor, TX 78610

Lease Rate: \$10.00 PSF NNN



**Jenny Wang | JNJ Real Estate Investment LLC**  
**512.592.0280 | [jenny.wang@jnjrealestate.com](mailto:jenny.wang@jnjrealestate.com)**

## INDUSTRIAL PROPERTY FOR LEASE



# 12955 Wright Road

20,000 SF Warehouse - Creedmoor , TX 78610

## PROPERTY SUMMARY



Property Information	Description
Building Size	±20,000 SF
Office Area	±1,500 SF
Site Area	±1.855 Acres
Clear Height	18'-22'
Power	400 Amp, 3-Phase
Loading	Dock-High & Grade-Level Loading
Year Built	2021
Lease Rate	\$10.00 PSF NNN
Estimated NNN Expenses	\$4.95 PSF
Preferred Lease Term	3+ Years
Annual Escalation	3%

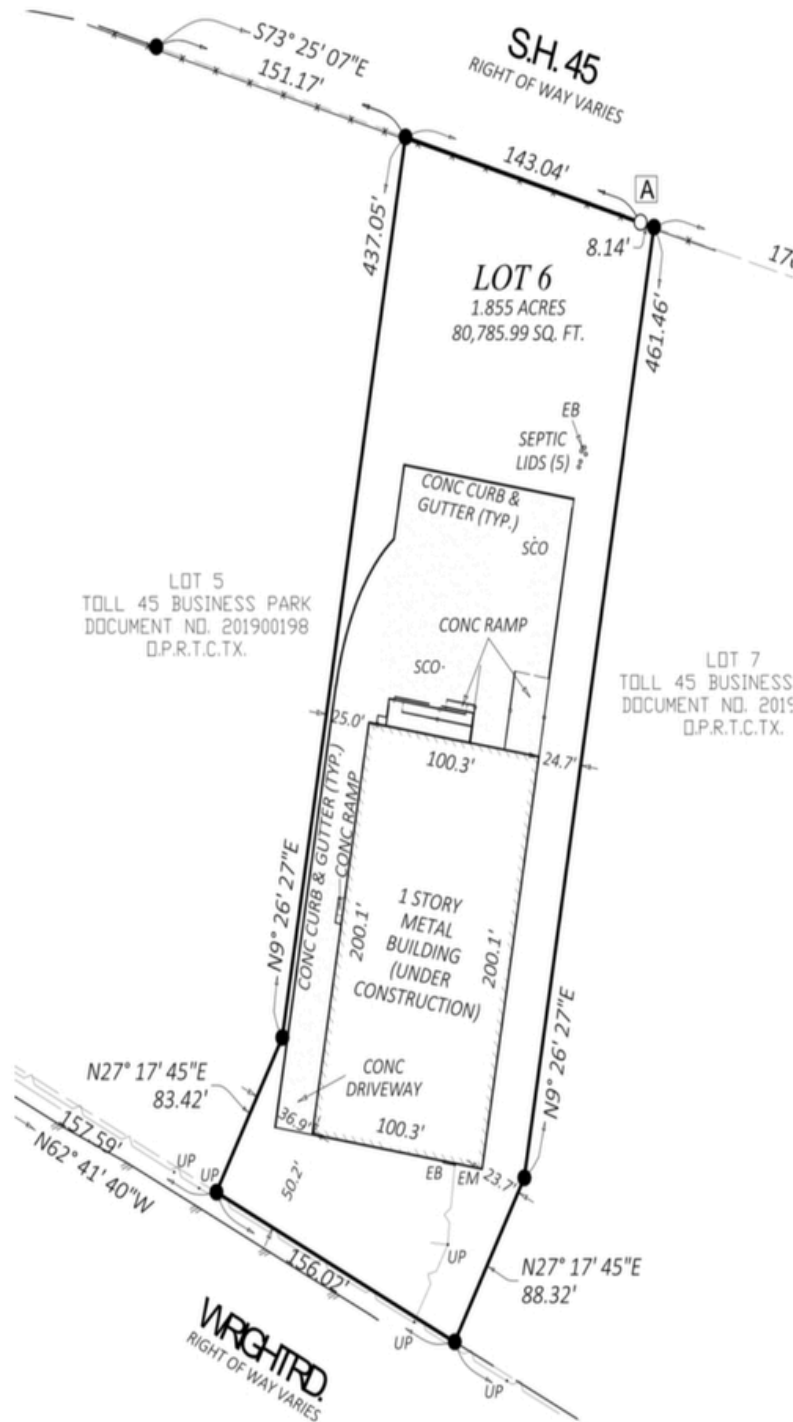
**The property offers excellent access from Wright Road with visibility from SH-45. Conveniently located near IH-35 and SH-45, the site provides efficient access throughout the Austin metropolitan area, including Tesla Gigafactory, Circuit of the Americas (COTA), and Austin-Bergstrom International Airport.**

**Jenny Wang | JNJ Real Estate Investment LLC  
512.592.0280 | jenny.wang@jnjrealestate.com**

# 12955 Wright Road

20,000 SF Warehouse - Creedmoor, TX 78610

## SURVEY





## INDUSTRIAL PROPERTY FOR LEASE



# 12955 Wright Road

20,000 SF Warehouse - Creedmoor , TX 78610

## *IDEAL USES*



- ✓ Warehousing
- ✓ Distribution
- ✓ Manufacturing
- ✓ Service Industrial
- ✓ Construction & Equipment Operations
- ✓ Logistics & Last-Mile Distribution

**The property's flexible warehouse layout, ample power capacity, dock-high and grade-level loading, and strategic Southeast Austin location make it suitable for a wide range of industrial and logistics users.**

**Jenny Wang | JNJ Real Estate Investment LLC  
512.592.0280 | [jenny.wang@jnjrealestate.com](mailto:jenny.wang@jnjrealestate.com)**

**INDUSTRIAL PROPERTY FOR LEASE**



# 12955 Wright Road

20,000 SF Warehouse - Creedmoor, TX 78610

## *Exterior PHOTOS*



**Jenny Wang | JNJ Real Estate Investment LLC  
512.592.0280 | [jenny.wang@jnjrealestate.com](mailto:jenny.wang@jnjrealestate.com)**

**INDUSTRIAL PROPERTY FOR LEASE**



# 12955 Wright Road

20,000 SF Warehouse - Creedmoor, TX 78610

## *Interior/Office PHOTOS*



**Jenny Wang | JNJ Real Estate Investment LLC**  
**512.592.0280 | [jenny.wang@jnjrealestate.com](mailto:jenny.wang@jnjrealestate.com)**

**INDUSTRIAL PROPERTY FOR LEASE**



# 12955 Wright Road

20,000 SF Warehouse - Creedmoor , TX 78610

***STRATEGIC INDUSTRIAL LOCATION***



## **Location Advantages**

- ✓ Visibility from SH-45
- ✓ Immediate Access to SH-45
- ✓ Approximately 5 Minutes to IH-35
- ✓ Approximately 10 Minutes to Tesla Gigafactory
- ✓ Approximately 20 Minutes to Austin-Bergstrom International Airport
- ✓ Located Within Southeast Austin Growth Corridor

**Jenny Wang | JNJ Real Estate Investment LLC**  
**512.592.0280 | [jenny.wang@jnjrealestate.com](mailto:jenny.wang@jnjrealestate.com)**