

Warehouse / Light Industrial For Lease

200 N Bagdad Road



3,000–7,620 SF AVAILABLE
Individually or Combined



Philip Salem
philip@midwayrealtytx.com
512-574-5025

Property Details

200 N Bagdad Rd, Leander, TX 78641

Property Type	Warehouse / Light Industrial
Space Available	Unit 2: $\pm 3,000$ SF • Unit 3: $\pm 4,620$ SF
Max Contiguous	$\pm 7,620$ SF
Lease Rate	\$13.50/SF/YR + NNN
Clear Height	16'
Loading	Grade-level overhead doors
Sprinklers	Wet-pipe system • monitored fire alarm
Building Size	15,000 SF (4 units)
Year Built	1984
Construction	Metal, steel frame
Lot Size	± 0.86 AC
Zoning	LI - Light Industrial (City of Leander)
Utilities	Electric: Pedernales Electric • Water: City of Leander
Parking	On-site surface parking



Philip Salem
philip@midwayrealtytx.com
512-574-5025

The Space

200 N Bagdad Rd, Leander, TX 78641

Two contiguous warehouse units totaling **±7,620 SF** in a 15,000 SF steel-frame building with direct **Bagdad Road frontage** in central Leander, available individually or combined.

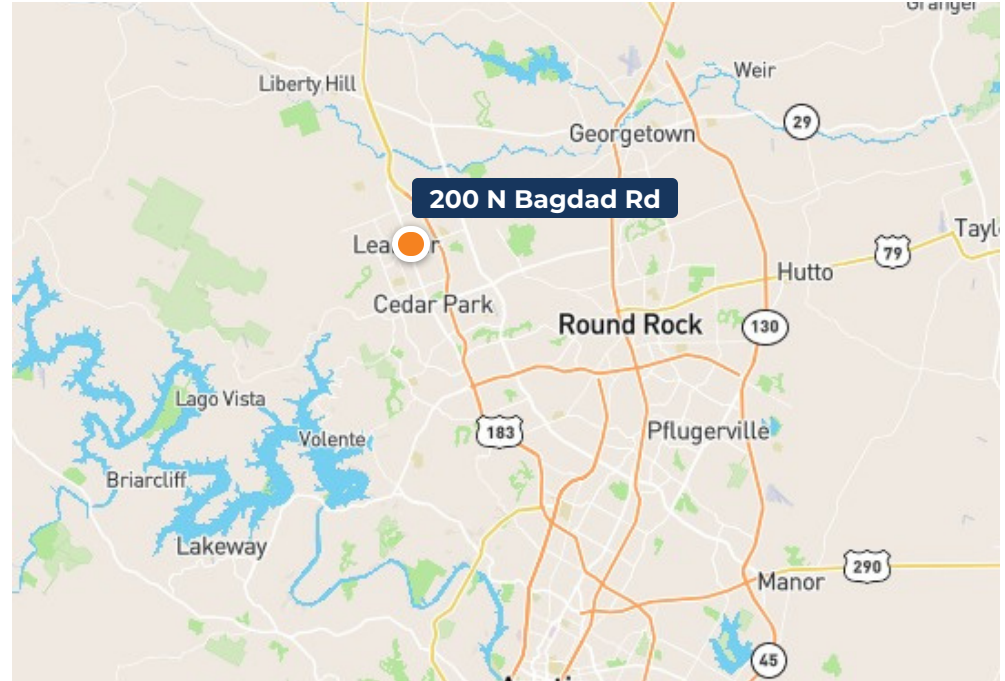
16' clear height, grade-level loading, and **full sprinkler coverage** with a monitored fire alarm. Unit 3 includes a finished **office area, break room, and restroom**; Unit 2 is open warehouse.

Light Industrial zoning allows a range of warehouse, distribution, and light manufacturing uses.

Minutes from **US 183 and the 183A Toll Road** in one of the fastest-growing cities in Texas.

Contact us to request a proposal or schedule a tour.

Unit	Size	Description
Unit 2	±3,000 SF	Open warehouse, grade-level loading
Unit 3	±4,620 SF	Warehouse with office, break room, and restroom
Combined	±7,620 SF	Units 2 & 3 combined, contiguous



Philip Salem

philip@midwayrealtytx.com
512-574-5025