



# For Lease

## 11,500 SF Available Now



Average: 2 Acres



Total SF: 11,500 SF  
Main Warehouse: 8,500 SF  
Back Shop: 1,500 SF  
Tint Shop: 1,500 SF



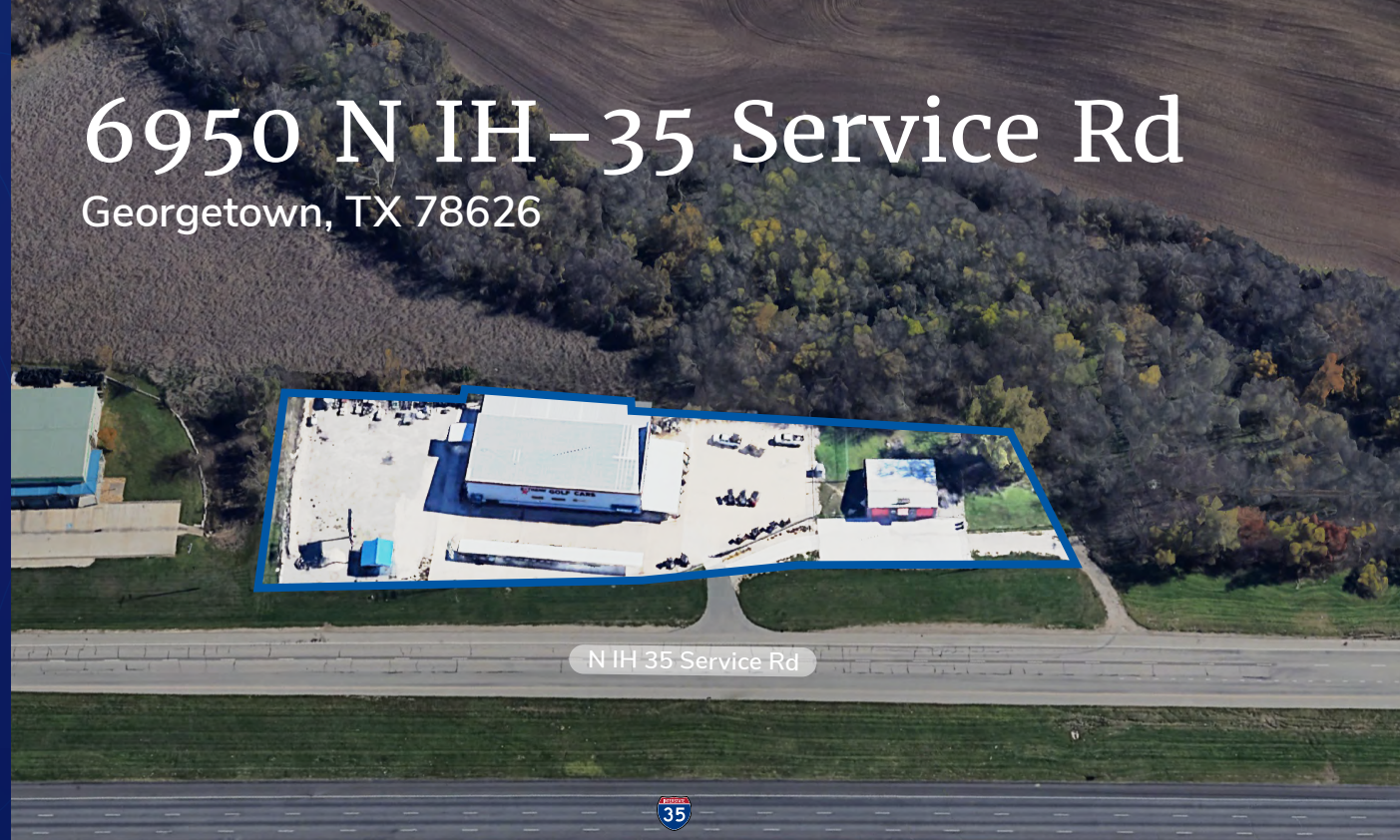
Clear Height: 16'-20'  
High Amperage / 3-Phase Power  
Fully Climate Controlled Warehouse/Office



Lease Rate:  
Contact Broker

# 6950 N IH-35 Service Rd

Georgetown, TX 78626



## Georgetown Flex Office / Industrial with Yard & I-35 Frontage

Located in the rapidly growing Georgetown corridor, 6950 I-35 offers a highly functional and versatile opportunity well-suited for a wide range of office, service, and industrial users. The property benefits from direct frontage along I-35, delivering exceptional visibility and immediate regional access. The site supports a flexible mix of office and operational use, with ample parking and yard area that allows for efficient circulation, equipment staging, and adaptable configurations. Its layout is ideal for users seeking a combination of professional presence and practical functionality.

Positioned within one of Central Texas' fastest-growing submarkets, the property is surrounded by expanding residential development, national retailers, and a labor base. With seamless connectivity to Round Rock, Austin, and the broader I-35 corridor, this location offers both accessibility and long-term growth potential, making it an ideal fit for a wide variety of users.

**Please contact us for additional information or to schedule a tour:**

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Location

## CONVENIENT GEORGETOWN CONNECTIVITY

6950 I-35 is strategically located in Georgetown with direct frontage along Interstate 35, offering excellent visibility and seamless connectivity to the greater Central Texas region. The property provides convenient access to Austin just to the south, as well as Round Rock and Temple to the north.

Surrounded by a mix of growing residential communities, national retailers, and expanding commercial development, the location benefits from strong population growth and ongoing economic expansion in the Georgetown submarket. Its proximity to major thoroughfares and regional hubs makes it well-suited for both office and operational users seeking accessibility, visibility, and long-term growth potential.

-  **I-35** · Immediate Access · 1 Min
-  **ROCK ROUND** · 10 Miles · 12 Mins
-  **TAYLOR** · 20 Miles · 25 Mins
-  **AUSTIN** · 30 Miles · 30 Mins
-  **TEMPLE** · 35 Miles · 35 Mins
-  **ABIA AIRPORT** · 40 Miles · 40 Mins



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Aerial View



3 | 11,500 SF INDUSTRIAL OUTDOOR STORAGE SITE NOW AVAILABLE





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**STREAM**