

FOR LEASE

170 BAKER LN, LEANDER, TX 78641



1.72-Acre I.O.S Site

ABOUT THE PROPERTY:

170 Baker Lane is a 5,600 SF industrial outside storage facility situated on 1.72-acres in the Williamson County submarket. Tenants benefit from a fenced and gated outside storage site, grade-level loading, and 2,000 SF of office space. It is conveniently situated near Hwy 183 and prominent national retailers. Additional landlord improvements are available.

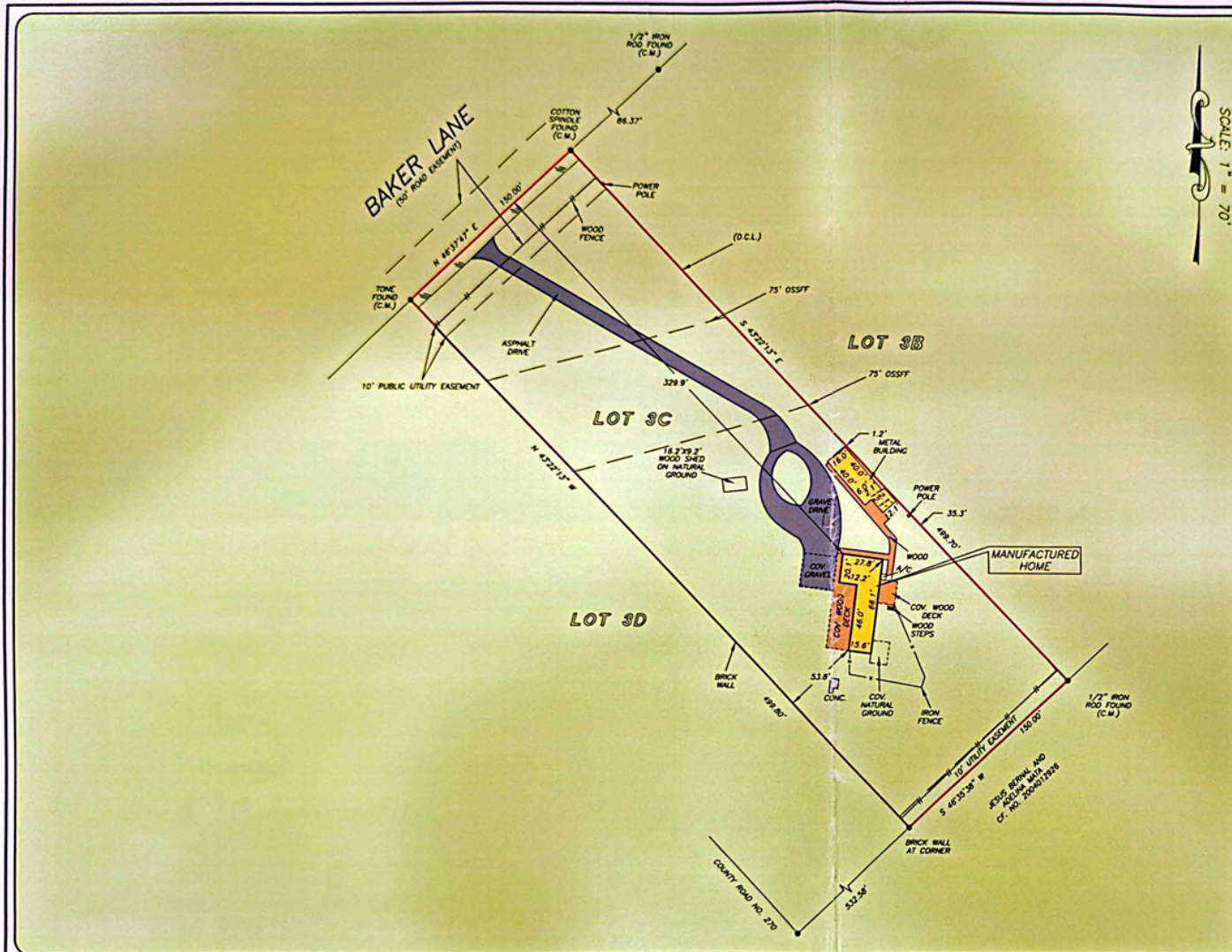
FEATURES:

- 5,600 SF industrial outside storage space (2,000 SF office incl.)
- 1.72-acre fenced and gated site
- Three (3) grade-level doors
- ETJ zoning
- 3-phase power (208V)
- Quick access to Hwy 183
- Add'l landlord improvements available

PROPERTY HIGHLIGHTS



SURVEY



GF NO. T-136215 TEXAS NATIONAL TITLE
ADDRESS: 170 BAKER LANE
LEANDER, TEXAS 78641
BORROWER:

LOT 3-C RESUBDIVISION OF LOT 3 SOUTH SAN GABRIEL RANCHES

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET L, SLIDE 313, PLAT RECORDS
WILLIAMSON COUNTY, TEXAS

NOTE: A ELECTRIC/TELEPHONE TRANSMISSION AND/OR DISTRIBUTION
LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC.
PER VOL. 516, PG. 416 AND VOL. 518, PG. 545.
NOTE: ROADWAY EASEMENT PER VOL. 577, PG. 134.
NOTE: PEDERNALES UTILITY EASEMENT PER DOC. NO. 2020013058.
NOTE: BOUNDARY LINE AGREEMENT PER VOL. 682, PG. 715.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48491C 0455 F
MAP REVISION: 12/20/2019
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: CAB. L, SLIDE 313, W.C.P.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 542020-02619
OCTOBER 28, 2020



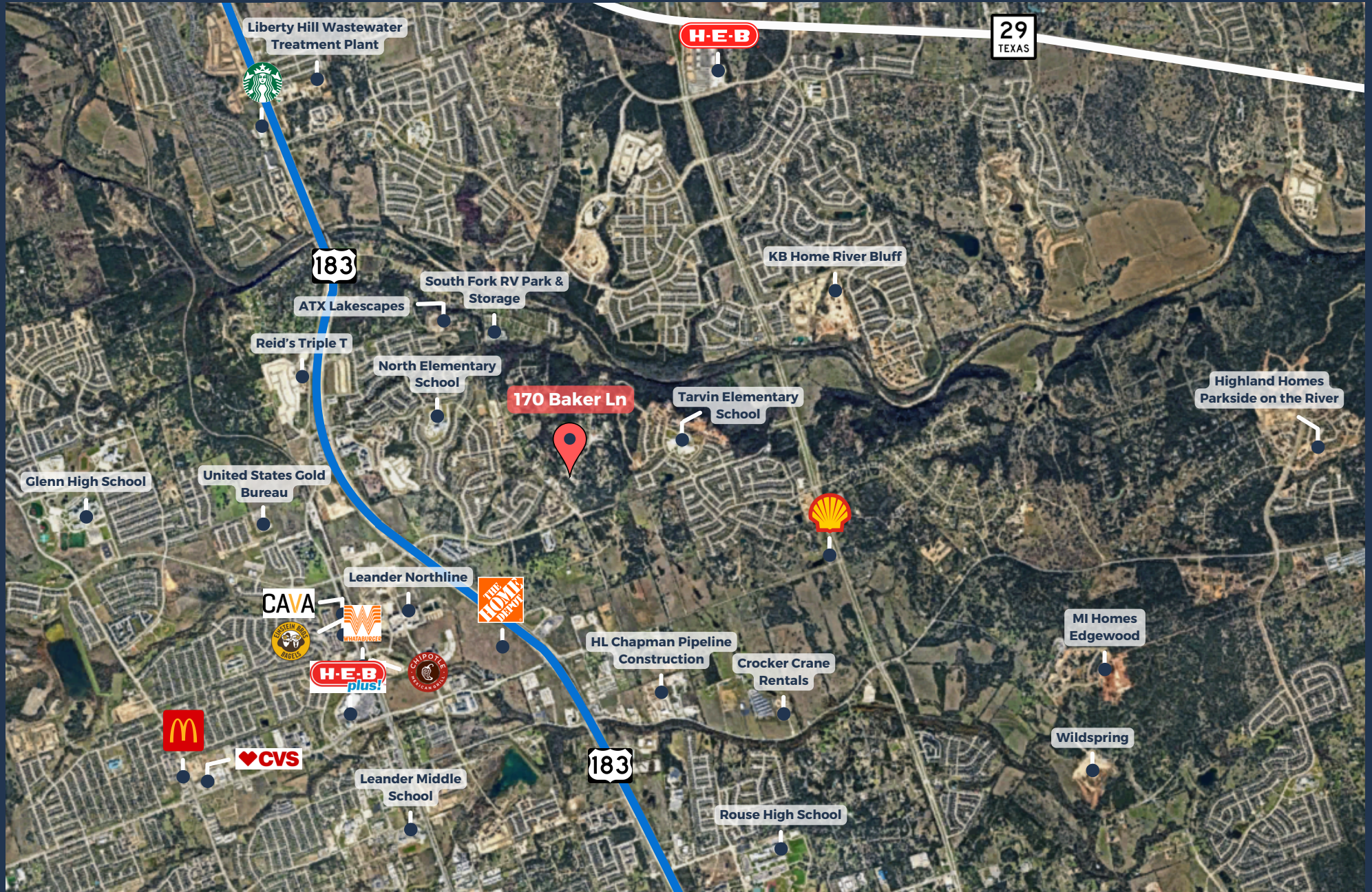
TEXAS NATIONAL TITLE
STACEY JOHNSON
512-381-9910



PRECISION
surveyors

1-800-LANDSURVEY
WWW.PRECISIONSURVEYORS.COM
281-496-1586 FAX 281-496-1867 210-829-4341 FAX 210-829-1555
800 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77059 5119 NE LOOP #10 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

AREA DETAILS & OVERVIEW





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