

HERO WAY WEST



LEANDER, TEXAS



DELIVERING Q3 2024

227,200 SF

THREE CLASS A LIGHT INDUSTRIAL BUILDINGS

202,700 SF AVAILABLE FOR LEASE

OFFICE/WAREHOUSE/SHOWROOM

CONTACT INFORMATION



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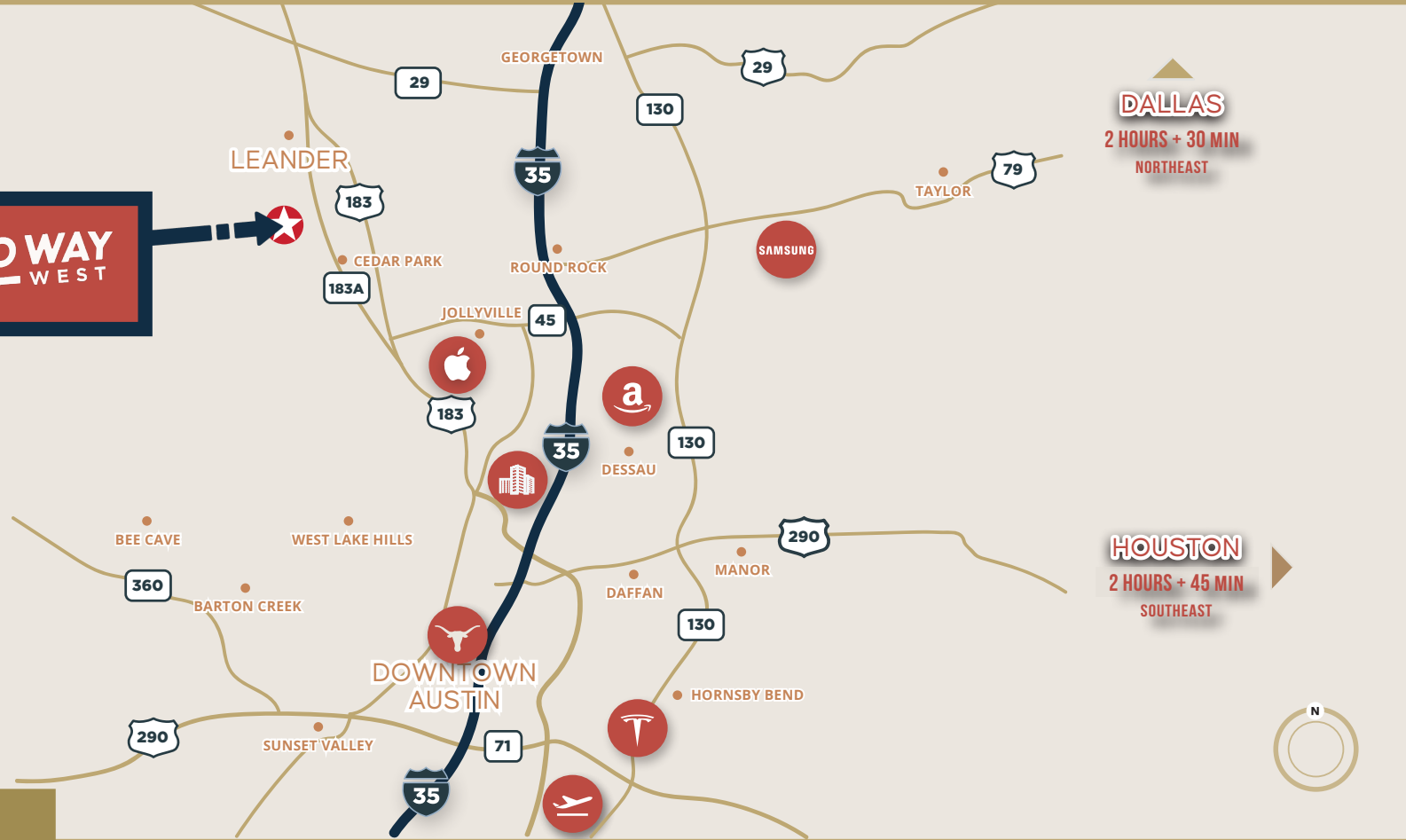
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Nash.Frisbie@transwestern.com

DEVELOPED BY:





LOCATION MAPS



University of Texas at Austin
30 min | 25 mi



Downtown Austin
30 min | 25 mi



Apple Campus
25 min | 15 mi



Austin-Bergstrum International Airport
35 min | 35 mi



Tesla Giga Factory
45 min | 40 mi



Amazon Fulfillment Center
25 min | 20 mi



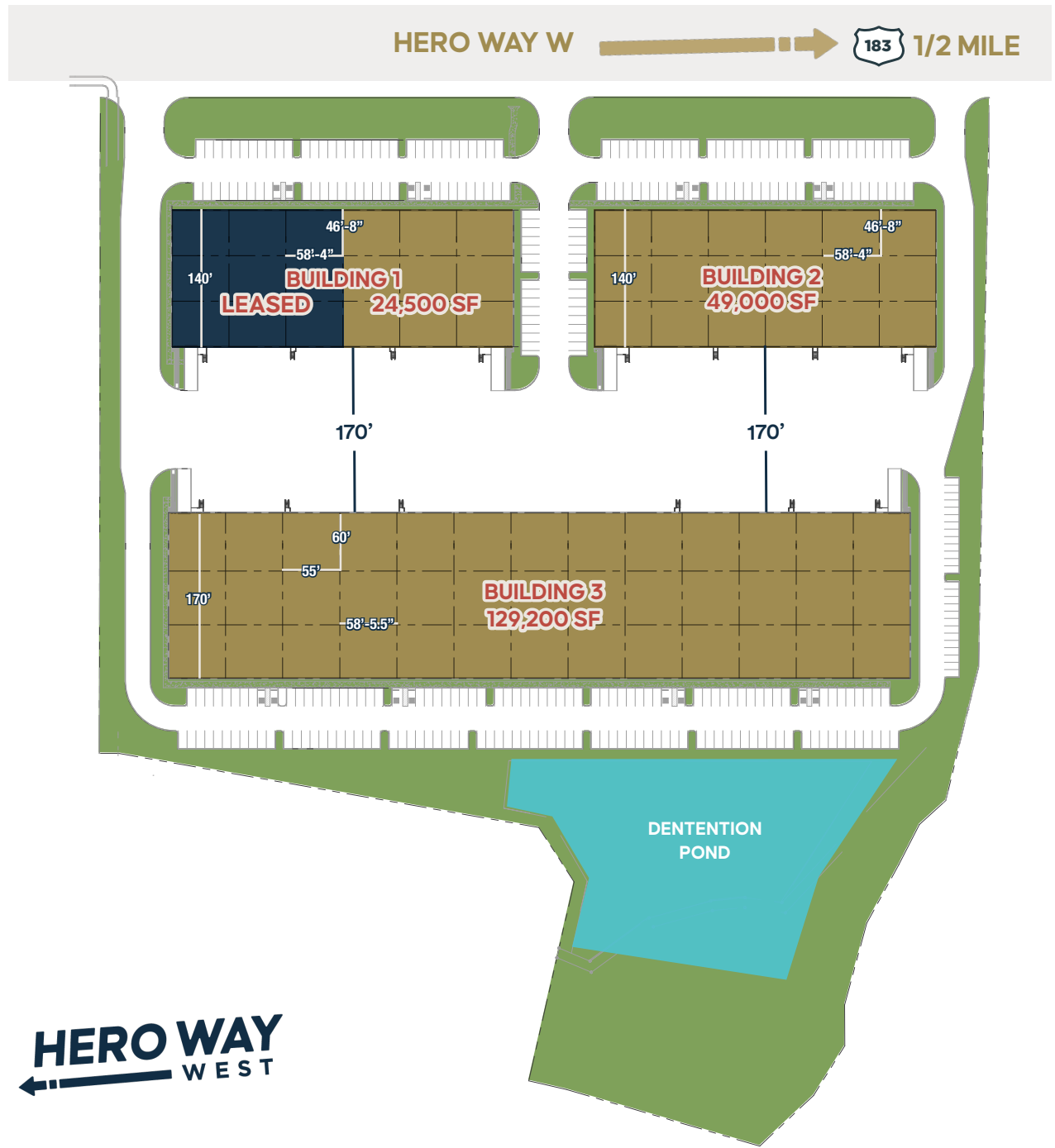
Domain
25 min | 20 mi



Samsung
35 min | 25 mi



THE SITE PLAN



BUILDING ONE

- 24,500 SF Remaining
- ESFR
- 5 Dock High Doors
- (1) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 41 Parking Spaces
- 140' Deep



BUILDING TWO

- 49,000 SF
- ESFR
- 10 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 91 Parking Spaces
- 140' Deep

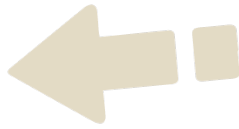


BUILDING THREE

- 129,200 SF
- ESFR
- 22 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 172 Parking Spaces
- 170' Deep



BUILDING SPECS



28' Clear Height



41 Parking Spaces



5 Dock High Doors



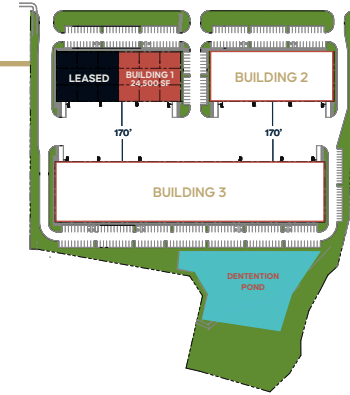
1 Ramp with Oversized Doors



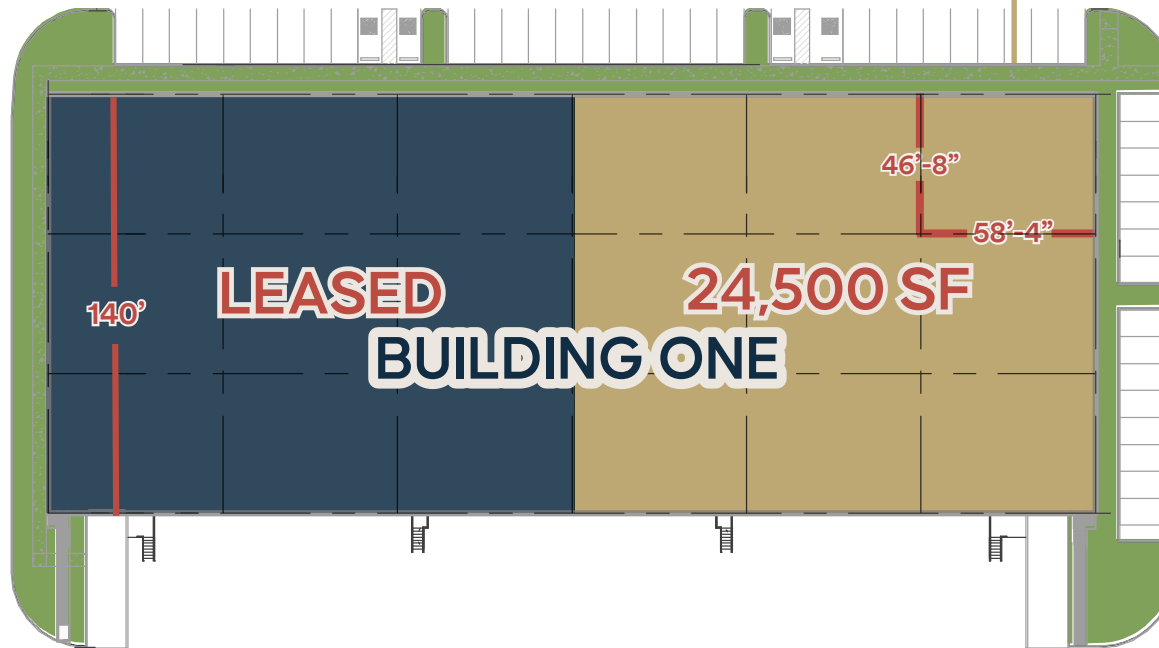
170' Truck Court Depth



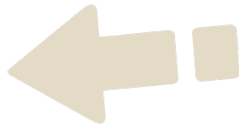
ESFR Fire Sprinkler



ABILITY TO ACCOMMODATE 8,167 SF USERS



BUILDING SPECS



28' Clear Height



91 Parking Spaces



10 Dock High Doors



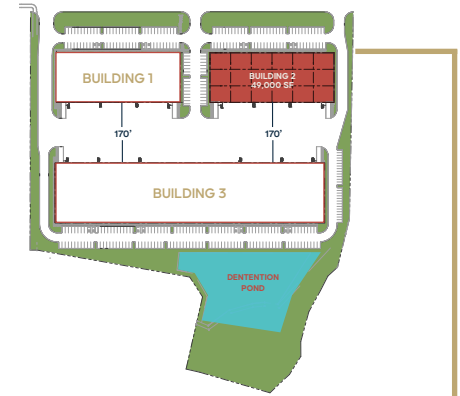
2 Ramps with Oversized Doors



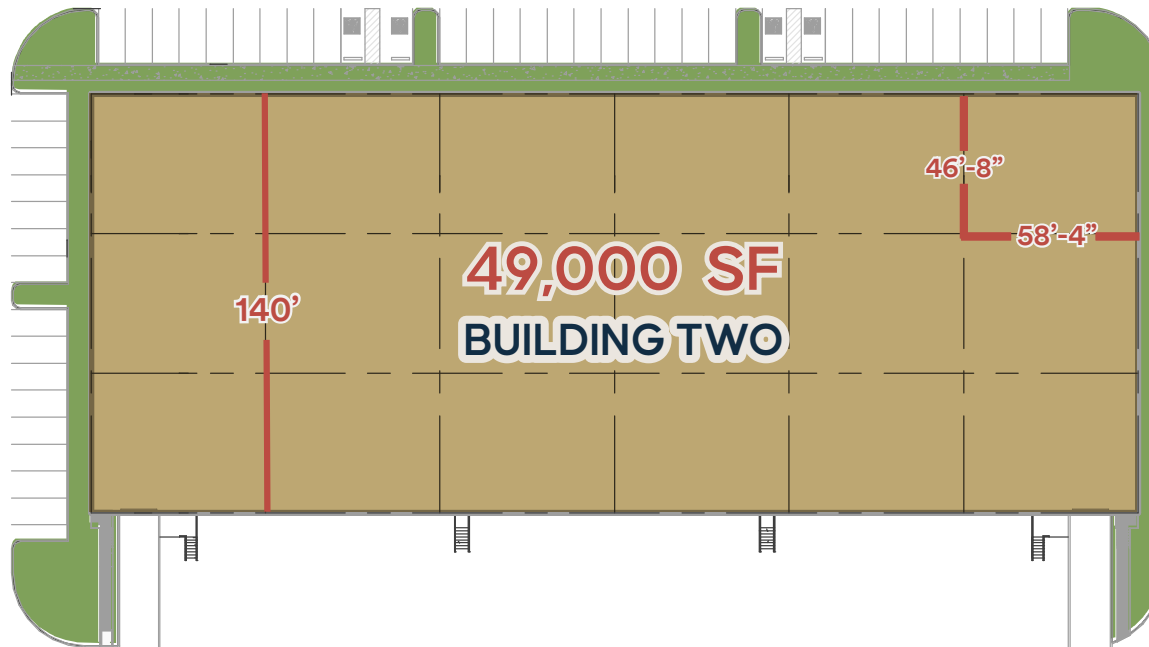
170' Truck Court Depth



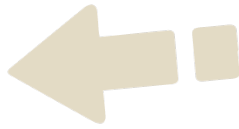
ESFR Fire Sprinkler



ABILITY TO ACCOMMODATE 8,167 SF USERS



BUILDING SPECS



28' Clear Height



172 Parking Spaces



22 Dock High



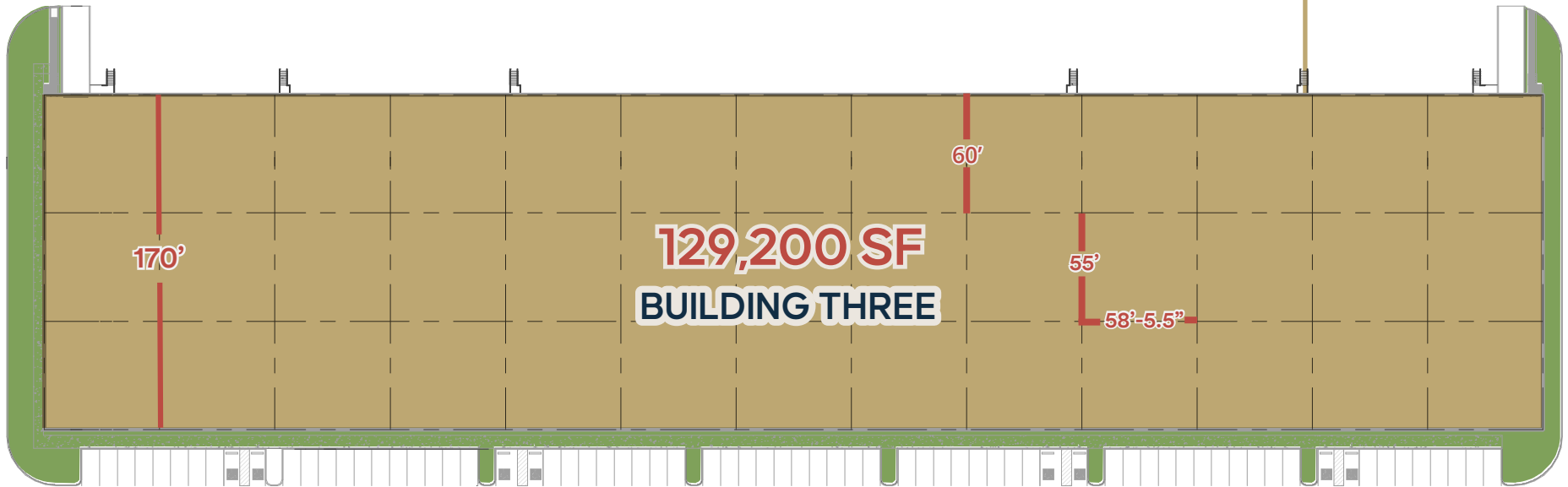
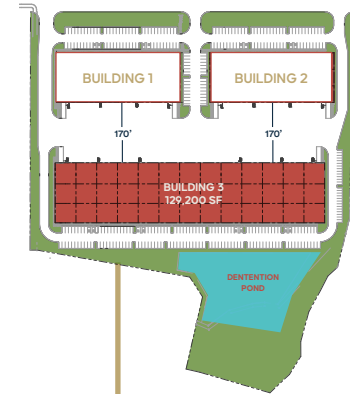
2 Ramps with Oversized Doors



170' Shared Court Truck Depth



ESFR Fire Sprinkler



FLOOR PLAN

CONTACT INFORMATION
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DEVELOPED BY:
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