

HERO WAY WEST

LEANDER, TEXAS

11561 HERO WAY W
LEANDER, TX 78641



DELIVERING Q4 2024

229,977 SF

THREE CLASS A LIGHT INDUSTRIAL BUILDINGS

204,966 SF AVAILABLE FOR LEASE

OFFICE/WAREHOUSE/SHOWROOM

CONTACT INFORMATION



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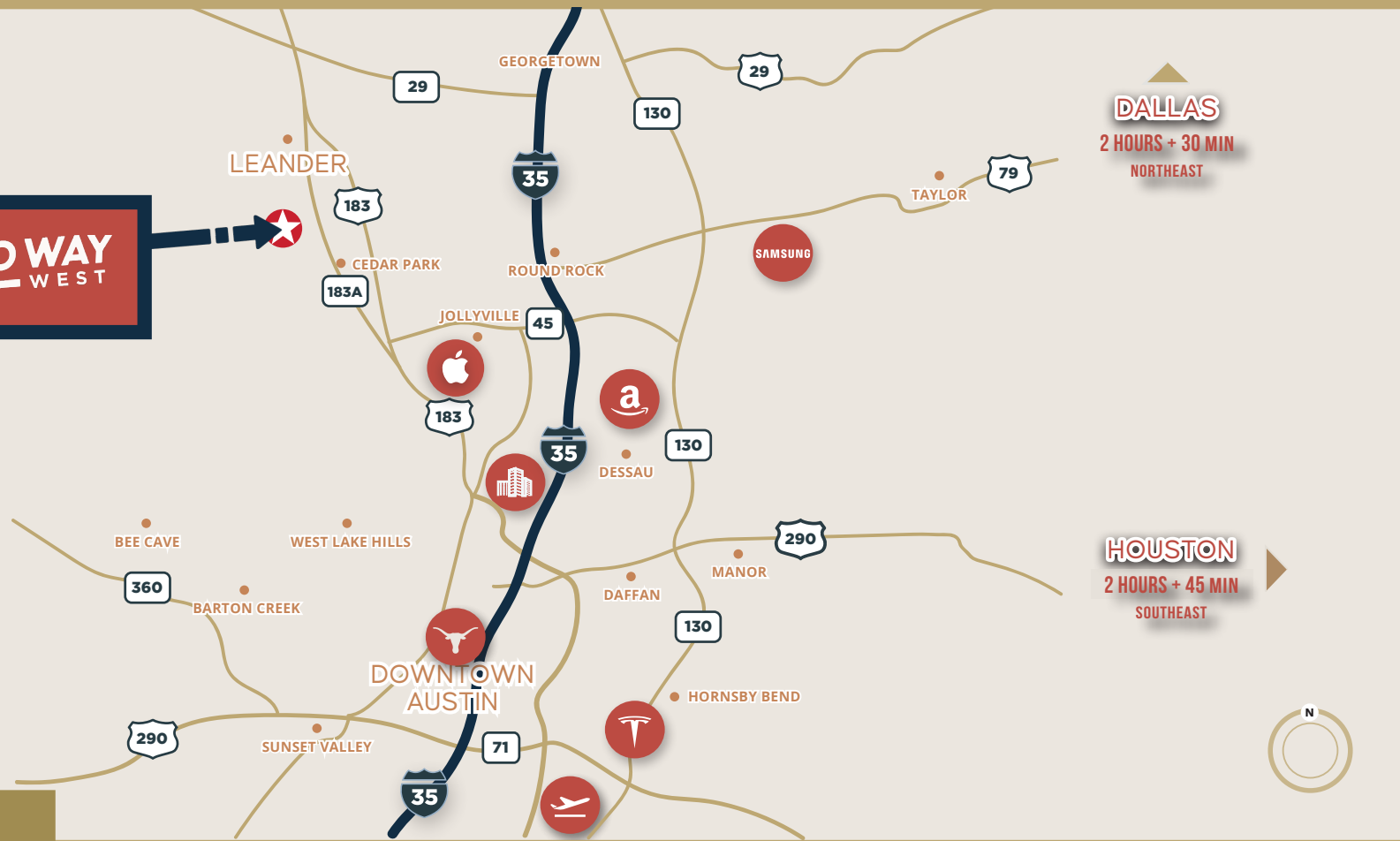
Nash Frisbie

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Nash.Frisbie@transwestern.com

DEVELOPED BY:












SAN ANTONIO
1 HOUR + 40 MIN
SOUTHWEST

DALLAS
2 HOURS + 30 MIN
NORTHEAST

HOUSTON
2 HOURS + 45 MIN
SOUTHWEST

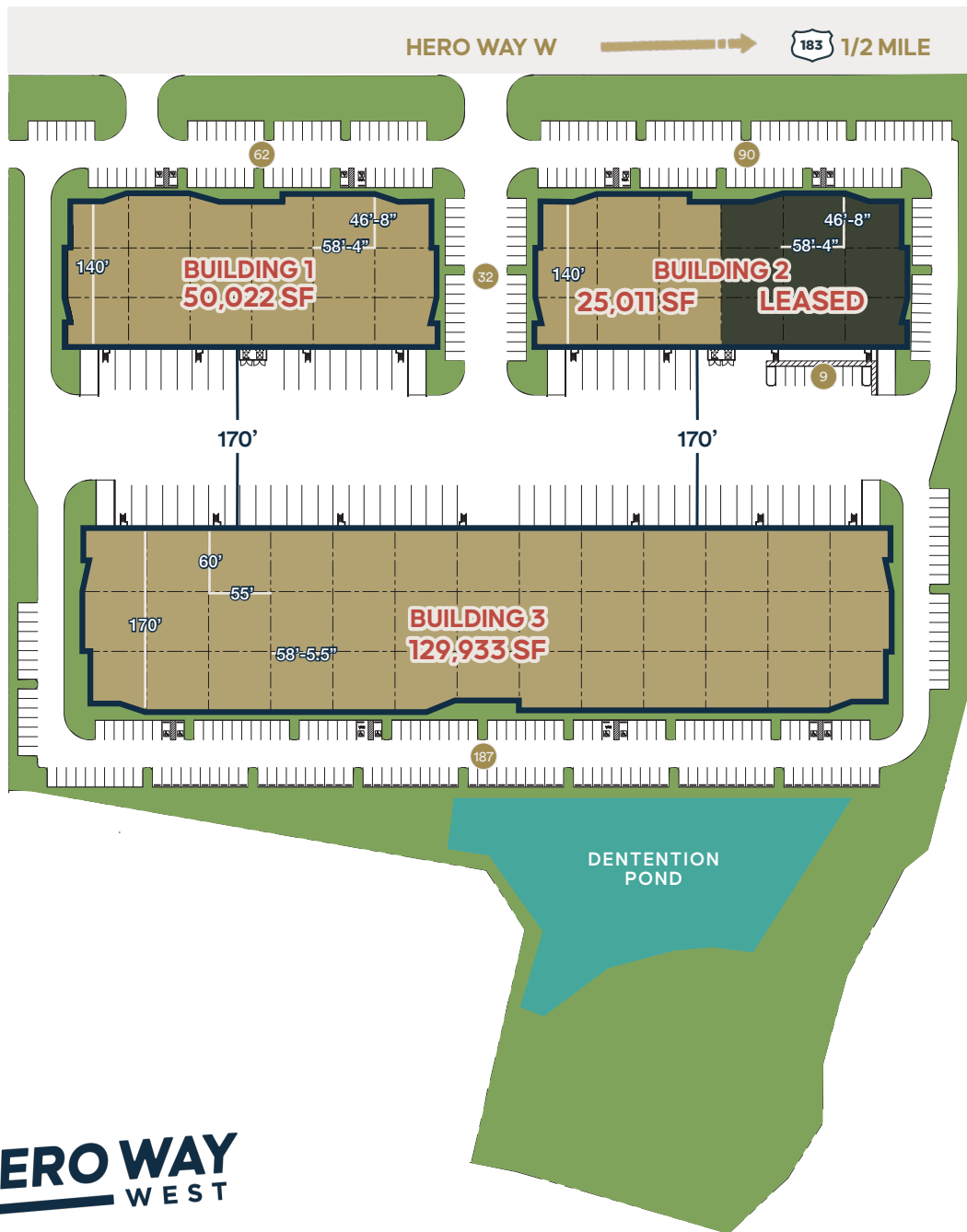
LOCATION MAPS

-  **University of Texas at Austin**
30 min | 25 mi
-  **Apple Campus**
25 min | 15 mi
-  **Tesla Giga Factory**
45 min | 40 mi
-  **Domain**
25 min | 20 mi

-  **Downtown Austin**
30 min | 25 mi
-  **Austin-Bergstrum International Airport**
35 min | 35 mi
-  **Amazon Fulfillment Center**
25 min | 20 mi
-  **Samsung**
35 min | 25 mi



THE SITE PLAN



BUILDING ONE

- 50,022 SF Remaining
- ESFR
- 10 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 76 Parking Spaces
- 140' Building Depth
- 170' Shared Truck Court Depth

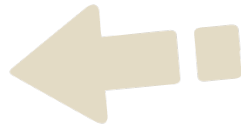
BUILDING TWO

- 25,011 SF Remaining
- ESFR
- 5 Dock High Doors
- (1) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 81 Parking Spaces
- 140' Building Depth
- 170' Shared Truck Court Depth

BUILDING THREE

- 129,933 SF
- ESFR
- 22 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 187 Parking Spaces
- 170' Building Depth
- 170' Shared Truck Court Depth

BUILDING SPECS



Building 1



28' Clear Height



78 Parking Spaces



10 Dock High Doors



2 Ramps with Oversized Doors



140' Building Depth

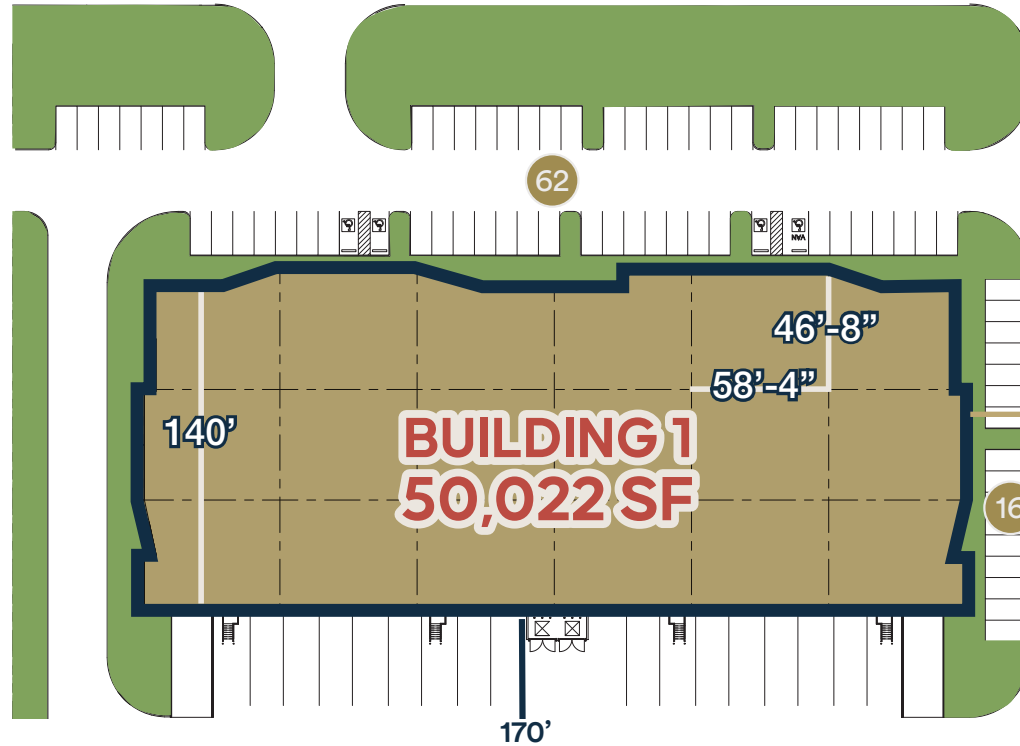
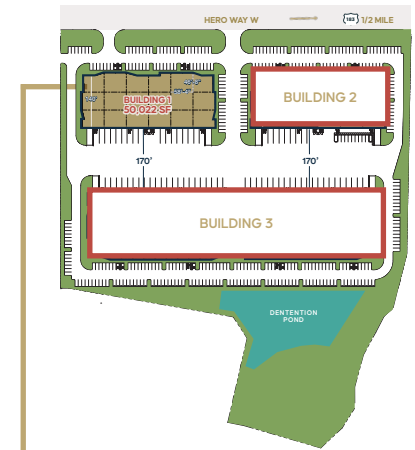


170' Shared Truck Court Depth

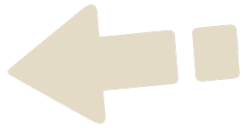


ESFR Fire Sprinkler

ABILITY TO ACCOMMODATE 8,167 SF USERS



BUILDING SPECS



Building 2



28' Clear Height



81 Parking Spaces



5 Dock High Doors



1 Ramp with Oversized Doors



140' Building Depth

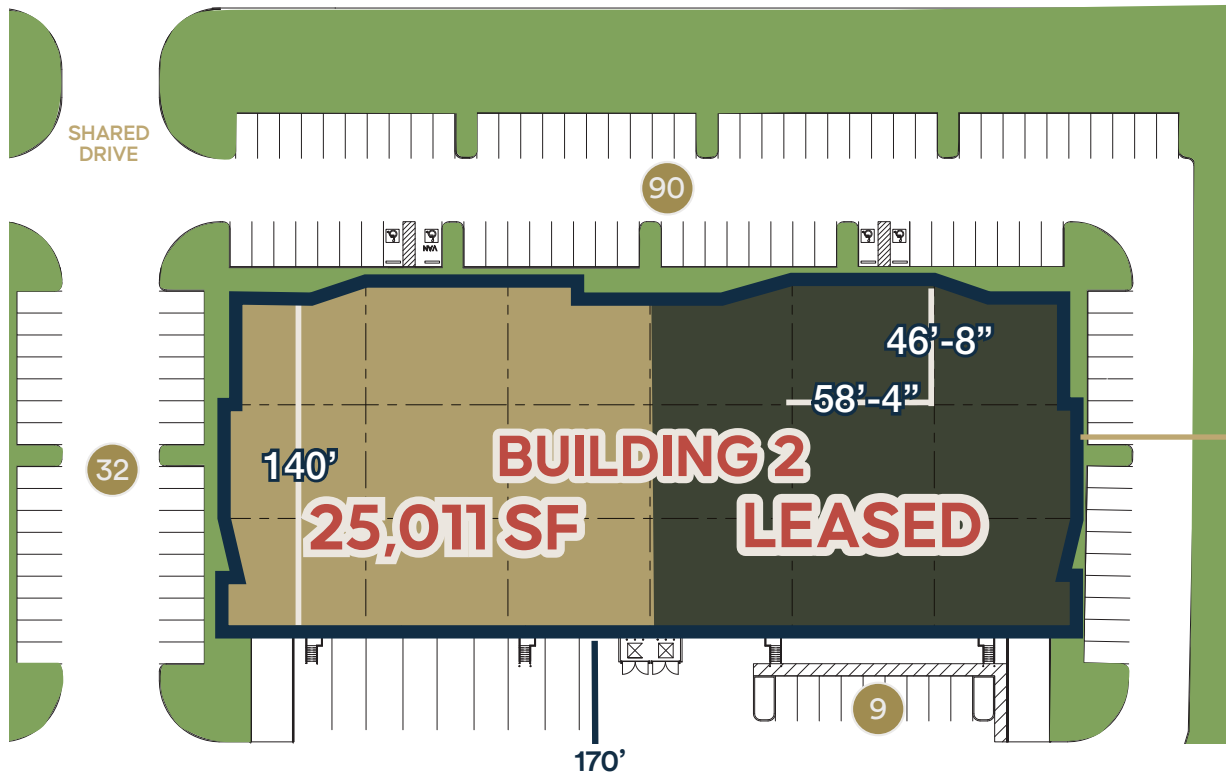
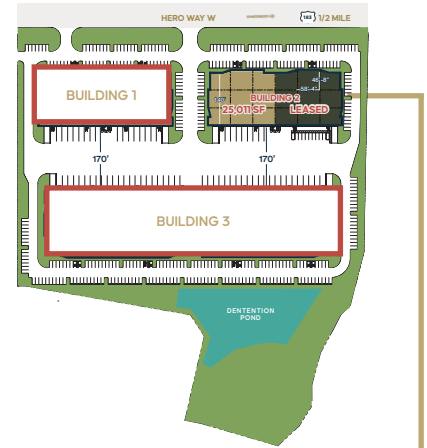


170' Truck Court Depth

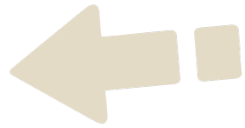


ESFR Fire Sprinkler

ABILITY TO ACCOMMODATE 8,167 SF USERS



BUILDING SPECS



Building 3



28' Clear Height



187 Parking Spaces



22 Dock High Doors



2 Ramps with Oversized Doors



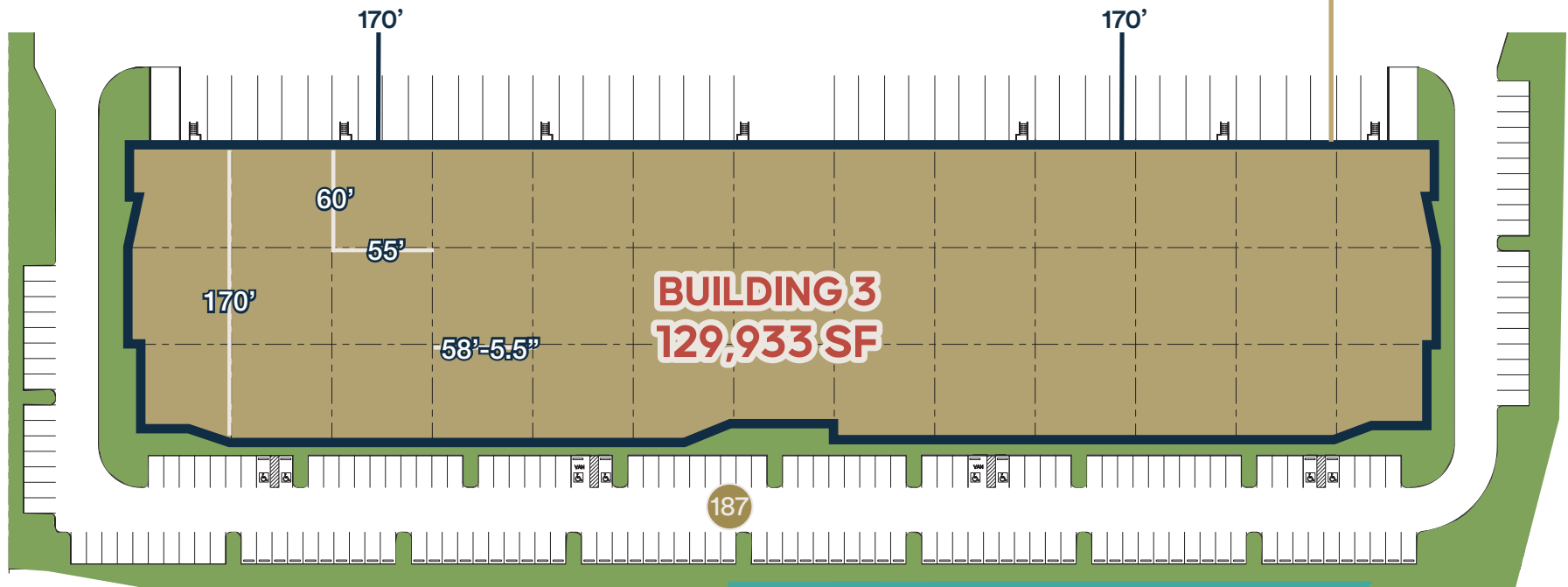
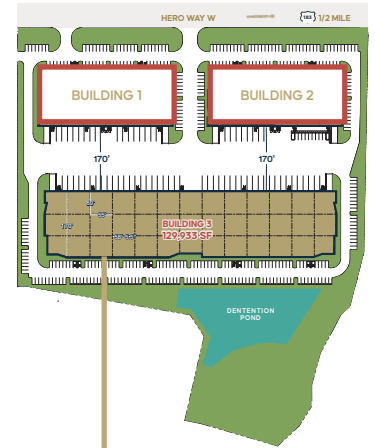
170' Building Depth



170' Shared Court Truck Depth



ESFR Fire Sprinkler



FLOOR PLAN

CONTACT INFORMATION
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DEVELOPED BY:
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 DEVELOPMENT COMPANY

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