

204,966 SF AVAILABLE FOR LEASE | OFFICE | WAREHOUSE | SHOWROOM
FULLY DELIVERED

WILL BOST
+1 512 917 5850
will.bost@kbcadvisors.com

MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com

PROPERTY HIGHLIGHTS

- » **Premier Class A industrial Space** – three newly built Class A light industrial buildings totaling **229,977 SF**, designed for **showroom, flex office, and warehouse** users with high-end finishes.
- » **Unmatched Location & Accessibility** – Just **0.5 miles from Highway 183** with direct access to major routes including **183A (2.4 miles)**, **Route 29 (5.9 miles)**, and **I-35 (11.7 miles)** for seamless distribution and logistics.
- » **Positioned in a Booming Industrial Submarket** – located in **Leander, one of Texas' fastest-growing cities**, attracting top businesses and workforce talent while offering **business-friendly tax incentives**.
- » **Functional Design & Efficiency** – Featuring **28' clear heights**, **ESFR sprinklers**, **170' shared truck courts**, and **ample dock-high and overhead doors with ramps** for streamlined operations.
- » **Strong Labor & Workforce Market** – positioned in a **high-growth labor market** with **strong industrial workforce availability**.
- » **Ample Parking & Tenant-Friendly Features** – over **300 dedicated parking spaces** with flexible layouts, ensuring convenience for employees and visitors.

BUILDING 3
129,933 SF

BUILDING 1
50,022 SF

BUILDING 2
25,011 SF
(REMAINING)

LEASED

HERO WAY W

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 **FREEHILL** **KBCADVISORS**

PROPERTY OVERVIEW

BUILDING 1

50,022 SF

ESFR Sprinkler Systems

10 Dock High Doors

(2) 12'x14' Overhead Doors w/Ramps

28' Clear Height

79 Parking Spaces

140' Building Depth

170' Shared Truck Court Depth

BUILDING 2

25,011 SF (Remaining)

ESFR Sprinkler Systems

5 Dock High Doors (Remaining)

(1) 12'x14' Overhead Doors w/Ramps (Remaining)

28' Clear Height

40 Parking Spaces (Remaining)

140' Building Depth

170' Shared Truck Court Depth

BUILDING 3

129,933 SF

ESFR Sprinkler Systems

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

2,109 SF Spec Office



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FREEHILL

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PROPERTY SPECIFICATIONS | BUILDING 1

ABILITY TO ACCOMMODATE 8,167 SF USERS

50,022 SF

AVAILABLE

ESFR

SPRINKLER

10

DOCK HIGH DOORS

(2) 12'X14'

OVERHEAD DOORS W/RAMPS

28'

CLEAR HEIGHT

79

PARKING SPACES

140'

BUILDING DEPTH

170'

SHARED TRUCK COURT DEPTH



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FREEHILL

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PROPERTY SPECIFICATIONS | BUILDING 2

**ABILITY TO ACCOMMODATE
8,167 SF USERS**

25,011 SF
(REMAINING)

ESFR
SPRINKLER

5
DOCK HIGH DOORS
(REMAINING)

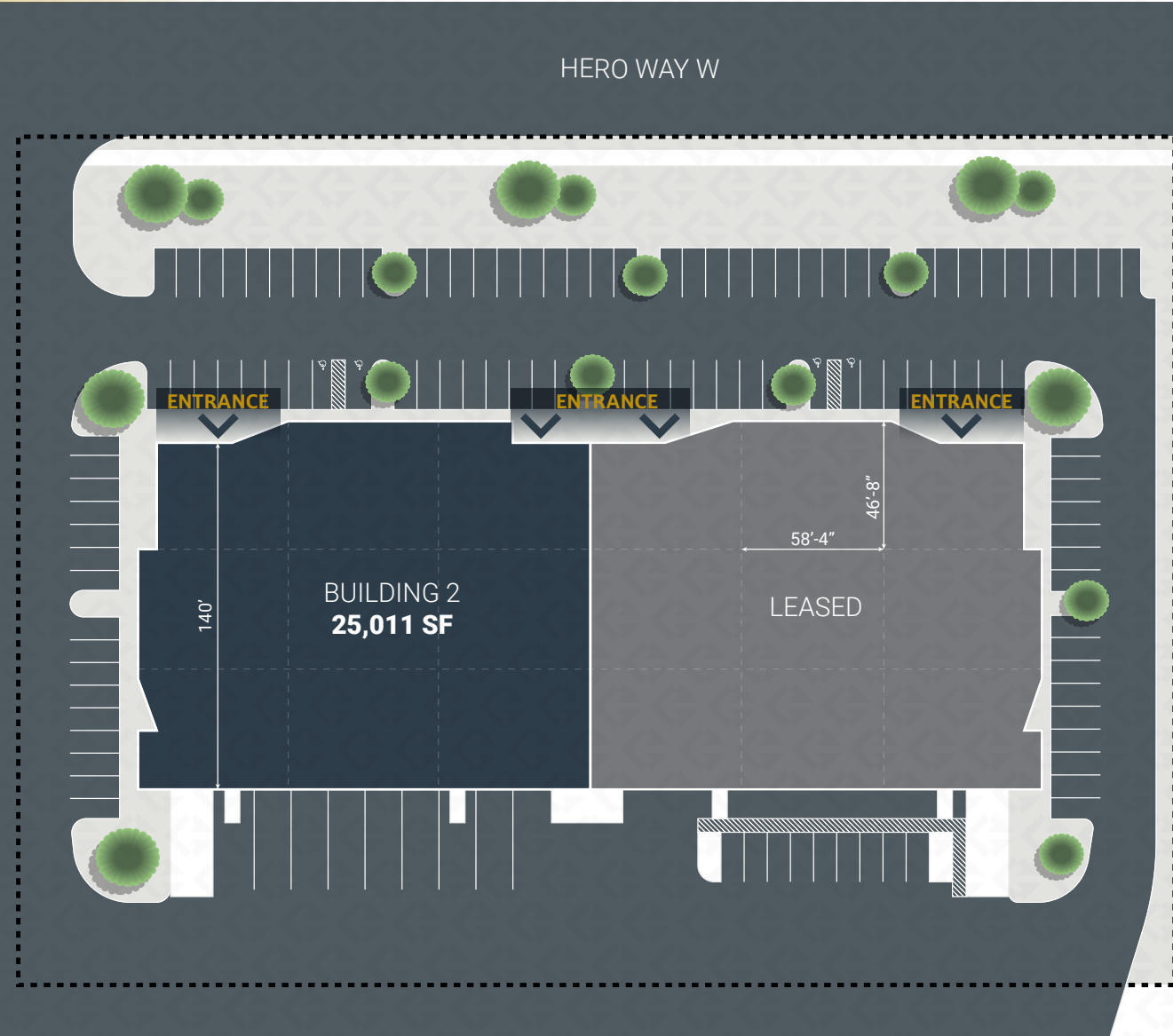
(1) 12'X14'
OVERHEAD DOORS W/RAMPS
(REMAINING)

28'
CLEAR HEIGHT

40
PARKING SPACES
(REMAINING)

140'
BUILDING DEPTH

170'
SHARED TRUCK COURT DEPTH



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 **FREEHILL** **KBCADVISORS**

PROPERTY SPECIFICATIONS | BUILDING 3

**ABILITY TO ACCOMMODATE
18,500 SF USERS**

129,933 SF

AVAILABLE

ESFR

SPRINKLER

22

DOCK HIGH DOORS

(2) 12'X14'

OVERHEAD DOORS W/RAMPS

28'

CLEAR HEIGHT

187

PARKING SPACES

170'

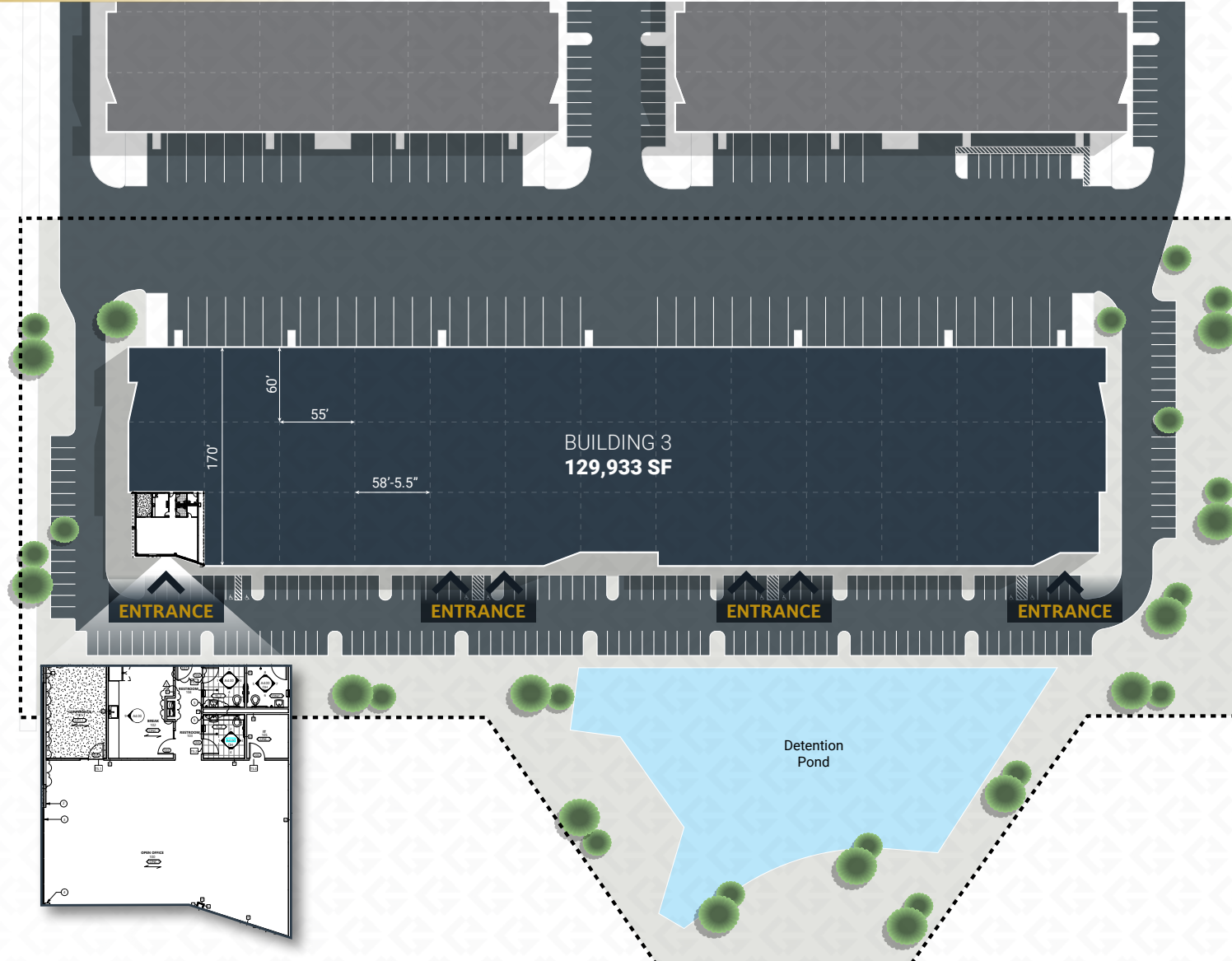
BUILDING DEPTH

170'

SHARED TRUCK COURT DEPTH

2,109 SF

SPEC OFFICE



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ACCESS MAP

INGRESS
EGRESS

183

183A

183A

HERO WAY
LEANDER, TX WEST

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POPULATION REACH



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$16.95**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	62%	4,057	-1,810
30 Min	42%	17,456	158
45 Min	46%	45,655	995



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$19.42**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	21%	301	-230
30 Min	8%	1,378	-292
45 Min	13%	3,754	-384



MANUFACTURERS + ASSEMBLERS

AVERAGE EARNINGS (HOURLY) **\$19.34**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	30%	837	-503
30 Min	14%	3,921	525
45 Min	17%	9,269	739



R&D WORKERS

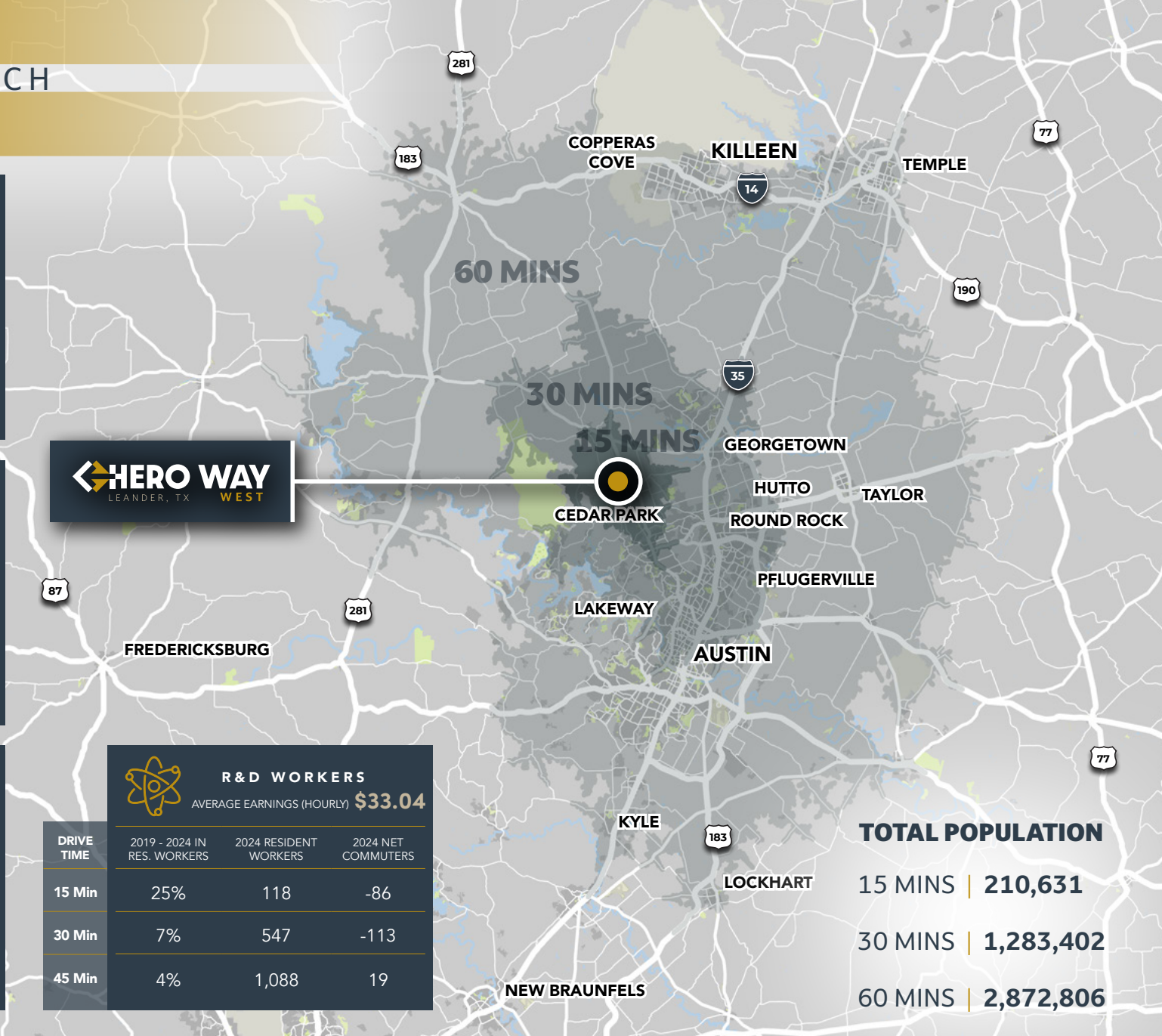
AVERAGE EARNINGS (HOURLY) **\$33.04**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	25%	118	-86
30 Min	7%	547	-113
45 Min	4%	1,088	19



LEANDER, TX

WEST



TOTAL POPULATION

15 MINS | **210,631**

30 MINS | **1,283,402**

60 MINS | **2,872,806**

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