



0.569 ACRES

\$2,200,000

flex Warehouse
FOR SALE

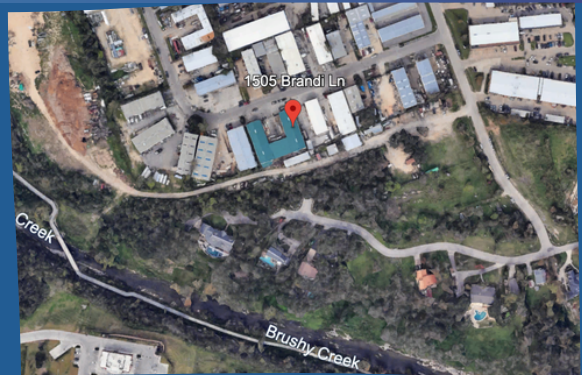


1505 BRANDI LANE, ROUND ROCK, TX, 78681

ABOUT THIS PROPERTY

FOR SALE

1505 BRANDI LANE IS AN INDUSTRIAL PROPERTY LOCATED IN THE CREEKSIDE INDUSTRIAL PARK IN ROUND ROCK, TEXAS. THE SITE MEASURES 0.569 ACRES AND CONTAINS TWO WAREHOUSE BUILDINGS WITH A COMBINED 9,225 SQUARE FEET OF BUILDING AREA. THE PROPERTY IS WITHIN ZONING CATEGORY F2. THE LOT IS GATED OR FENCED, PROVIDING CONTROLLED ACCESS.



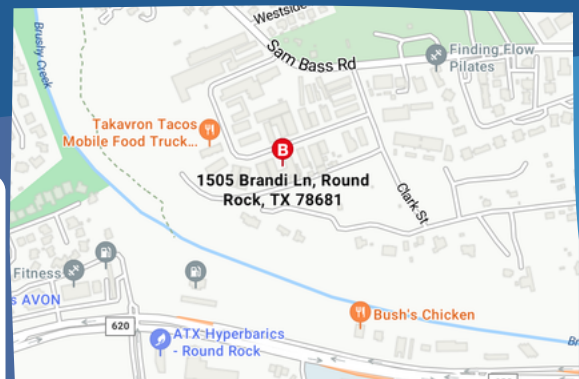
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Perry Sanford
REAL ESTATE AGENT



0.569 ACRES

flex Warehouse **FOR SALE**

THIS INDUSTRIAL PROPERTY IS LOCATED IN THE CREEKSIDE INDUSTRIAL PARK IN ROUND ROCK. IT COMPRISES 0.569 ACRES WITH TWO WAREHOUSE BUILDINGS **TOTALING 9,225 SQUARE FEET.**

THE SITE IS **ZONED F2** AND FEATURES GATED OR FENCED ACCESS. THE DUAL-BUILDING CONFIGURATION AND AVAILABLE YARD SPACE SUPPORT VARIOUS INDUSTRIAL AND COMMERCIAL USES, INCLUDING CONTRACTOR OPERATIONS, LIGHT MANUFACTURING, LOGISTICS, EQUIPMENT STORAGE, AUTOMOTIVE SERVICES, AND GENERAL WAREHOUSE FUNCTIONS.

THE LOCATION WEST OF SAM BASS ROAD PROVIDES ACCESS FOR SERVICE COMPANIES AND TENANTS REQUIRING SEPARATE OPERATIONAL AREAS.

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Zoning	Utilities Status	Restrictions
Industrial (F2)	Full Industrial Utilities On-site	Industrial (Fenced/Gated)

KEY HIGHLIGHTS:

- INDUSTRIAL ZONING: F2 ZONING IN CREEKSIDE INDUSTRIAL PARK.
- DUAL WAREHOUSE BUILDINGS: TWO STRUCTURES TOTALING 9,225 SQ FT.
- SECURE ACCESS: GATED OR FENCED PROPERTY.
- VERSATILE INDUSTRIAL USE: SUITABLE FOR MANUFACTURING, LOGISTICS, AND STORAGE.

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