



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR LEASE

Lakeway Dr

Monarch Hwy

SITE

vanguard
TRUCK CENTER

QT
OUTRIP

Inner Loop

Sudduth Dr

Vida at
Georgetown

INDUSTRIAL WAREHOUSE

40108 INDUSTRIAL PARK CIRCLE | GEORGETOWN, TEXAS



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CONTACT:

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SIZE

- » ±2,880 SF of wide-open, flexible space

HIGHLIGHTS

- » Zoned IN (Industrial), which allows a broad range of industrial and service uses
- » 4 bay doors for easy loading and vehicle access
- » Open floor plan with no interior walls, ready for your layout
- » Suited to contractors, fabrication, auto and fleet service, warehousing, or light manufacturing
- » Located in an established industrial park setting
- » In Georgetown, one of the fastest-growing cities in Williamson County
- » Easy access to I-35 and the greater Austin metro
- » Close to customers and workers in Round Rock, Cedar Park, and Austin
- » **Rate:** \$1.00 PSF w/ \$0.27 PSF NNNs

TRAFFIC COUNTS

TX-130: 39,953 VPD ('25)

I-35: 106,006 VPD ('25)



TOTAL POPULATION

1 MILE	4,069
3 MILE	35,642
5 MILE	80,569



DAYTIME POPULATION

1 MILE	4,015
3 MILE	39,471
5 MILE	85,390



TOTAL HOUSEHOLDS

1 MILE	1,630
3 MILE	14,762
5 MILE	33,841



AVERAGE HH INCOME

1 MILE	\$96,575
3 MILE	\$138,140
5 MILE	\$137,293

INDUSTRIAL WAREHOUSE | PROPERTY OVERVIEW



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INDUSTRIAL WAREHOUSE | FLOOR PLAN



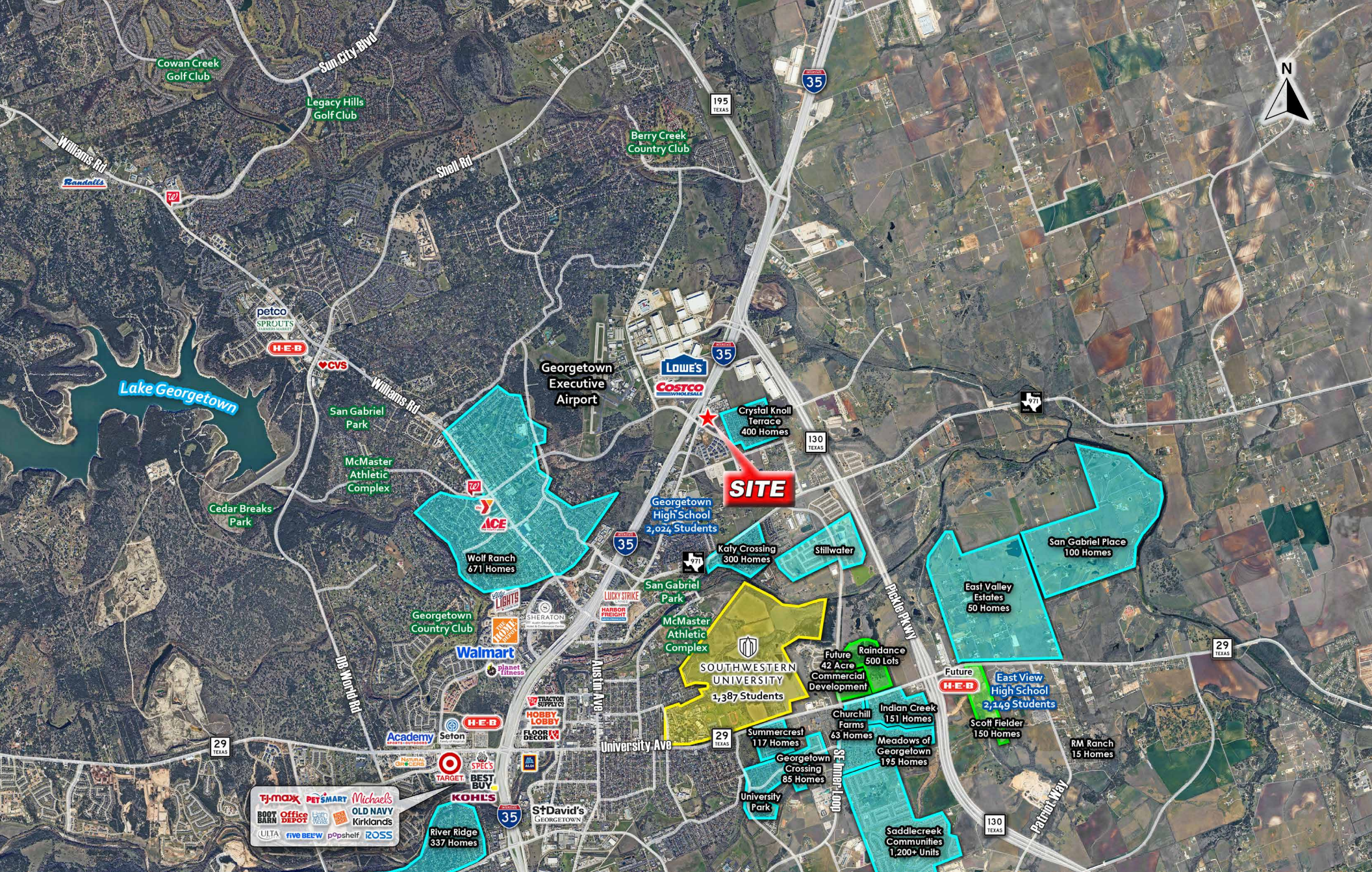
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INDUSTRIAL WAREHOUSE | SITE AERIAL



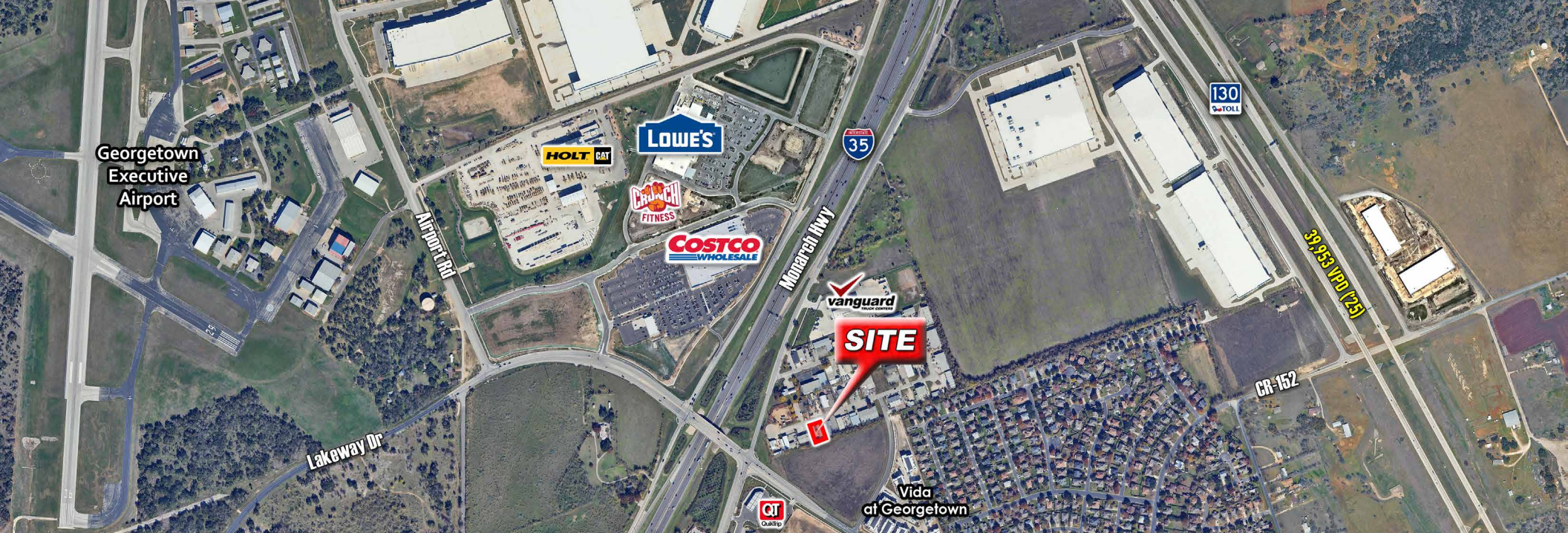
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INDUSTRIAL WAREHOUSE | MARKET AERIAL



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