

CONDITIONED WAREHOUSE FOR SUBLEASE

96,766 SF SINGLE TENANT INDUSTRIAL OPPORTUNITY



CRYSTAL PARK - BLDG A

110 E OLD SETTLERS BLVD, ROUND ROCK, TX 78664

GEOFF HANGARTNER | (830) 708-6044 | ghangartner@hpitx.com

DAVIS BASS | (512) 203-5130 | bass@hpitx.com



BUILDING A OVERVIEW



Size: 96,766 SF

- +/-10% Office Space
- Additional mezzanine office not reflected in square footage



Price: Contact Broker



Rear Dock Loading

- 15 Dock High Doors
- 2 Oversized Drive-in Doors



Available Immediately



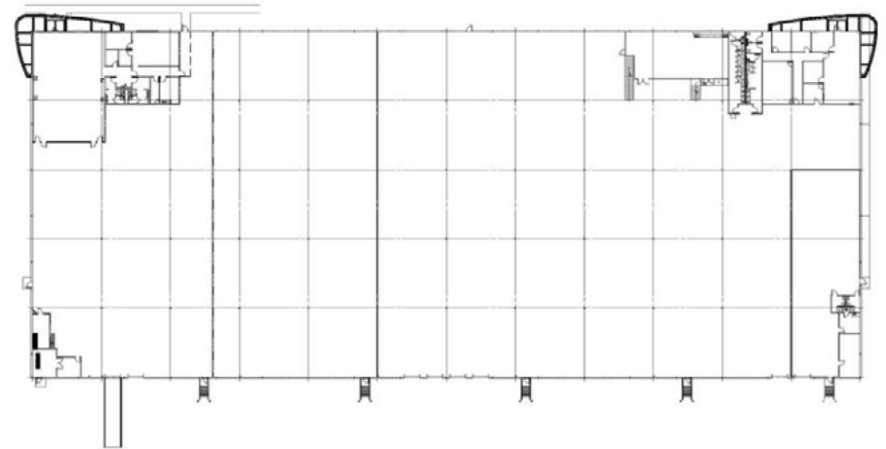
Clear Height: 24 ft.



Expiration: March 31, 2029



Ample Employee and Visitor Parking



HVAC SUBLEASE OPPORTUNITY

FEATURES:

- HVAC warehouse
- Traditional and mezzanine office areas
- Large employee break room
- Heavy power



EMPLOYEE BREAK AREA



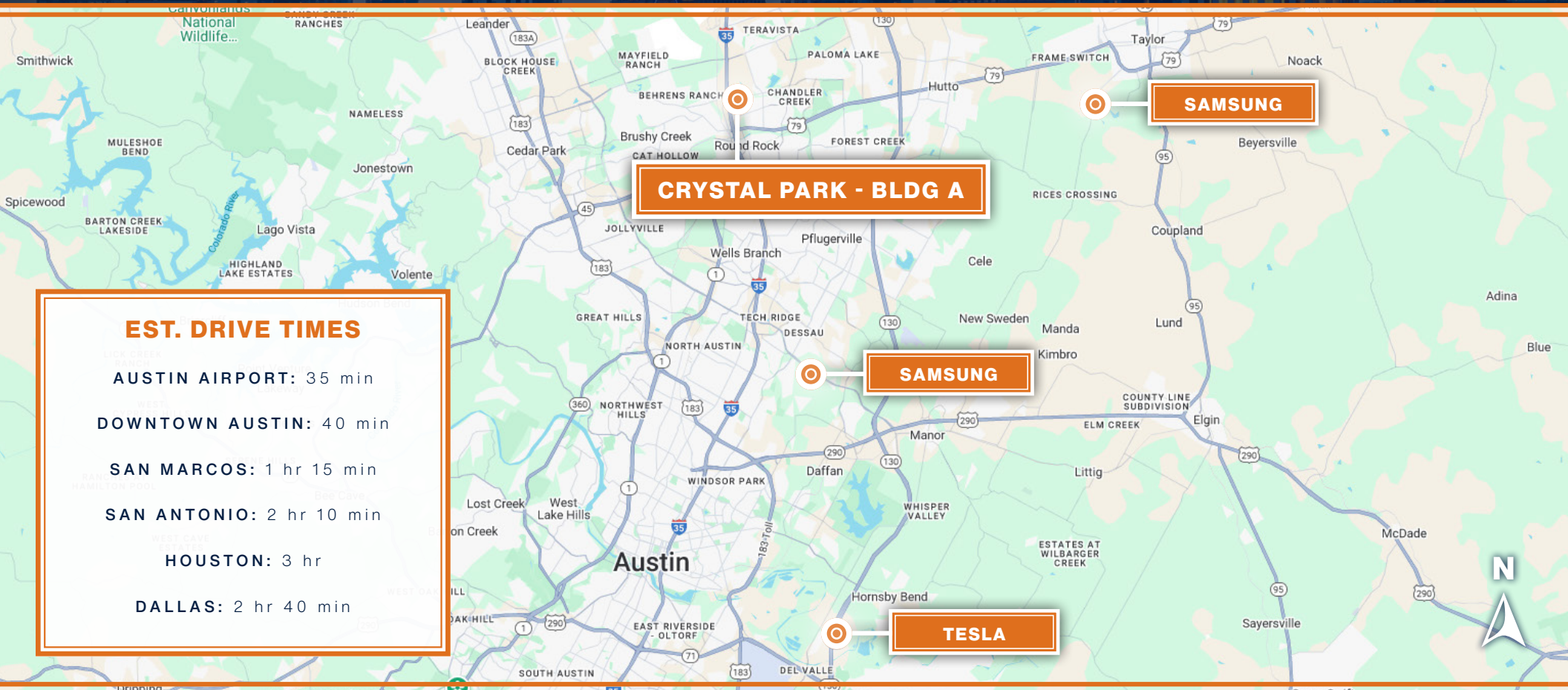
BUILDING LOBBY ENTRANCE



HVAC SUBLEASE OPPORTUNITY



BUILDING LOCATION



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■