

# \$1,500 - 2967 Hero Way 1a, Leander

MLS® #4554239

**\$1,500**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 6.10 Acres

Elijah D Harmon Surv Abs # 6, Leander, TX

Building 1A is a single-story structure of 1900 sq. ft. with 4 offices, 2 restrooms, 2 large open areas for training or conference rooms, and copy room, set up for contractor, surveyor, engineer with built in drafting tables. Building 1A has ample parking, tree covered area in front for relaxing, having lunch or breaks. There is large vehicle or equipment storage spaces available. Gated, private property well-lit at night the possibilities are limitless. NNN operating expenses are estimated at \$4.20 year billed on a quarterly basis.

Building 1 is located in the center as you enter the gate of the property with the flag poles. Property has a large lay down area and perfect for builder, electrician, large vehicle storage, truck storage. Warehouse space available.

Site consist of 9.1 Acres of open space with 4 office buildings and 2 warehouses on site. Mixed use, industrial, office, storage yard. Ample parking, treed park like open area.

Building 3 is a single story frame office, 900 sq. ft., previous use was a photograph studio, large open room, 3 small offices and private rest room.

Building 4 office center, 2100 sq. ft., 6 offices, reception area, kitchen area, 2 restrooms. Make ready process.



Building 5 warehouse, 2 bay doors, 3500 sq. ft., private drive, 2 concrete pads.

Building 6 warehouse, 4500 sq. ft., shop area for pre-fab shop, caged area for tool storage and lock up, oil and lube facility, heavy electric 480 Volt 3 phase power, mezzanine storage, ample parking and 2 concrete pads.

See attached site plan. Units can be combined ... all or part.

Built in 2009

### **Essential Information**

MLS® #	4554239
Price	\$1,500
Bathrooms	0.00
Acres	6.10
Year Built	2009
Type	Commercial Lease
Sub-Type	Warehouse
Status	Active Under Contract

### **Community Information**

Address	2967 Hero Way 1a
Area	CLN
Subdivision	Elijah D Harmon Surv Abs # 6
City	Leander
County	Williamson
State	TX
Zip Code	78641

### **Amenities**

Utilities	Electricity Connected, Natural Gas Not Available, Phone Available, Sewer Available, Water Connected, Fiber Optic Available
Parking	Additional Parking, Aggregate, Common, On Site, Open, Outside, Oversized, Unpaved, Varies by Unit
View	Trees/Woods

**Interior**

Interior	Tile
Heating	Central, Electric, Varies by Unit

**Exterior**

Construction	Frame, HardiPlank Type, Masonry, Metal Siding, Stone
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**Additional Information**

Date Listed	October 4th, 2022
Days on Market	590

**Listing Details**

Listing Office	Keller Williams Realty
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