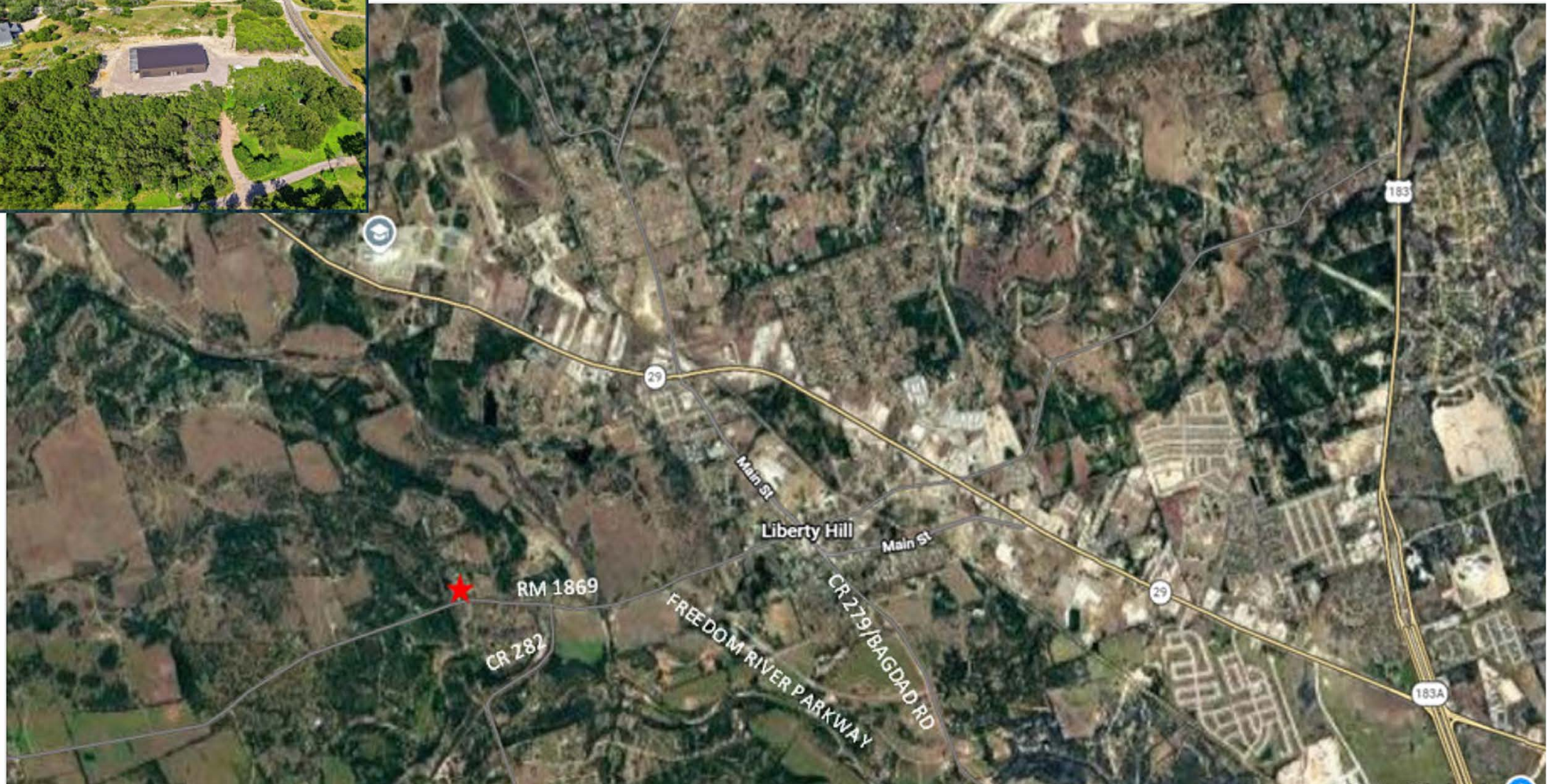


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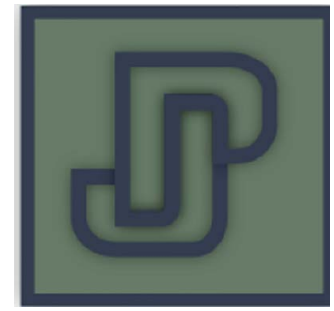
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\$

LEASE RATES

Lease Rate: \$15.25 SF + NNN



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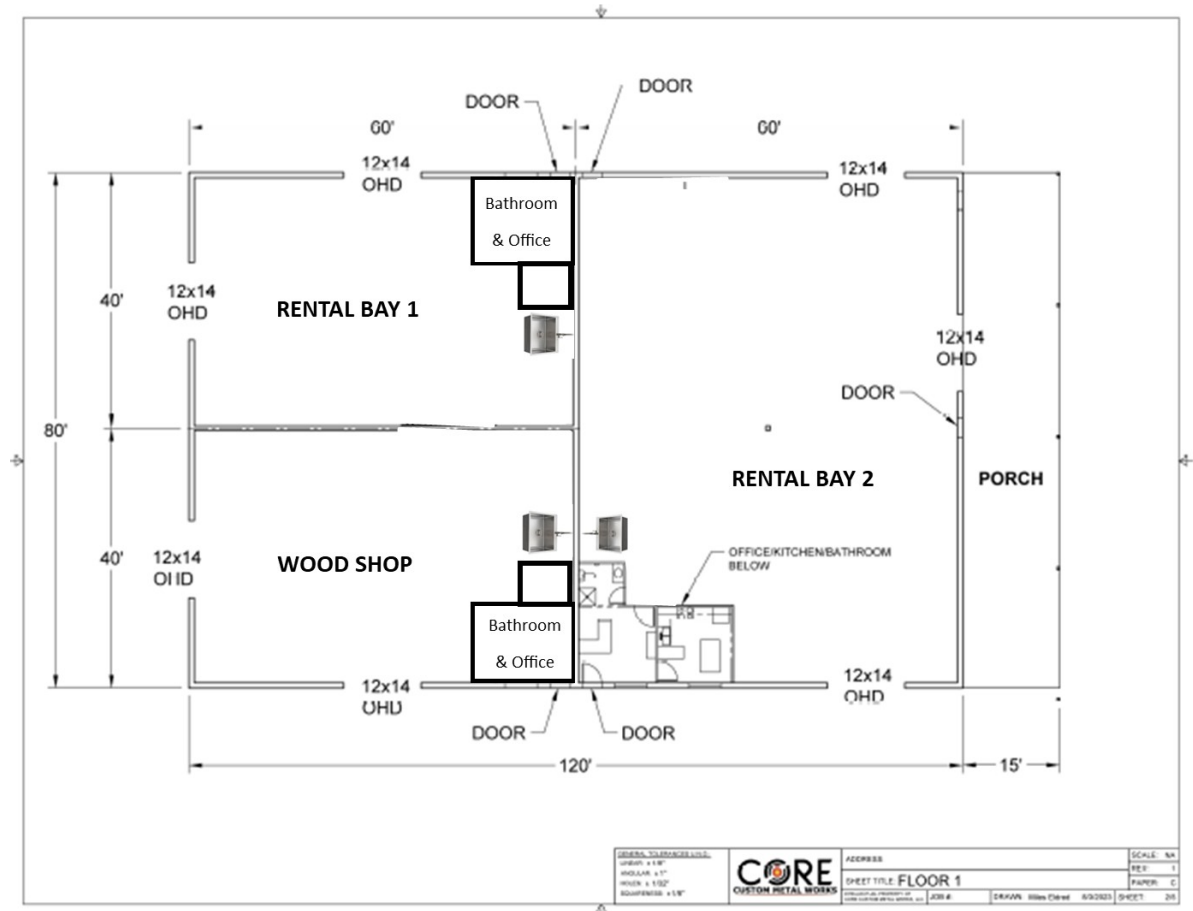
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FLOORPLAN

- ± 7,200 SF available for lease (of 9,600 SF total building)
- Rental Bay 1: ~2,400 SF
- Rental Bay 2: ~4,800 SF with covered outdoor space
- Remaining 2,400 SF of workshop is owner-retained, not available for lease



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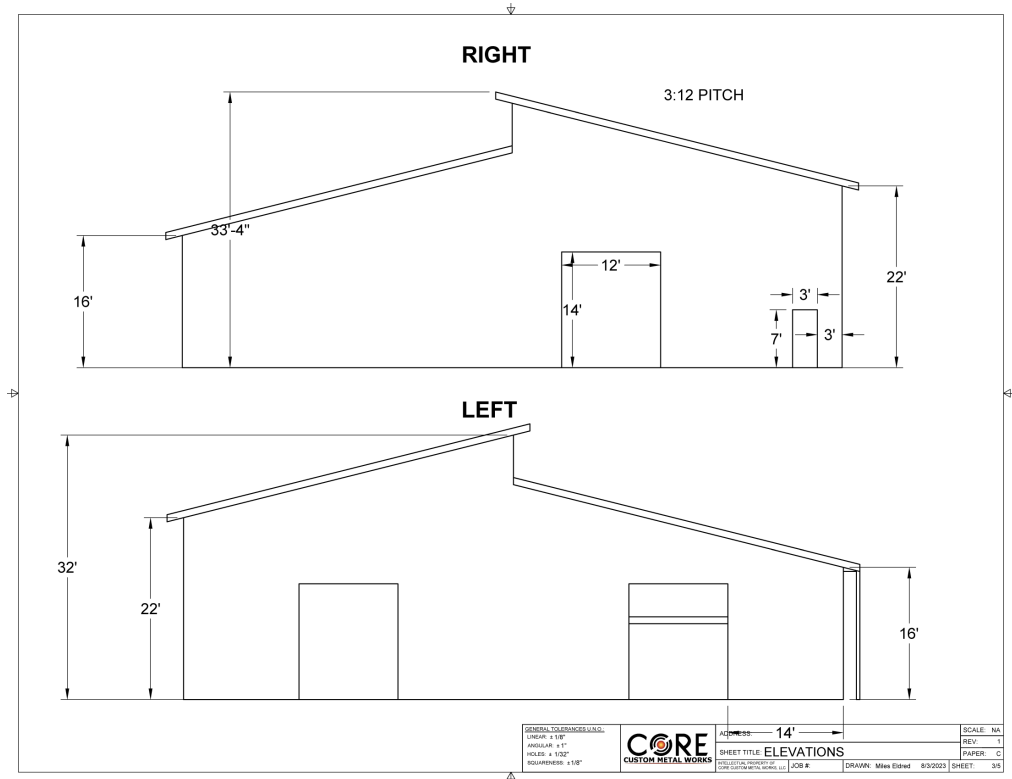
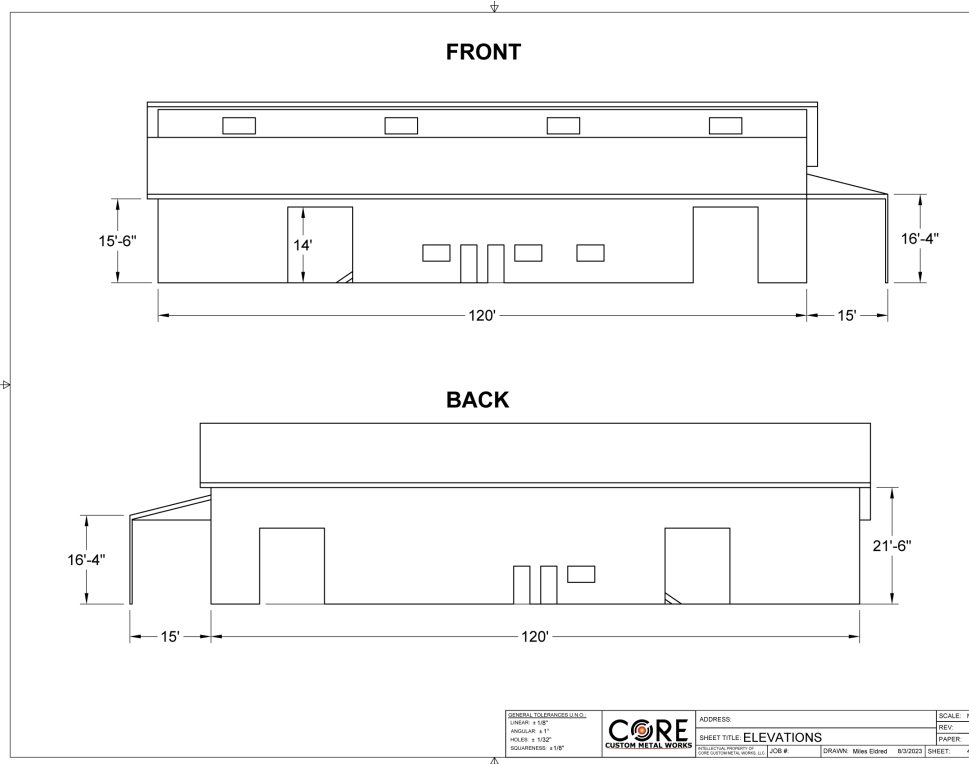
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BUILDING DIMENSIONS

- Clear height: See Elevations
- Grade level / dock high doors: 14 ft



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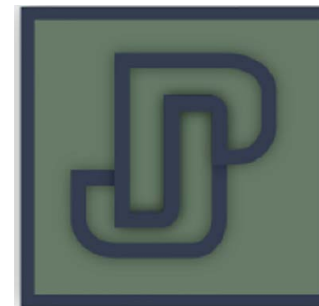
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LOCATION HIGHLIGHTS

- Near RM 1869 & CR 282, minutes from Hwy 29 and the new Liberty Hill Bypass / Freedom River Parkway connector
- Liberty Hill population grew from 3,646 (2020 Census) to an estimated 10,428 (2023), among the fastest-growing cities in Texas



**4,800 SF
Space**



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2,400 SF Space



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