

WAREHOUSE FOR SALE & LEASE

12955 Wright Road Warehouse

12955 Wright Road . Creedmoor, TX 78610



BECK-REIT
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY



SALE PRICE +
LEASE RATE

CONTACT BROKER
FOR DETAILS

OFFERING SUMMARY

Building Size:	20,000 SF
Available SF:	20,000 SF
Lot Size:	1.855 Acres
Year Built:	2021
Zoning:	Commercial
Market:	Austin
Submarket:	Southeast Industrial
Pricing	FOR SALE + FOR LEASE

FOR SALE & FOR LEASE

NEW 20,000 SF of warehouse with small office space AVAILABLE for lease or sale. NO SECURITY DEPOSIT REQUIRED! Using OTSO: <http://otso.io/> The building has grade-level and dock-high overhead doors and sits on a 1.8 acre site. The property has easy access off Wright Road, and has SH-45 visibility. With close proximity to IH-35 and SH-45, this location makes it easy to get anywhere in the Austin, Texas metro area. Please contact broker for additional details.

PROPERTY HIGHLIGHTS

- NO SECURITY DEPOSIT REQUIRED! Using OTSO: <http://otso.io/>
- Grade-level and Dock-high loading (16 ft. height)
- 18-22' clear height
- 3-phase, 400 amp electric service (Can Upgrade as Needed)
- 1,500 SF office with 2 restrooms
- No Security Deposit Required - Partnering with Otso
- Located near Intersection of IH-35 & SH-45,

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Owner / Broker

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JIM ROURKE

Broker

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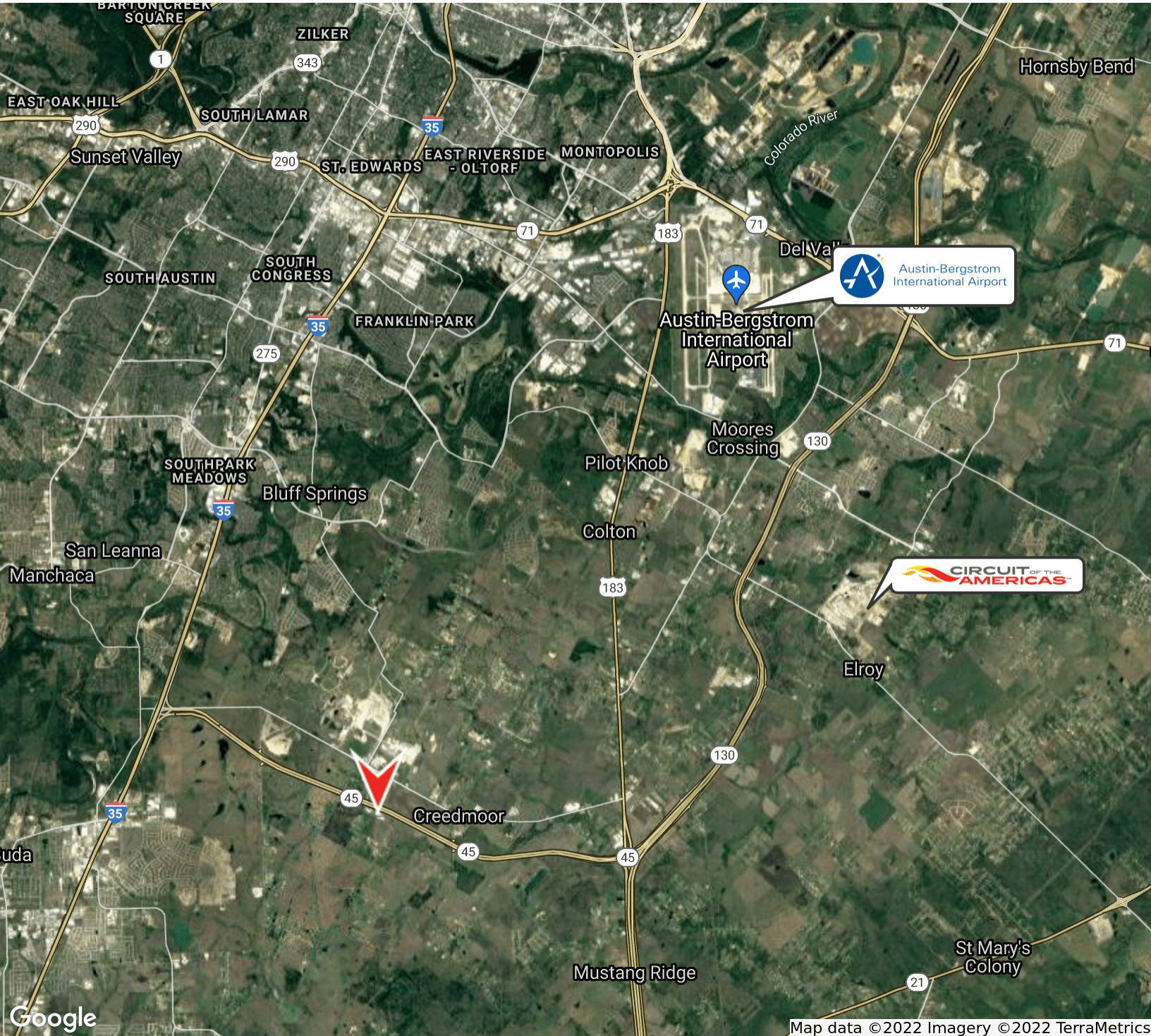


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AERIAL OVERVIEW



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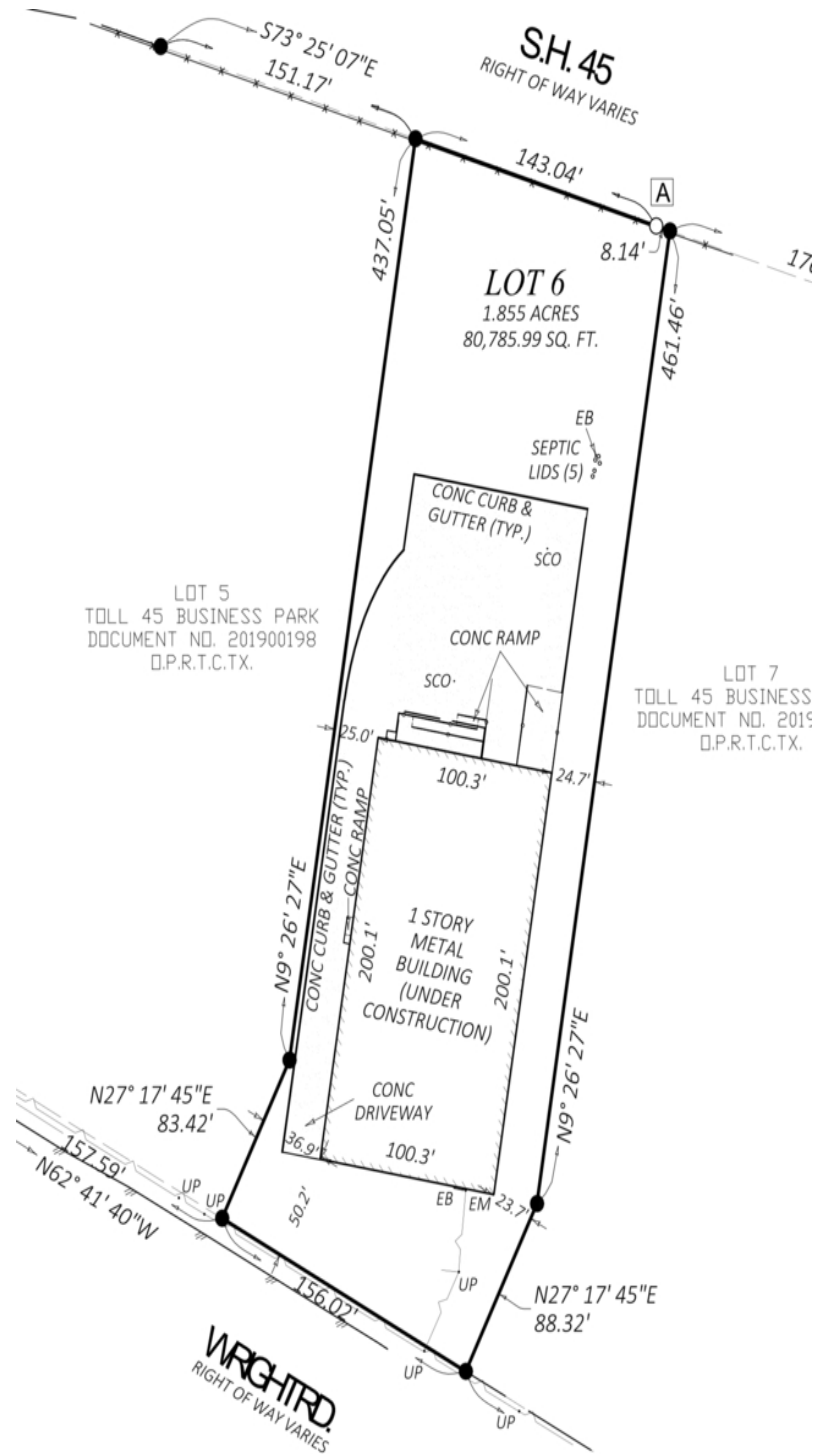
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SURVEY



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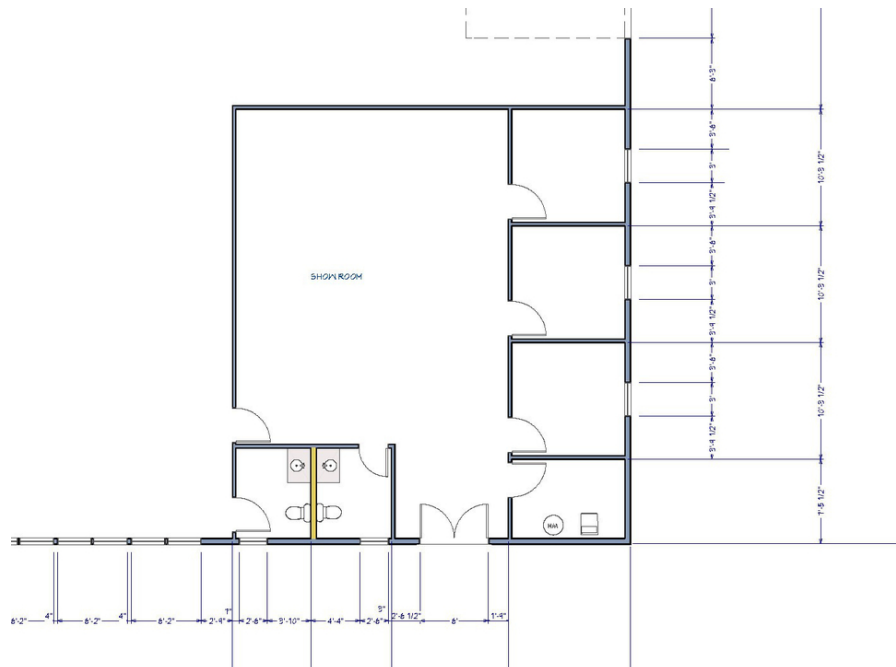
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FLOOR PLAN



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ADDITIONAL PHOTOS



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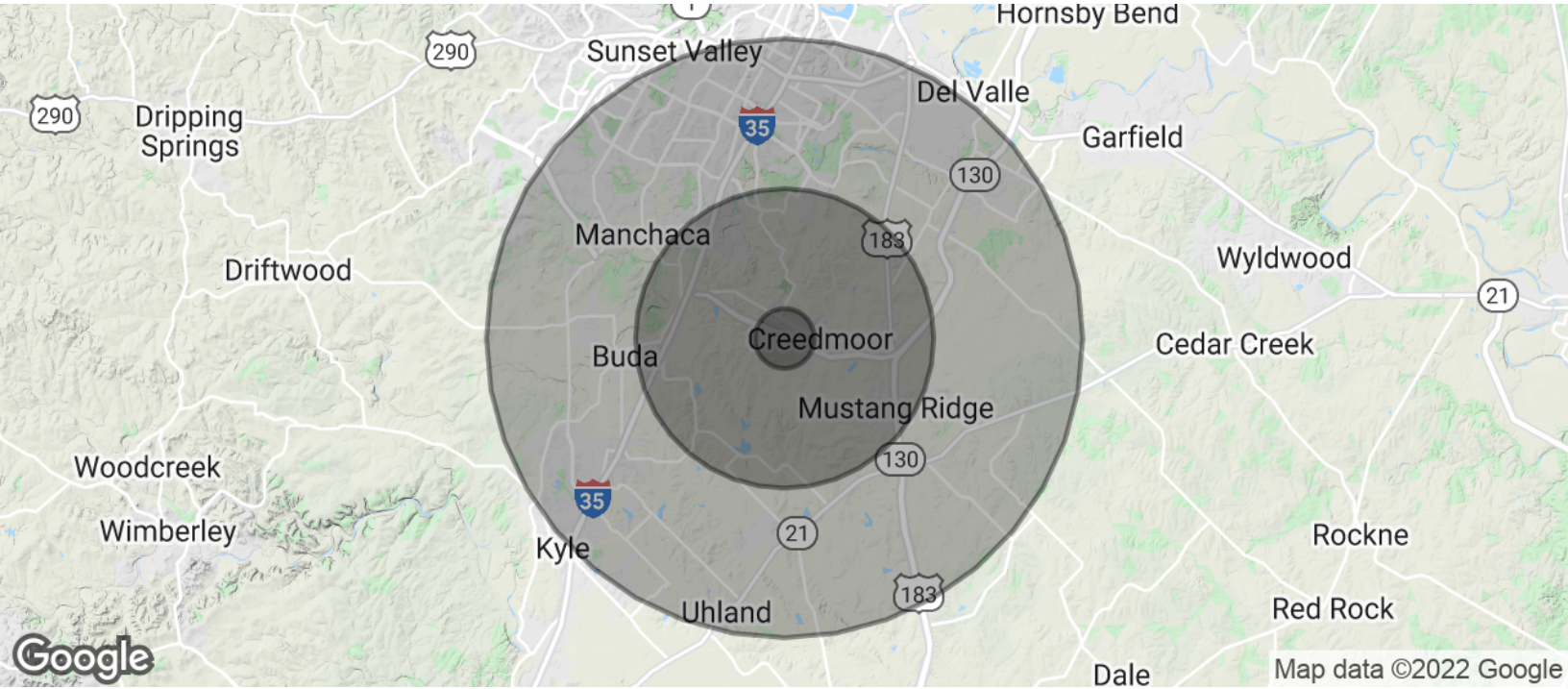
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	276	26,098	250,064
Average age	37.5	32.2	30.8
Average age (Male)	35.1	31.3	30.2
Average age (Female)	41.3	33.7	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	94	9,054	93,712
# of persons per HH	2.9	2.9	2.7
Average HH income	\$76,450	\$72,628	\$60,764
Average house value	\$167,063	\$178,619	\$175,624

* Demographic data derived from 2010 US Census

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