

# Stanberry Commercial

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## Retail/Office/Warehouse IH 35 Buda, Suite: D

16670 IH 35, Buda, TX 78610

Listing ID:	1877093
Property Type:	Retail-Commercial For Lease
Property Subtype:	Mixed Use
Annual Rent:	\$16.80 PSF
Monthly Rent:	\$3,500
Lease Types:	Modified Gross
Contiguous Space:	2,500 SF
Total Available:	2,500 SF
Nearest MSA:	Austin-Round Rock
County:	Hays
Gross Building Area (GBA):	7,500 SF
Building Size (RSF):	7,500 SF
Zoning:	ETJ
Cap Rate:	6.8%
Tax ID Number/APN:	117452
Road Type:	Highway Service Drive
Property Visibility:	Excellent
Highway(s) Access:	Located on what is currently a TWO-WAY access road, that is planned to become one-way going south.



### Property Overview

Highly visible attractive 4 tenant building located on the west access road of IH 35 in Buda, just south of 2001. Building is about 1 1/2 years old. Suite B contains 1,250 SF with 540 SF of office and the balance is warehouse with a 14 X 14 ft OH door. Suite D contains 2,500 SF plus a mezzanine of 1,250 SF. First floor office is 1,250 SF and mezzanine has 325 SF of HVAC space and the rest is open storage with fork gates with 1,250 SF of first floor warehouse.

### Property Contacts



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