

**FOR
LEASE**
Starting Oct. 2023

266 Commercial Dr. Buda, TX 78610

11,000 SF Retail / Office / Warehouse on 1.2 Acres

Excellent I-35 Freeway Access



Approx 11,000 sf Building

9,230 sf Warehouse Area

- 7 overhead doors
 - o One truck dock 14'x 16'
 - o Five at grade 14'x16'
 - o One at grade 10'x10'
- 22 ft Clear Height

1,800 sf interior finish with HVAC

- Two stories of office space w/ stairs
- Large entry/showroom area, 8 private offices, conference room, breakroom
- two restrooms on ground floor

23,000 sf Fenced Yard (0.53 acres)

- Double swing gate connects to front parking lot

20+ Parking Spaces in front of building

Total Rent \$14,520/month for 2023

Includes \$1.10/ft/mo base rent + \$0.22/ft NNN

Two-year lease minimum



Contact

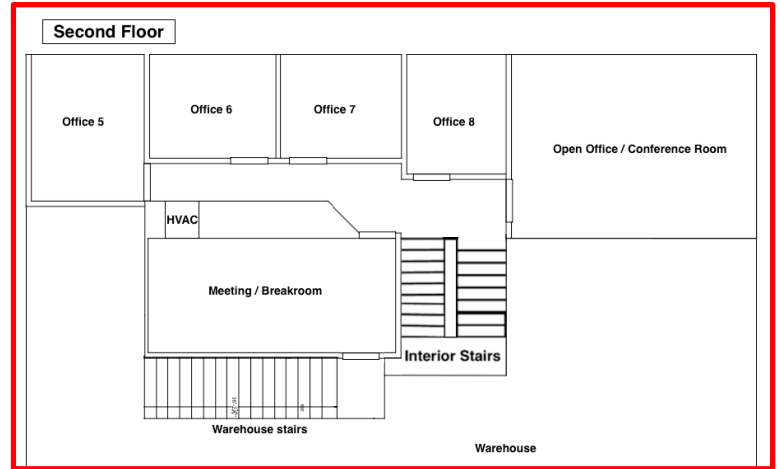
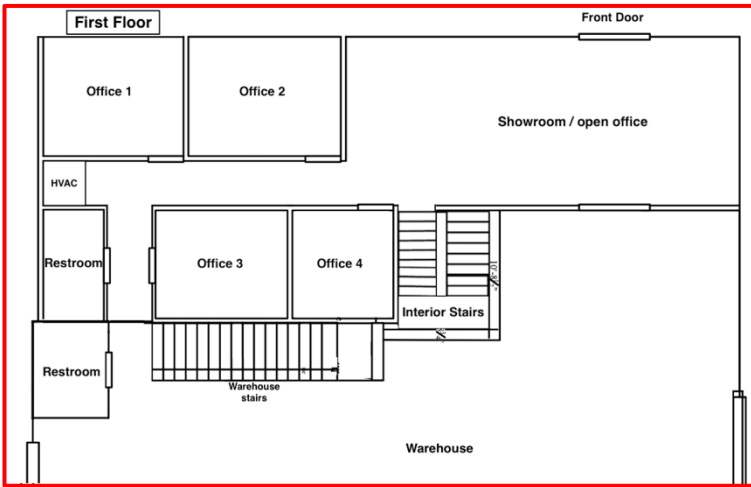
Pence Investments

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266 Commercial Dr - Office Floor Plans



Warehouse Floor Plan

