



FOR LEASE

**2,500 - 5,000 SF at 4411 IH 35 South, Georgetown, Tx.
\$20 per SF annually, plus NNN**

LOCATION: Located at the gateway to Georgetown, very visible on IH35

TOPOGRAPHY: flat.

LEGAL: Lots 1, Knuckle Down Sub, 2.34 acres, Georgetown, Williamson Co., Texas

FLOOD PLAIN: According to the FEMA maps, the property is not in the 100 year flood plain.

FRONTAGE: Property has frontage on IH35 access road coming into Georgetown

IMPROVEMENTS: Building is approximately 10,000 square feet, and J. Jacobs will occupy 1/2 of it, the remainder being available for lease. There is a 20,000 SF addition planned, as Phase 2 of the project.

UTILITIES: Electricity: City of Georgetown
Water: City of Georgetown
Wastewater: City of Georgetown

ZONING: Industrial

LEASE RATE: \$20.00 per SF, plus NNN

FUTURE LAND USE: Regional Commercial

COMMENTS: Fantastic location on IH35 at the south entrance to Georgetown. This landmark building has excellent visibility, and will be under construction soon. Get it now, before it leases up. 5,000 SF available, can be split into two spaces.

CURRENT USE: Building is currently being renovated as the primary office for **Jimmy Jacobs Construction**

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

GEORGETOWN COMMERCIAL PROPERTIES

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