



# For Lease

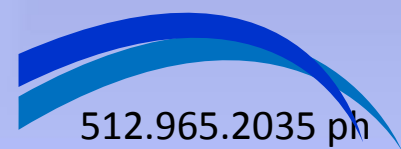
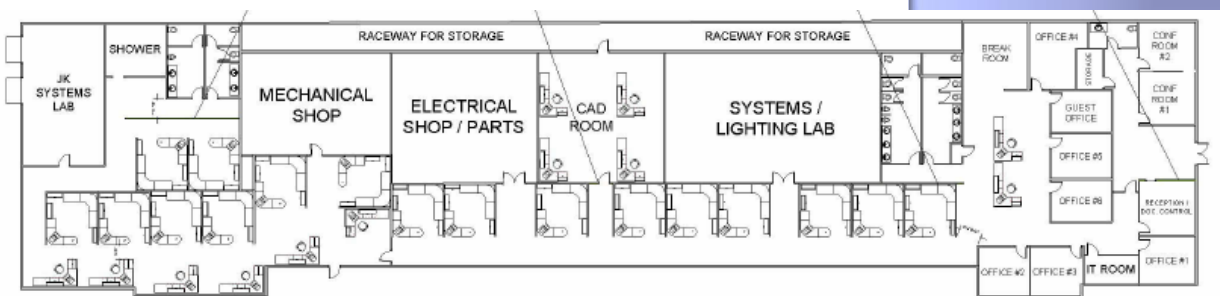
**Available Space:**  
 Approximately 14,350 sq ft available

## Location

Easy access to IH35 at  
 495 Round Rock West Drive  
 Round Rock, TX



**This property Located conveniently to IH35 Has been a lab for motors, computers and lighting. It is heavy in electrical power and compressed air. The lay out has hard wall offices and shop area and a large area for Tenant's cubicles. Cubicles as shown in drawing are not part of the lease offering but gives ideas as how it was laid out. The property is clean and appears to be well maintained by the former Tenant. The current Tenant has only a few employees at the property therefore move-in is near**



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