



11561 HERO WAY WEST, LEANDER, TX 78641

229,977 SF
THREE CLASS A LIGHT
INDUSTRIAL BUILDINGS



110,435 SF AVAILABLE FOR LEASE | OFFICE | WAREHOUSE | SHOWROOM
FULLY DELIVERED

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FREEHILL KBCADVISORS

PROPERTY HIGHLIGHTS



- » **Premier Class A industrial Space** – three newly built Class A light industrial buildings totaling **229,977 SF**, designed for **showroom, flex office, and warehouse users** with high-end finishes.
- » **Unmatched Location & Accessibility** – Just **0.5 miles from Highway 183** with direct access to major routes including **183A (2.4 miles), Route 29 (5.9 miles), and I-35 (11.7 miles)** for seamless distribution and logistics.
- » **Positioned in a Booming Industrial Submarket** – located in **Leander, one of Texas' fastest-growing cities**, attracting top businesses and workforce talent while offering **business-friendly tax incentives**.
- » **Functional Design & Efficiency** – Featuring **28' clear heights, ESFR sprinklers, 170' shared truck courts, and ample dock-high and overhead doors with ramps** for streamlined operations.
- » **Strong Labor & Workforce Market** – positioned in a **high-growth labor market with strong industrial workforce availability**.
- » **Ample Parking & Tenant-Friendly Features** – over **300 dedicated parking spaces** with flexible layouts, ensuring convenience for employees and visitors.

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PROPERTY OVERVIEW

BUILDING 1

50,022 SF

(2) 2,944 SF Spec Office

ESFR Sprinkler Systems

10 Dock High Doors

(2) 12'x14' Overhead Doors w/Ramps

28' Clear Height

79 Parking Spaces

140' Building Depth

170' Shared Truck Court Depth

1,200 Amps Power

BUILDING 2

LEASED

BUILDING 3

60,413 SF (Remaining)

ESFR Sprinkler Systems

10 Dock High Doors (Remaining)

28' Clear Height

159 Parking Spaces

170' Building Depth

170' Shared Truck Court Depth

2,500 Amps Power



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PROPERTY SPECIFICATIONS | BUILDING 1

50,022 SF
AVAILABLE

(2) 2,944 SF
SPEC OFFICE

10
DOCK HIGH DOORS

(2) 12'X14'
OVERHEAD DOORS W/RAMPS

28'
CLEAR HEIGHT

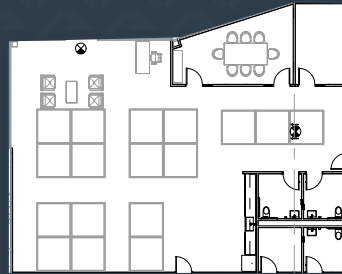
79
PARKING SPACES

140'
BUILDING DEPTH

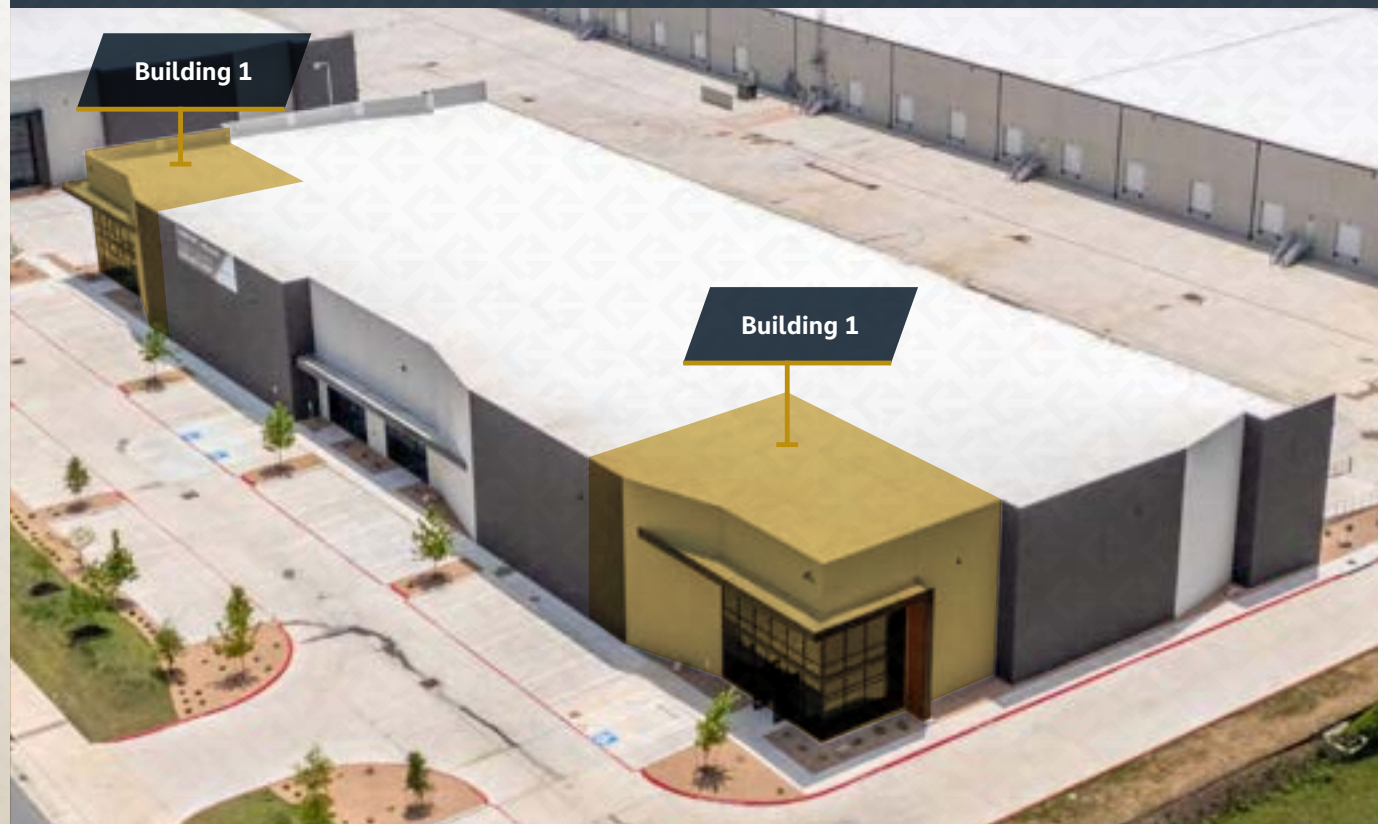
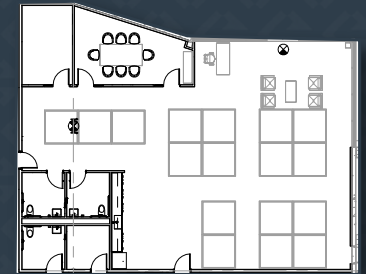
170'
SHARED TRUCK COURT DEPTH

ESFR
SPRINKLER

1,200 AMPS
POWER



BUILDING 1
50,022 SF



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PROPERTY SPECIFICATIONS | BUILDING 3

60,413 SF

(REMAINING)

10

DOCK HIGH DOORS (REMAINING)

28'

CLEAR HEIGHT

159

PARKING SPACES

170'

BUILDING DEPTH

170'

SHARED TRUCK COURT DEPTH

ESFR

SPRINKLER

2,500 AMPS

POWER

BUILDING 3

60,413 SF

(REMAINING)



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INTERIOR PHOTOS



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ACCESS MAP

INGRESS
EGRESS



 **HERO WAY**
LEANDER, TX **WEST**

HERO WAY W

183

183A

183A

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POPULATION REACH



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$16.95**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	62%	4,057	-1,810
30 Min	42%	17,456	158
45 Min	46%	45,655	995



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$19.42**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	21%	301	-230
30 Min	8%	1,378	-292
45 Min	13%	3,754	-384



MANUFACTURERS + ASSEMBLERS

AVERAGE EARNINGS (HOURLY) **\$19.34**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	30%	837	-503
30 Min	14%	3,921	525
45 Min	17%	9,269	739



R&D WORKERS

AVERAGE EARNINGS (HOURLY) **\$33.04**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 Min	25%	118	-86
30 Min	7%	547	-113
45 Min	4%	1,088	19



FREDERICKSBURG

COPPERAS COVE

KILLEEN

TEMPLE

60 MINS

30 MINS

15 MINS

GEORGETOWN

HUTTO

TAYLOR

ROUND ROCK

PFLUGERVILLE

LAKEWAY

AUSTIN

KYLE

LOCKHART

NEW BRAUNFELS

TOTAL POPULATION

15 MINS | **210,631**

30 MINS | **1,283,402**

60 MINS | **2,872,806**

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