

FOR SALE/LEASE

**15893 RONALD W REAGAN BLVD,
LEANDER, TEXAS, 78641**

UNIT 305, 2369 SF

UNIT 315, 1650 SF

Zoning & Permitted Uses

Zoning: General Commercial (GC)

Permitted Uses: Flex, Light Industrial, Office, Warehouse, Storage

Versatility: Ideal for a variety of uses including:

- Creative Offices
- Personal Workshops
- E-Commerce Fulfillment Centers
- Showrooms/Studios
- Assembly Areas
- Architects/Engineering Office

Location: Strategically located at the intersection of Ronald Reagan Blvd and Crystal Falls Parkway, in front of 2,500 new homes.

Leasable Area: Unit 305 - 2,369 sq ft; Unit 315 - 1,659 sq ft

Availability: Now available

Property Highlights & Features

Construction: Steel

Ceiling Height: 22 feet

Mezzanine: 550 sq ft (for the 1,650 sq ft unit)

Overhead Doors: 12 ft wide x 14 ft high

Electrical: Three-phase electricity, 120 amps

Visibility: Highly visible, high-traffic area

New Construction: Year Built: 2024/2025

Amenities: City water and sewer

Sale Price: \$

Rentable Price: \$

Additional Remarks:

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