

FOR SALE/LEASE

Leander Crossing Building A

1501 Leander Drive,
Leander, TX 78641

- Space Available: 4,875-19,500 SF
- Sale Price: \$2,250,000
- Lease Rate: Please call

TRAVIS HICKS

TEL: 512 539 3005

travis.hicks@colliers.com

CHASE CLANCY

TEL: 512 539 3023

chase.clancy@colliers.com



Property Overview

Address	1501 Leander Drive Leander, TX 78641
Availability	4,875 -19,500 SF (whole building)
Clear Height	20' Clear at the eaves
Column Spacing	Clear Span
Building Dimensions	78' deep, 250' wide
Zoning	HC - Heavy Commercial
Parking	3.5/1000
Doors	4 grade-level doors (14' x 14')
Sprinklers	Yes ESFR
Power	3-phase 480V power with 400 amps

Sale Price

~~\$2,450,000~~ **\$2,250,000**

Lease Rate

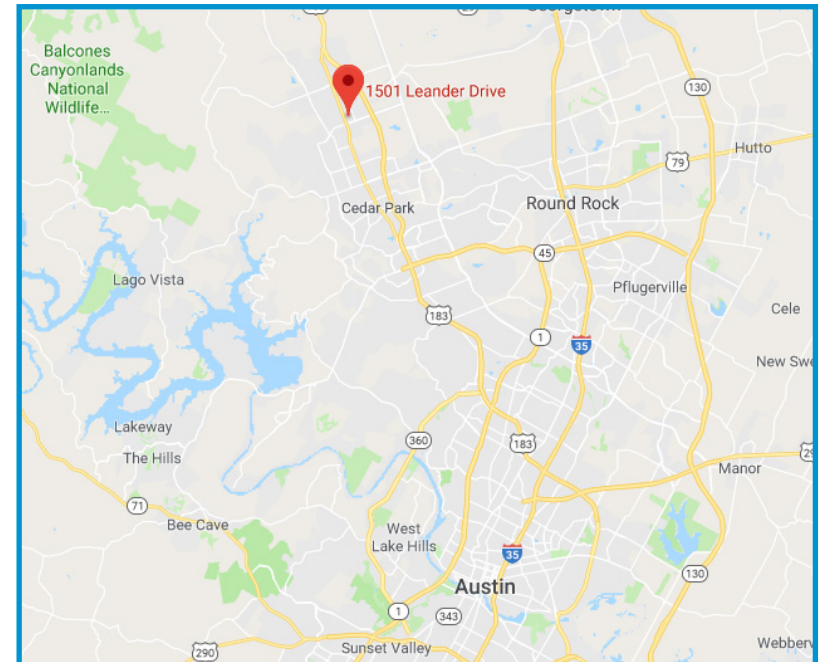
Please call

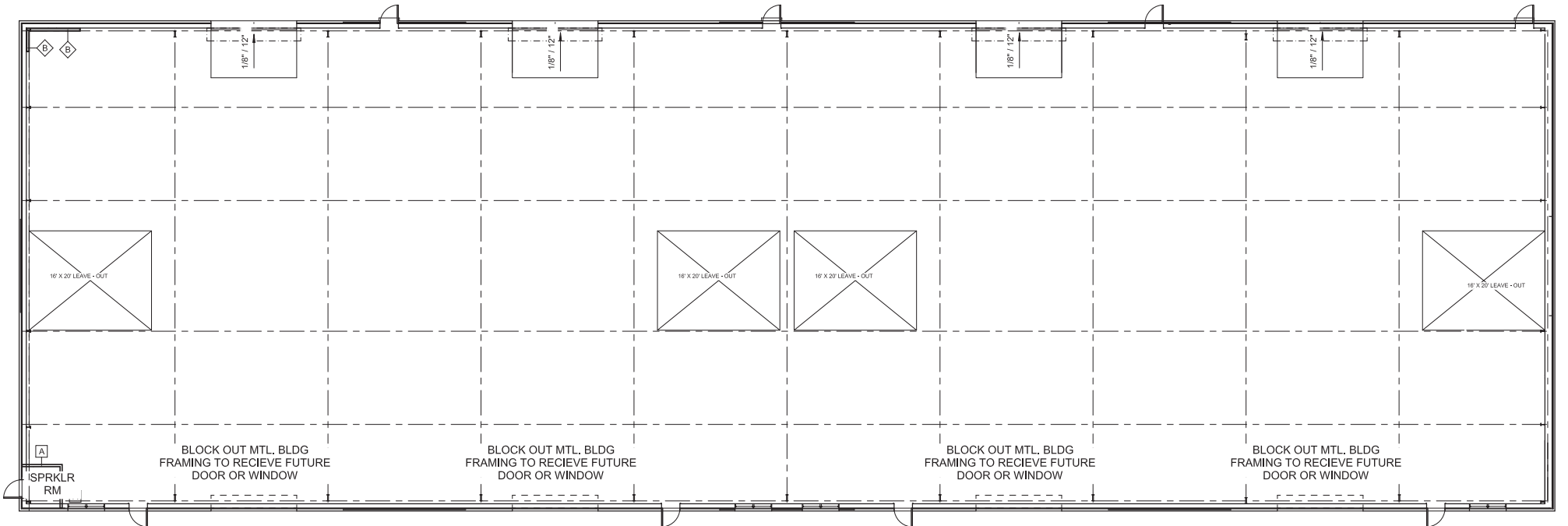
Key Highlights

- › Brand new building in shell condition
- › Ready for Tenant Improvements
- › Full building signage opportunity

HC Zoning - Heavy Commercial

- › Among the most permissible zoning designations in Leander
- › HC zoning includes the permitted uses under the General Commercial (GC), Local Commercial (LC) and Local Office (LO) zoning designations
- › Permitted uses include retail, office, manufacturing, distribution, services and more







COLLIERS INTERNATIONAL
111 Congress Avenue, Suite 750
Austin, Texas 78701
512 539 3000
www.colliers.com/texas

TRAVIS HICKS
TEL: 512 539 3005
travis.hicks@colliers.com

CHASE CLANCY
TEL: 512 539 3023
chase.clancy@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.