



# Office Warehouse For Lease

**5330 Bell Springs Rd.  
Dripping, TX 78620**

*A Listing of  
The Special Agent Group*  
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## **5330 Bell Springs Rd. Dripping Springs, TX 78620**

Lease: \$0.70/SF/Month

Size: 1.50 Acres (Additional Acreage Available)

Location: 5330 Bell Springs Road (CR 169) at U.S. Hwy. 290 West, Dripping Springs, Texas. Plant entrance is approximately 250 feet from the signalized intersection of Bell Springs Road and U.S. Hwy. 290. Dripping Springs is located approximately 25 miles south west of Austin.

Zoning: Unrestricted

Submarket: Dripping Springs

Property Type: Office/Warehouse

Warehouse: 8400 SF

Total Rentable Area: 6000 sq. ft. warehouse space including restroom/shower);  
2400 sq. ft. office/showroom

- Details:
- compressed air system
  - 5 ton bridge crane
  - 2-story configuration with full kitchen
  - Additional 1200 sq. feet of covered area
  - Warehouse has 3 rolling steel service doors

- Utilities:
- Water supplied by Dripping Springs Water Supply Corporation
  - Electric; 480 volt, provided by PEC
  - Sewer service is an on-site engineered system



# Location Map

