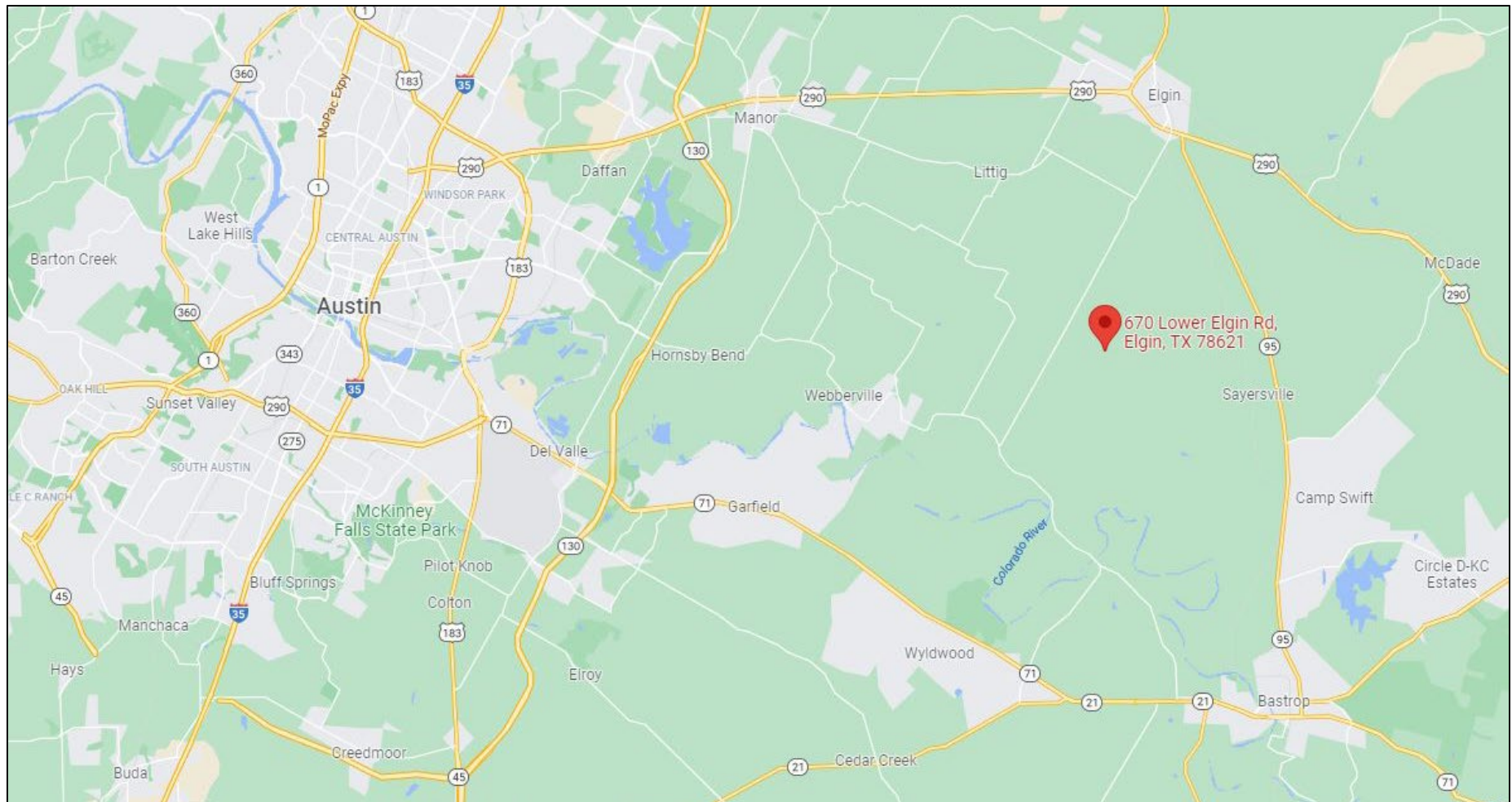


4,800 SF WAREHOUSE AND MODULAR OFFICE BUILDING FOR LEASE
670 LOWER ELGIN RD, ELGIN, TX
BASTROP COUNTY

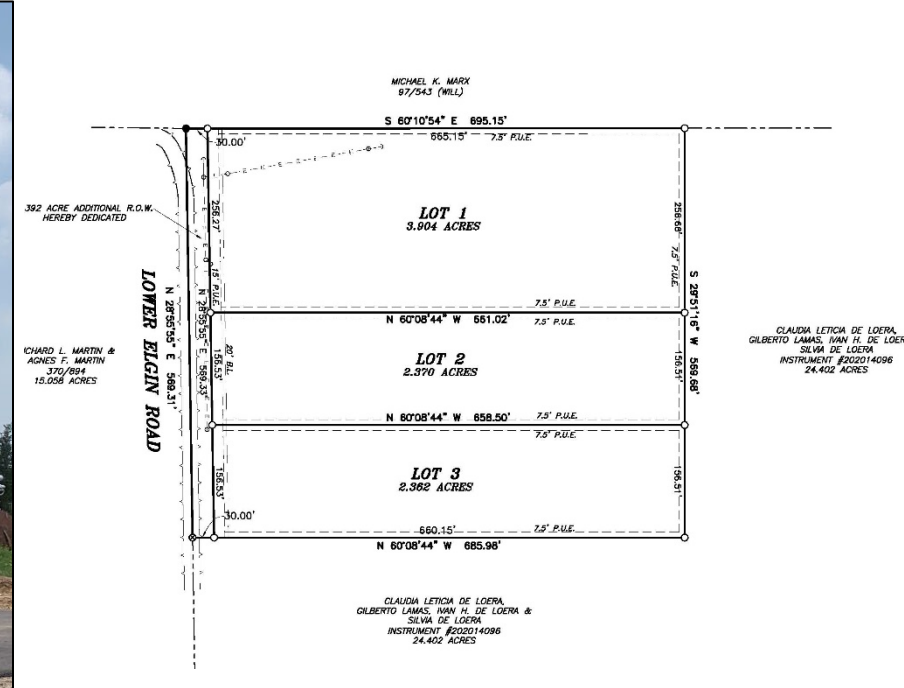
May 2025





- Approximately 5 miles South of Elgin
- Total of 6.3 acres; recently subdivided into 2 lots
- New well added 2023, fire hydrant nearby
- Bluebonnet Electric, 3-phase power on-site
- Current yearly NNN base rent = \$75,276
- Lot 1 – 3.9 acres with existing 4,800 sf warehouse and modular office building. New parking lot. – currently occupied
- Lot 2 – 2.4 acres
- Bastrop County, no zoning

CALL FOR MORE INFORMATION





FOR MORE INFORMATION:

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The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein.

All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.