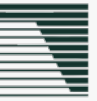


# BALCONES LOCKHART LOGISTICS



2605 DEWITT ST. LOCKHART, TX 78644



5,560 SF - 7,800 SF - 13,630 SF

CLASS A INDUSTRIAL  
AVAILABLE FOR LEASE

DAX BENKENDORFER  
dax@balconesre.com  
512.848.2581

# BALCONES LOCKHART LOGISTICS

AVAILABLE FOR LEASE  
**13,630 SF**

2605 DEWITT ST. LOCKHART, TX 78644

VIRTUAL TOUR



## PROPERTY DETAILS



28' CLEAR HEIGHT



ESFR SPRINKLERS



52' X 45' COLUMN  
WITH 60' SPEED BAY



130' TRUCK COURT



22 DOCK HIGH DOORS  
(9' X 10')



150' BUILDING DEPTH



2 OVERSIZE RAMPS  
WITH 12' X 14' DOORS



22 BOX TRUCK  
PARKING SPACES



64 EMPLOYEE  
PARKING SPACES



1,093 SF SPEC OFFICES  
IN ALL FOUR SUITES

## SITE PLAN



**Balcones**  
REAL ESTATE GROUP

DAX BENKENDORFER  
dax@balconesre.com  
512.848.2581

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**13,630 SF**

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## SUITE DETAILS

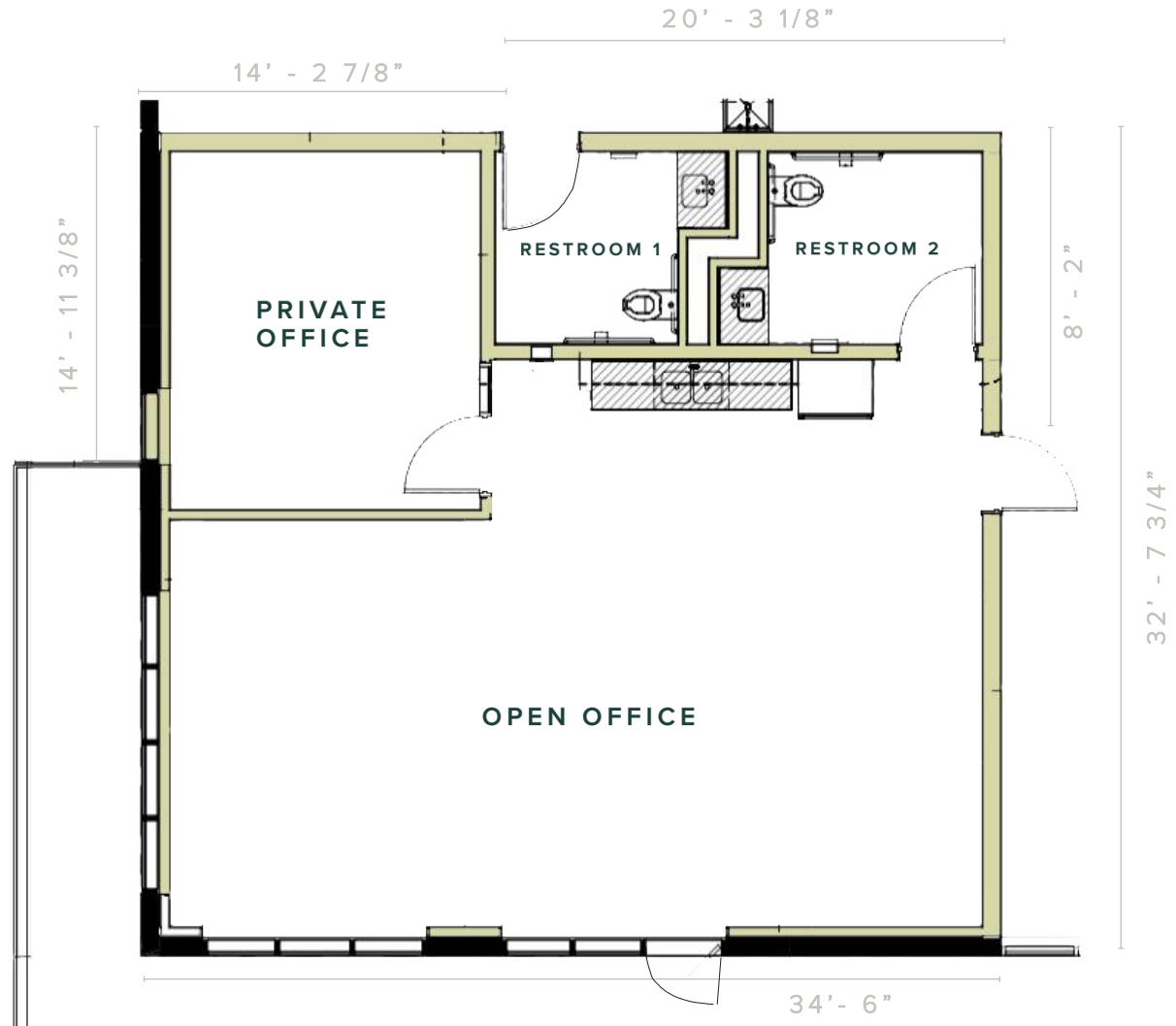


# BALCONES LOCKHART LOGISTICS

AVAILABLE FOR LEASE  
**13,630 SF**

2605 DEWITT ST. LOCKHART, TX 78644

## OFFICE FLOORPLAN 1,093 SF



# BALCONES LOCKHART LOGISTICS

AVAILABLE FOR LEASE  
**13,630 SF**

2605 DEWITT ST. LOCKHART, TX 78644

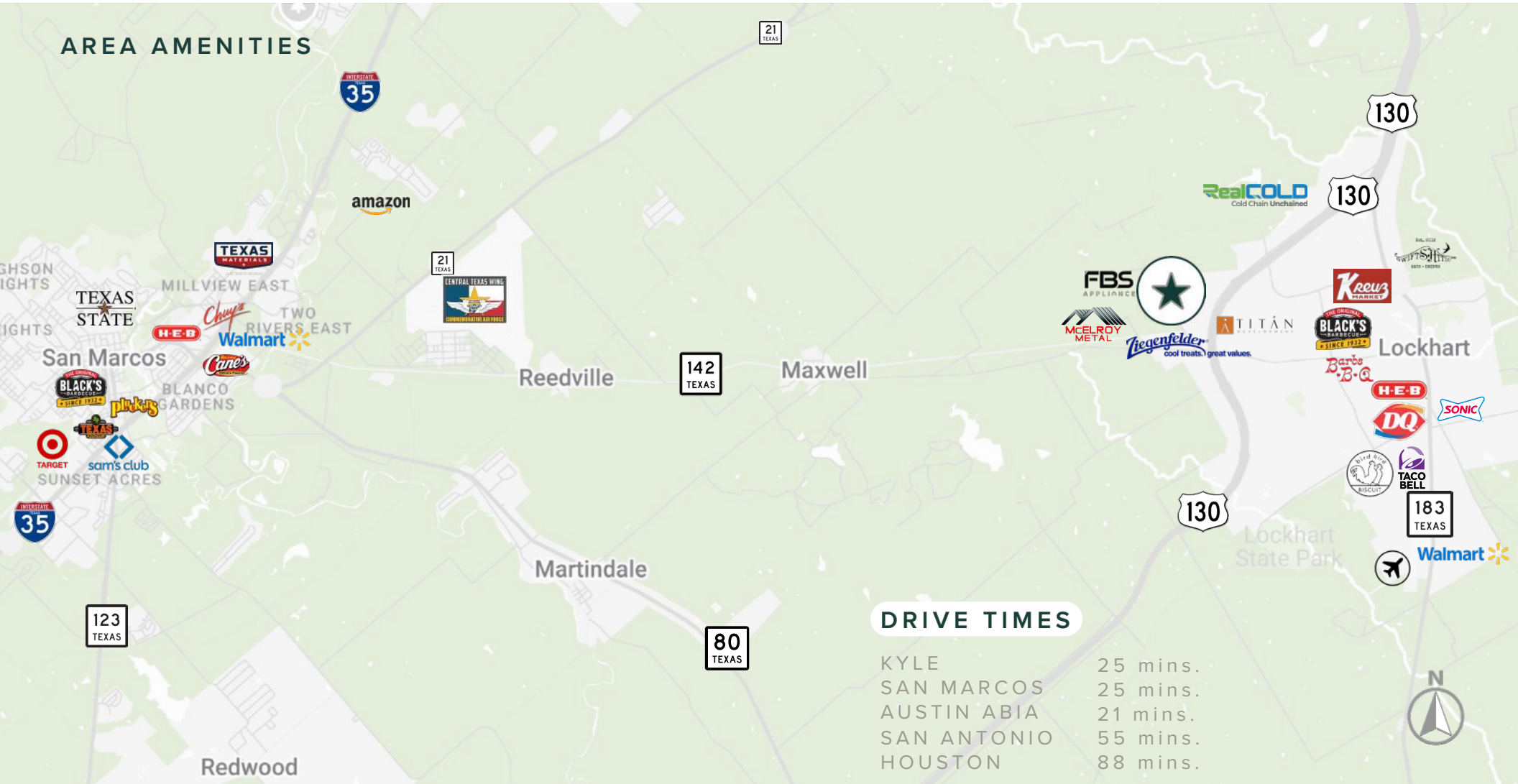
## NEIGHBORHOOD



# BALCONES LOCKHART LOGISTICS

AVAILABLE FOR LEASE  
**13,630 SF**

2605 DEWITT ST. LOCKHART, TX 78644



# BALCONES LOCKHART LOGISTICS

PURCHASE OPPORTUNITY

## 62,360 SF

2605 DEWITT ST. LOCKHART, TX 78644

### OFFERING



UNDER CONSTRUCTION  
DELIVERS IN Q4 2025



ZONING: INDUSTRIAL  
OUTDOOR STORAGE APPROVED



1/2 MILE FROM US 130 TOLL  
DIRECT ACCESS TO FM 2720 FROM US 130 TOLL



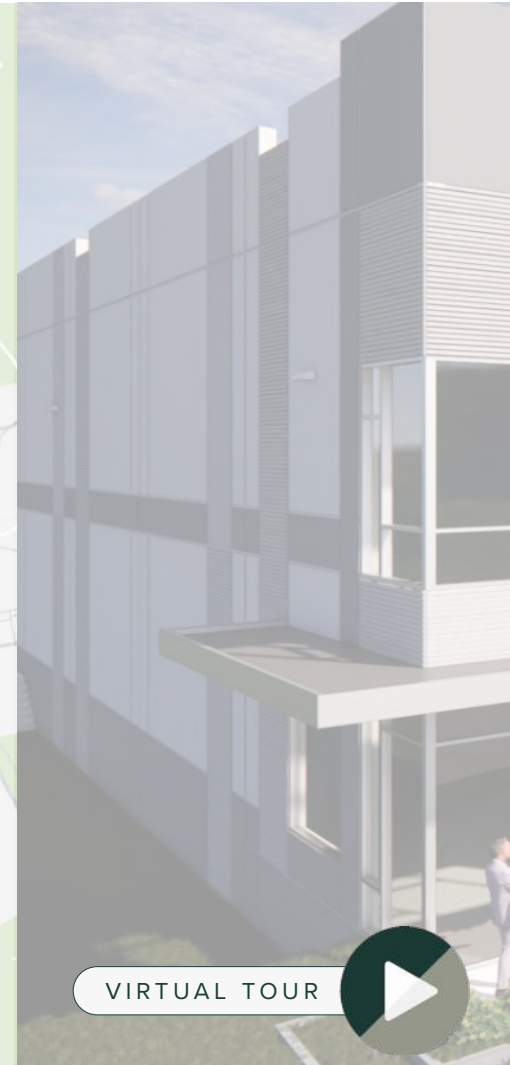
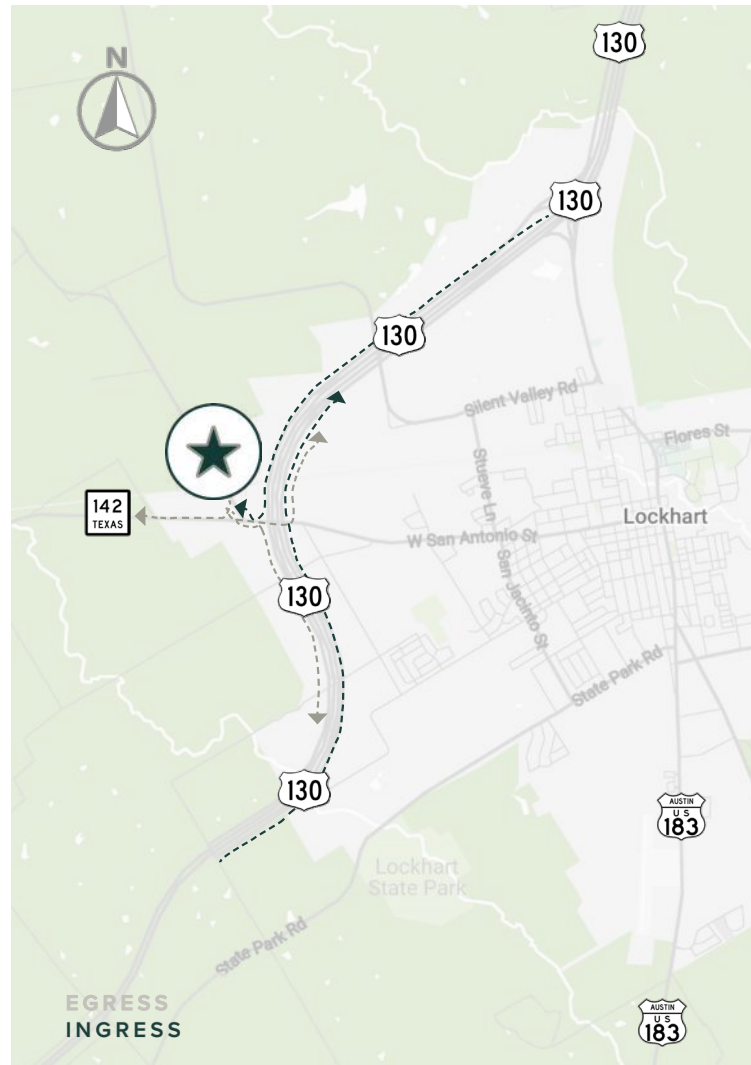
ALL NEW INFRASTRUCTURE &  
UTILITIES IN PLACE



POTENTIAL INCENTIVES AVAILABLE  
FROM LOCKHART & GREATER SAN MARCOS  
PARTNERSHIP



LOCATED IN LOCKHART CITY LIMITS





FOR MORE  
INFORMATION:

DAX BENKENDORFER  
dax@balconesre.com  
512.848.2581

TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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