

101 JOHN KELLY ROAD

BURNET, TEXAS

HEAVY COMMERCIAL OPPORTUNITY

PROFESSIONAL OFFICE & WAREHOUSE FACILITY

Exceptional Location. Strong Infrastructure. Move-In Ready.



HEAVY
COMMERCIAL
(C-3) ZONING



2
ACRES



OFFICE +
WAREHOUSE



DOCK-HEIGHT
LOADING



600 AMP
480 VOLT POWER



CITY WATER
SEWER
NATURAL GAS

EXCELLENT
HIGHWAY 281
VISIBILITY

281



PROFESSIONAL OFFICE



CONFERENCE ROOM



SPACIOUS WAREHOUSE

WHY THIS PROPERTY?

- ✓ Four Private Offices
- ✓ Executive Conference Room
- ✓ Professional Reception Area
- ✓ Three HVAC Systems
- ✓ Rock Exterior Construction
- ✓ Metal Roof
- ✓ LED Lighting Throughout
- ✓ Flexible Warehouse Layout
- ✓ Dock-Height & Grade-Level Access
- ✓ Excellent Highway 281 Access
- ✓ Move-In Ready



PROPERTY OVERVIEW

Versatile office and warehouse facility situated on approximately two acres in Burnet's commercial corridor. Heavy Commercial zoning (C-3) allows for a wide variety of commercial and industrial uses. The property features dock-height loading, robust electrical service, city utilities, natural gas and a well-designed office layout. Ideal for owner-users, contractors, distributors, manufacturers, and service businesses.



✓ DOCK-HEIGHT RECEIVING

✓ GRADE-LEVEL ACCESS

✓ SHIPPING & DISTRIBUTION

✓ WAREHOUSE STORAGE

READY FOR IMMEDIATE OCCUPANCY

EXCELLENT LOCATION • STRONG INFRASTRUCTURE • ENDLESS POTENTIAL



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SCHEDULE YOUR PRIVATE TOUR TODAY

An exceptional opportunity
in the heart of Burnet.



SCAN FOR MORE INFO