



Office/Warehouse Flex Space | Highway 290 Acc

1030 Canyon Bend Dr, Dripping Springs, TX 78620

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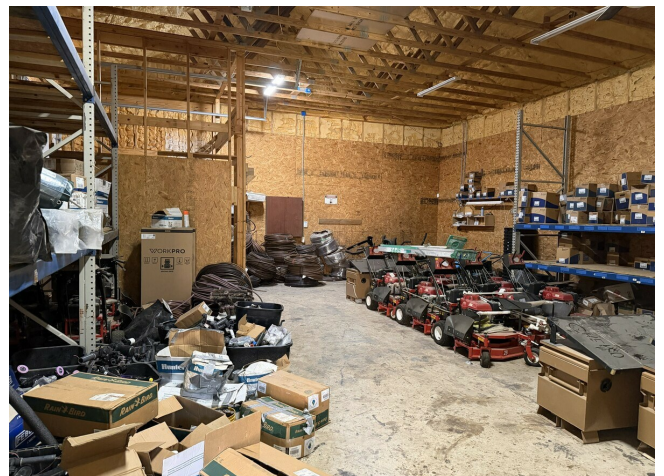
Office/Warehouse Flex Space | Highway 290 Acc

\$21.67 /SF/YR

Located just off Highway 290 in the heart of Dripping Springs, 1030 Canyon Bend Drive offers a rare opportunity to lease a highly functional office and warehouse flex property in one of the fastest-growing commercial markets in Central Texas.

The 3,046-square-foot facility combines professional office space with operational warehouse functionality, making it ideal for contractors, HVAC companies, plumbing and electrical businesses, construction firms,...

- Prime Dripping Springs location just off Highway 290
- 3,046 SF office/warehouse flex space
- Warehouse with grade-level drive-in access
- Ideal for contractors, service companies, distribution, showroom, and light industrial users
- Flexible layout combining office and operational space
- Excellent access to Austin, Bee Cave, Lakeway, and the Texas Hill Country

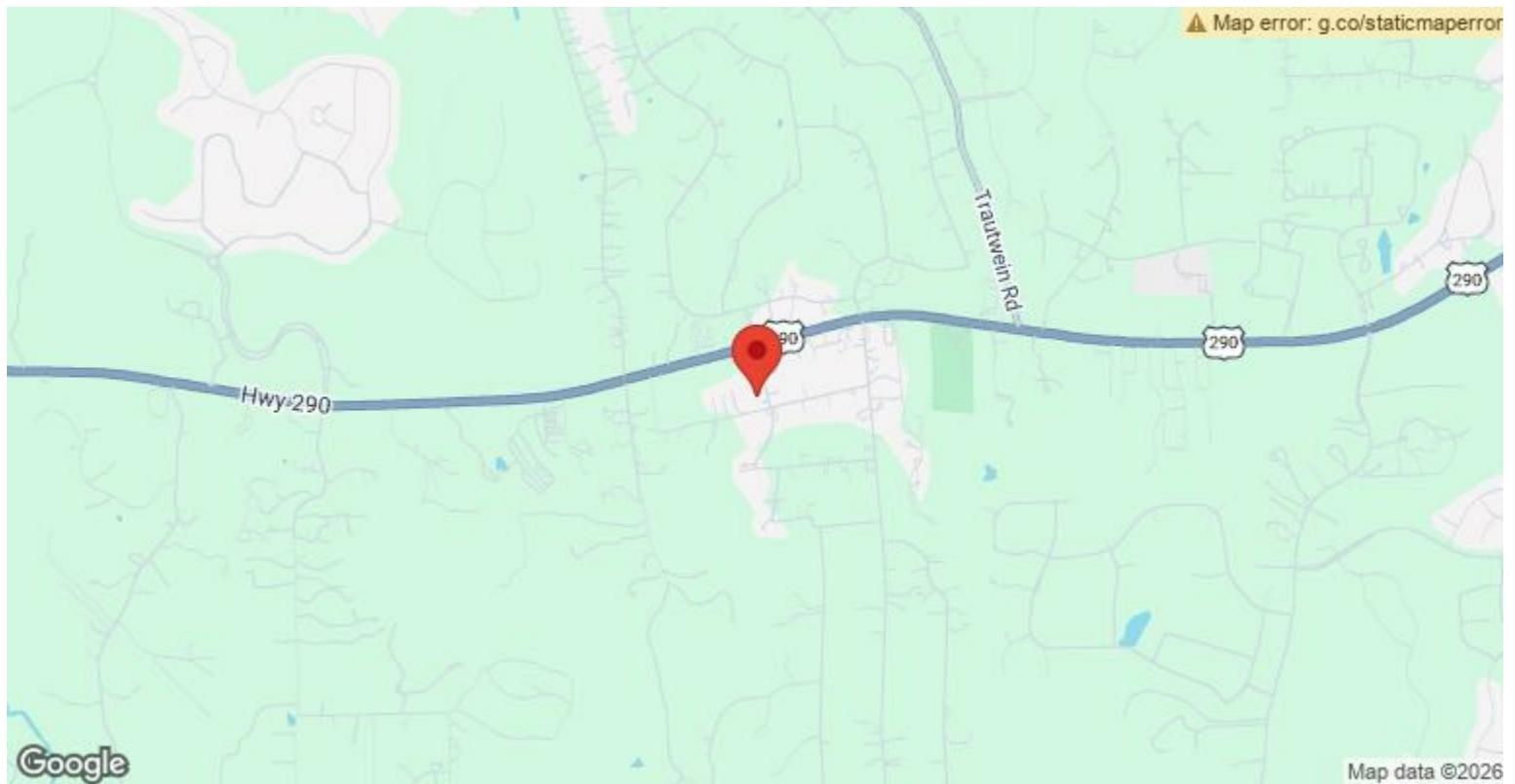


Rental Rate:	\$21.67 /SF/YR
Property Type:	Industrial
Rentable Building Area:	3,046 SF
Year Built:	1994
Cross Streets:	Pier Branch
Taxes:	\$0.72 USD/SF/MO
Operating Expenses:	\$0.42 USD/SF/MO
Rental Rate Mo:	\$1.81 /SF/MO

1st Floor

Space Available	3,046 SF
Rental Rate	\$21.67 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 3 Years

Available for lease is a 3,046-square-foot office and warehouse flex space offering an efficient combination of professional office accommodations and operational warehouse functionality. The office area includes four private offices, a reception and waiting area, open work space, break area, and restroom facilities. The layout supports executive offices, administrative staff, sales teams, project managers, training functions, and customer-facing operations while maintaining separation from warehouse activities. The warehouse and flex component provides drive-in access, high ceilings, multiple access points, and flexible space suitable for inventory storage, equipment staging, distribution, service operations, light assembly, showroom use, and contractor support functions. Ideal users include HVAC contractors, plumbing companies, electrical contractors, landscaping firms, construction companies, service businesses, distributors, light industrial operators, and businesses seeking a centralized headquarters location with both office and warehouse capabilities. Additional features include 12 on-site parking spaces, easy truck and vehicle access, excellent visibility, and immediate connectivity to Highway 290 and the greater Austin market.



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Located just off Highway 290 in the heart of Dripping Springs, 1030 Canyon Bend Drive offers a rare opportunity to lease a highly functional office and warehouse flex property in one of the fastest-growing commercial markets in Central Texas. The 3,046-square-foot facility combines professional office space with operational warehouse functionality, making it ideal for contractors, HVAC companies, plumbing and electrical businesses, construction firms, landscaping companies, distributors, light manufacturing operations, e-commerce users, service providers, and businesses requiring both administrative and warehouse space under one roof. The property features four private offices, a reception area, open workspace, break area, climate-controlled office space, warehouse/flex area with drive-in access, ample parking, and excellent circulation throughout the building. The flexible layout allows users to efficiently combine office operations, inventory storage, equipment staging, service dispatch, and customer-facing functions within a single location. Strategically positioned with convenient access to Dripping Springs, Austin, Bee Cave, Lakeway, and surrounding Hill Country communities, the property offers the accessibility, visibility, and flexibility businesses need to support continued growth.

Property Photos



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Property Photos



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