

# \$2,500,000 - 12522 Fm 1625, Creedmoor

MLS® #6087087

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## \$2,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 1.20 Acres

Creedmoor Warehouses, Creedmoor, TX

A very unique custom industrial opportunity located just 17 miles southeast of downtown Austin! This newly developed industrial private road is a rare opportunity to have a building with quick access tied into all of major thoroughfares in and around the Austin area. Direct access just off the FM1625 exit from TX-45 toll. The 1.2 acre lot is completely secured with steel fencing and a Viking automatic gate opener. The custom Tyler building has 3 drive through bays with 2 being 16x16 and 1 10x10. The completed elevated 3750ft build-out has polished marble flooring throughout, limestone interior walls on first floor, 4 offices, 2 bathrooms, 1 fully equipped kitchen with Viking appliances, grill, stainless sink, oversized fans throughout, and many more custom features. A MUST SEE!!!



Built in 2023

## Essential Information

ListingFeed	abor_vow
MLS® #	6087087
List Price	\$2,500,000
Sale Price	\$2,175,000
Sale Date	February 12th, 2024
Bathrooms	0.00
Acres	1.20
Year Built	2023
Type	Commercial Sale

Sub-Type Warehouse  
Status Closed

**Community Information**

Address 12522 Fm 1625  
Subdivision Creedmoor Warehouses  
City Creedmoor  
County Travis  
State TX  
Zip Code 78610

**Amenities**

Utilities Electricity Connected, Other, See Remarks, Water Connected  
Parking Electric Gate, Enclosed, Paved, Parking Lot, Private

**Interior**

Interior Concrete, Marble, See Remarks  
Heating Central, Electric  
Cooling Central Air, Electric

**Exterior**

Exterior Features Storage  
Construction Masonry, Metal Siding  
Foundation Slab

**Additional Information**

Zoning LI