

# **\$6,000,000 - 409 Technology Drive, Bastrop**

MLS® #8555086

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**\$6,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 11.39 Acres

Bastrop Bus & Industria, Bastrop, TX

Remarkable opportunity for combined production facility with executive offices all located on 11.391 acres in the Bastrop Industrial Park which is convenient to Austin, Houston, and San Antonio areas. 40,000 square feet of free-span 24'-30' high warehouse including 5-Ton overhead crane, adjoined by high-end two-story glass walled office structure. 2,773 square feet on ground level divided into 5 offices, central conference room, kitchen, bathrooms, and double high reception area. An additional ~2,400 square feet of undivided office space is located upstairs with wraparound glass. Warehouse is serviced by 8 large overhead doors and contiguous 97,560 square foot asphalt paved yard immediately adjacent. An additional ~5 acres of undeveloped area is available within the perimeter fenced portion of the property allowing for future expansion. Expansive concrete drives access the facility from both gated ends in addition to gated parking for employees and a front parking lot for customers. Three phase 480v along with 208v is provided by Bluebonnet Electric and all utilities are buried. This has been a remote production facility for an out-of-state manufacturer that is consolidating their production facilities. Some equipment and furnishings can be conveyed with an appropriate offer. This facility (warehouse, offices, and grounds) has been impeccably maintained. See more details in the photos & video and book your appointment with listing



agent for a personal showing. Elon Musk has targeted Bastrop for massive production facilities, perhaps you might consider his insight for your own next move!

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	8555086
List Price	\$6,000,000
Sale Price	\$6,939,000
Sale Date	June 23rd, 2023
Bathrooms	0.00
Acres	11.39
Year Built	2014
Type	Commercial Sale
Sub-Type	Warehouse
Status	Closed

### Community Information

Address	409 Technology Drive
Subdivision	Bastrop Bus & Industria
City	Bastrop
County	Bastrop
State	TX
Zip Code	78602

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Sewer Connected, Underground Utilities, Water Connected, Phone Connected
Features	Curbs, Gutter(s)
Parking	Concrete, Off Street, Parking Lot
View	Trees/Woods

### Interior

Interior	Concrete
Heating	Central

Cooling Central Air

**Exterior**

Exterior Features Sprinkler/Irrigation, Storage

Construction Block, Glass, Metal Siding

Foundation Slab