



2,000 - 23,500 SF FLEX INDUSTRIAL SPACE AVAILABLE

Kathy Bayliss, CPM, CCIM

210.238.5720 | kathy.bayliss@aaastorage.com



OVERVIEW

Property Type:	Flex / Industrial
Available:	2,000 SF - 23,500 SF
Lease Rate:	\$12 - \$18/SF NNN
NNN (Estimated):	\$3.00

Features

- Pre-fabricated steel buildings perfect for all manufacturing, distribution, and e-commerce uses
- Landlord can turn-key tenant finish-outs
- Located 2 miles off of SH-130 (North-South Tollway) in Northeast Pflugerville
- **Building 1: 2,000-23,500 SF Available (14' Clear Height)**

Drive Times from the Site

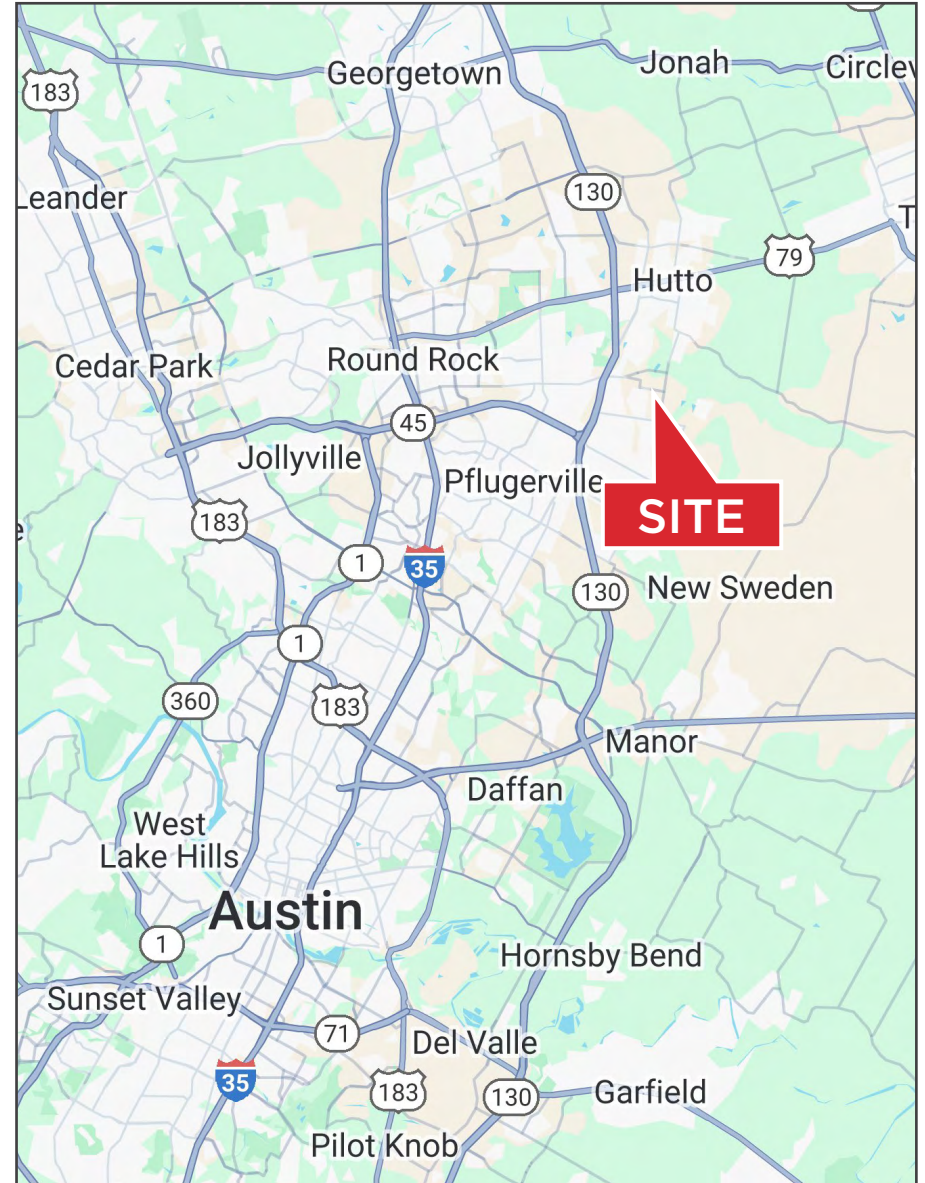
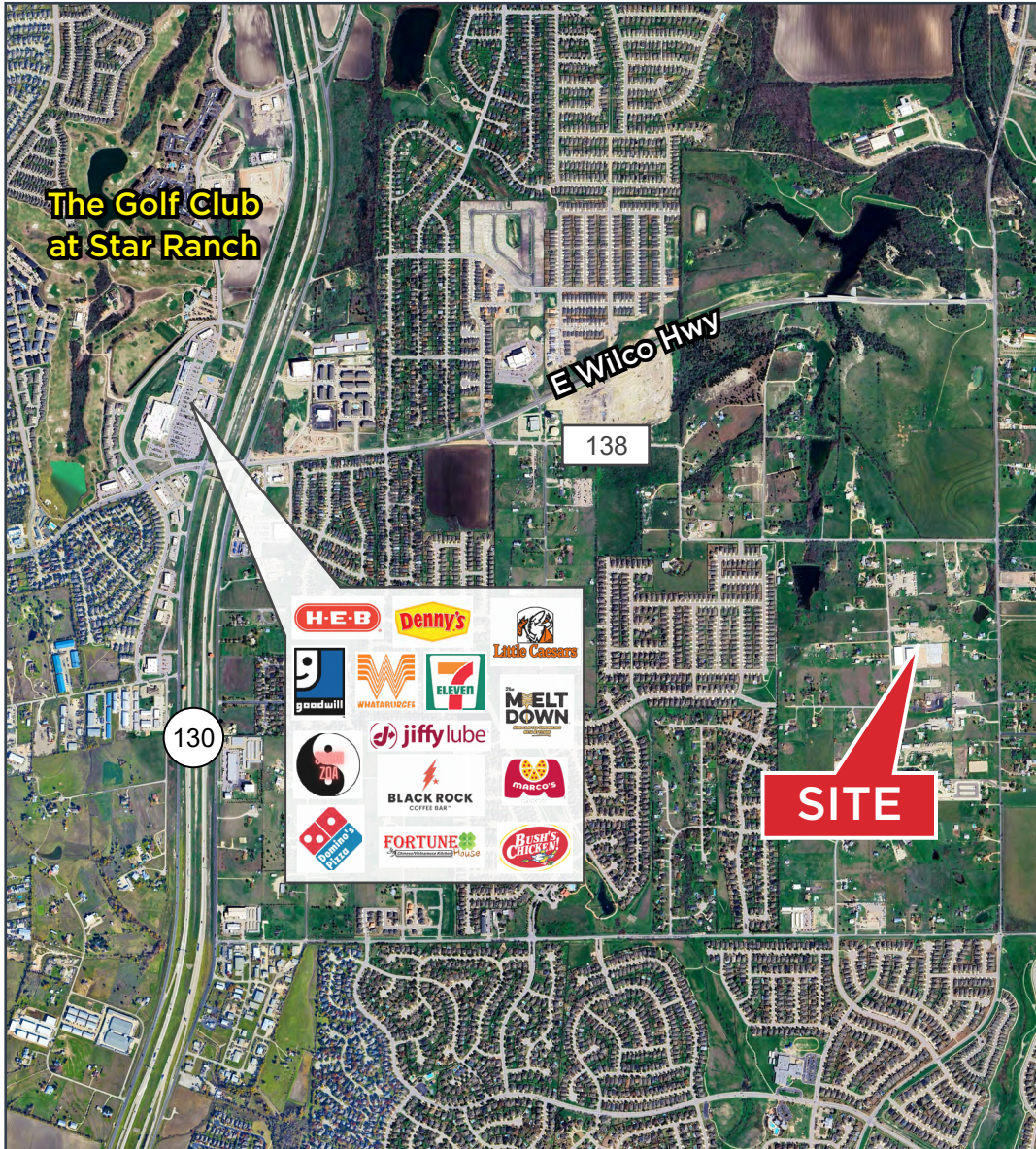
Highway 130	4 Min	Austin	28 Min
Highway 290	5 Min	Austin Airport (AUS)	31 Min
Interstate 35	11 Min		



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