



***3,000 SF FLEX INDUSTRIAL SPACE AVAILABLE***

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OVERVIEW

Property Type:	Flex / Industrial
Available:	3,000 SF
Lease Rate:	\$12 - \$18/SF NNN
NNN (Estimated):	\$3.24

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: 3,000 SF Available** (14' Clear Height)

Drive Times from the Site

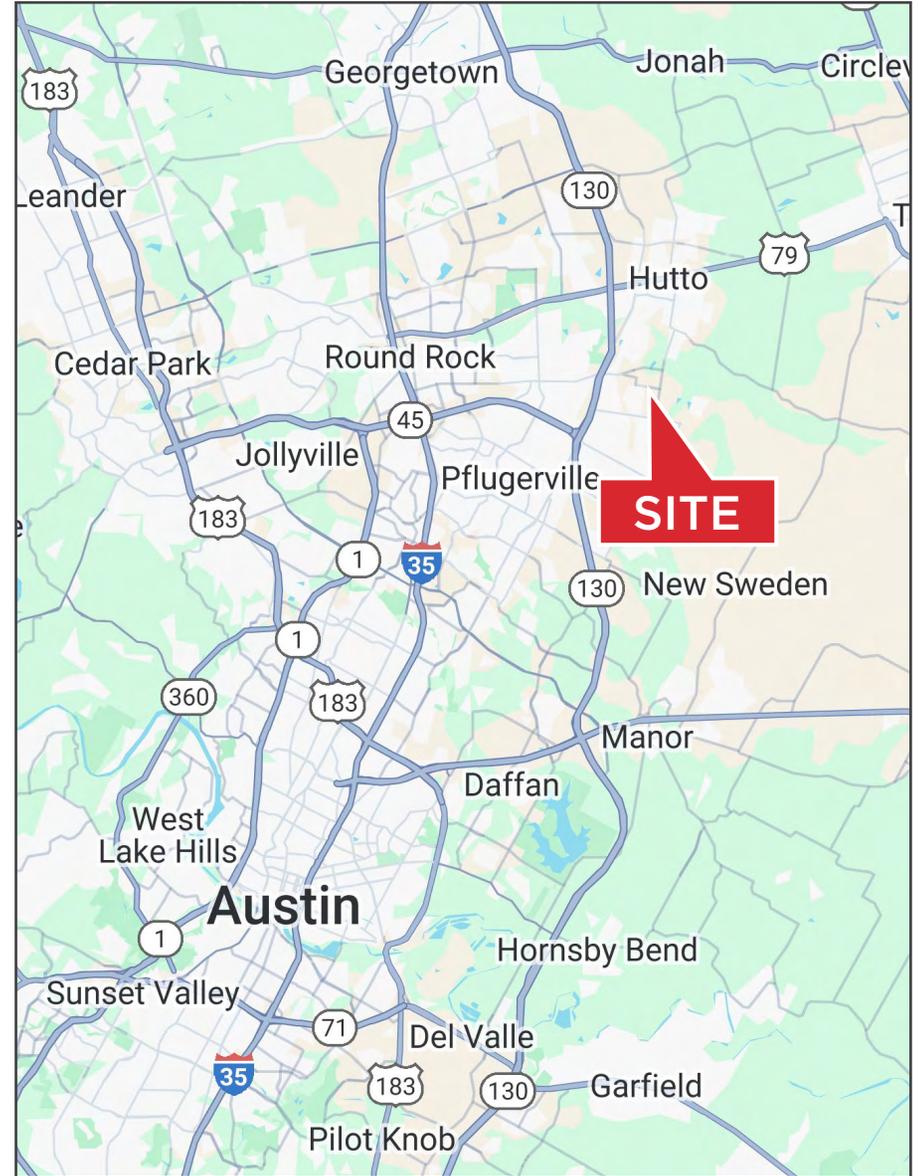
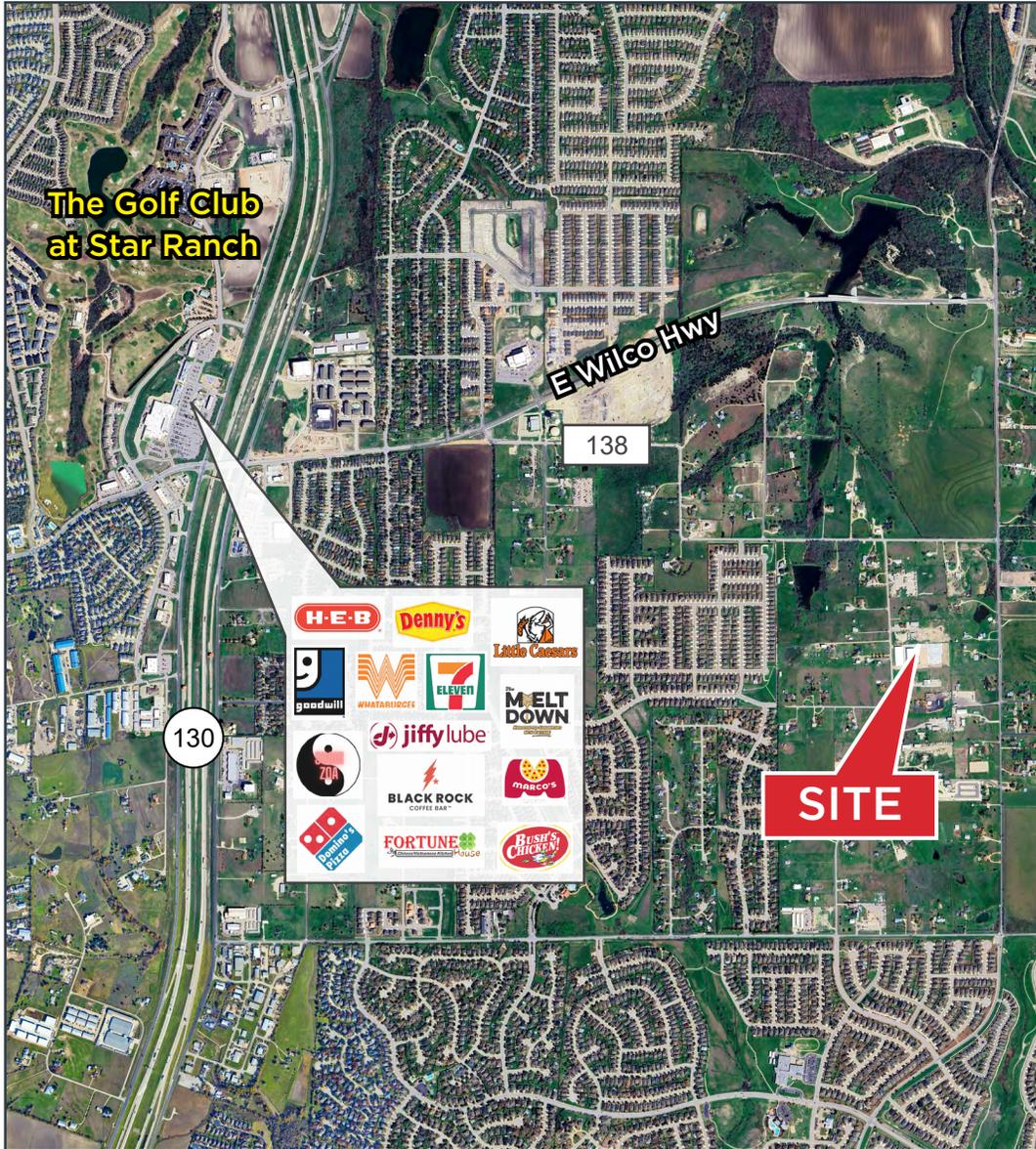
Highway 130	4 Min	Austin	28 Min
Highway 290	5 Min	Austin Airport (AUS)	31 Min
Interstate 35	11 Min		



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