



2,000 - 23,575 SF FLEX INDUSTRIAL SPACE AVAILABLE

Kathy Bayliss, CPM, CCIM

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OVERVIEW

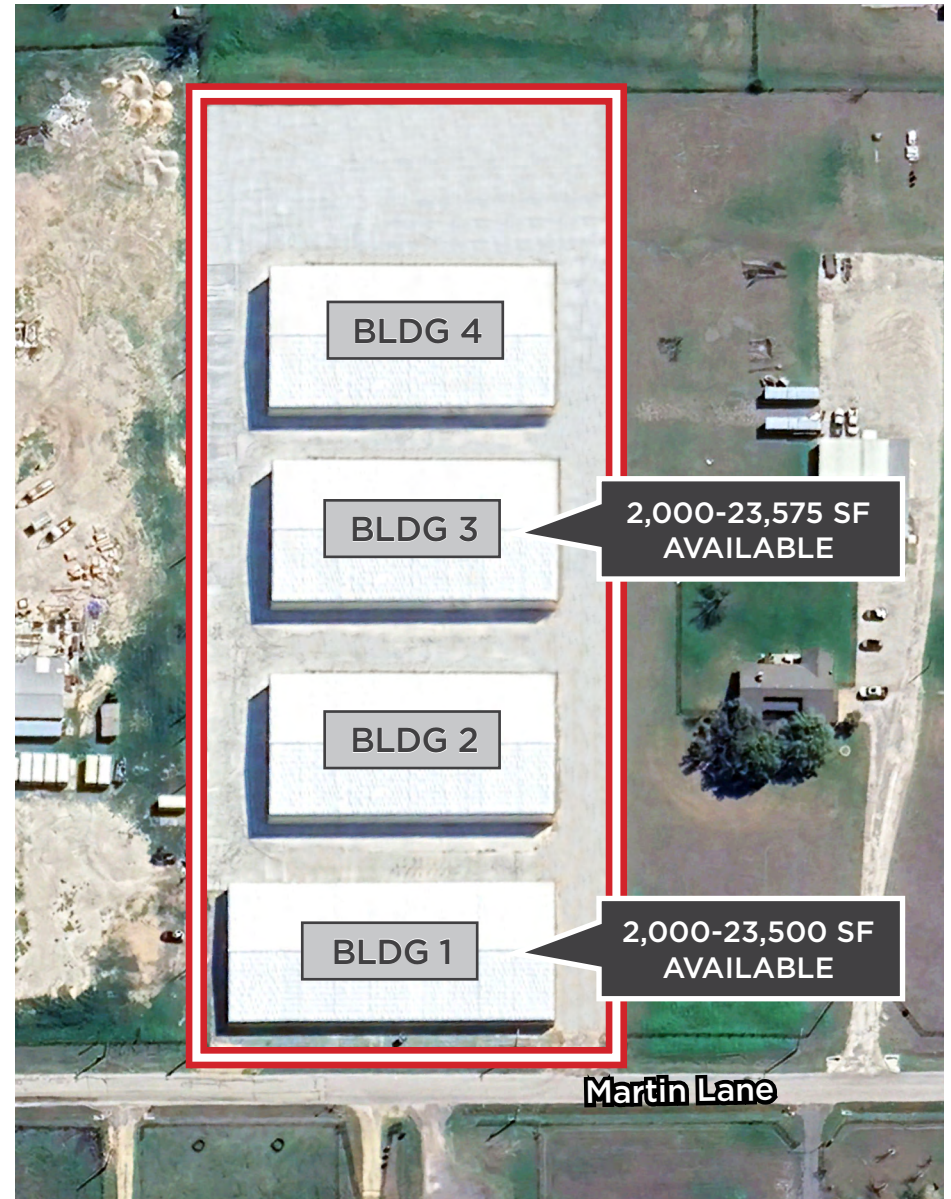
Property Type:	Flex / Industrial
Available:	2,000 SF - 23,575 SF
Lease Rate:	\$12 - \$18/SF NNN
NNN (Estimated):	\$3.00

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 NortheastPflugerville
- **Building 1: 2,000-23,500 SF Available (14' Clear Height)**
- **Building 3: 2,000-23,575 SF Available (24' Clear Height)**
- Building 3 is under construction (Delivery: Mid Sep. 2024)

Drive Times from the Site

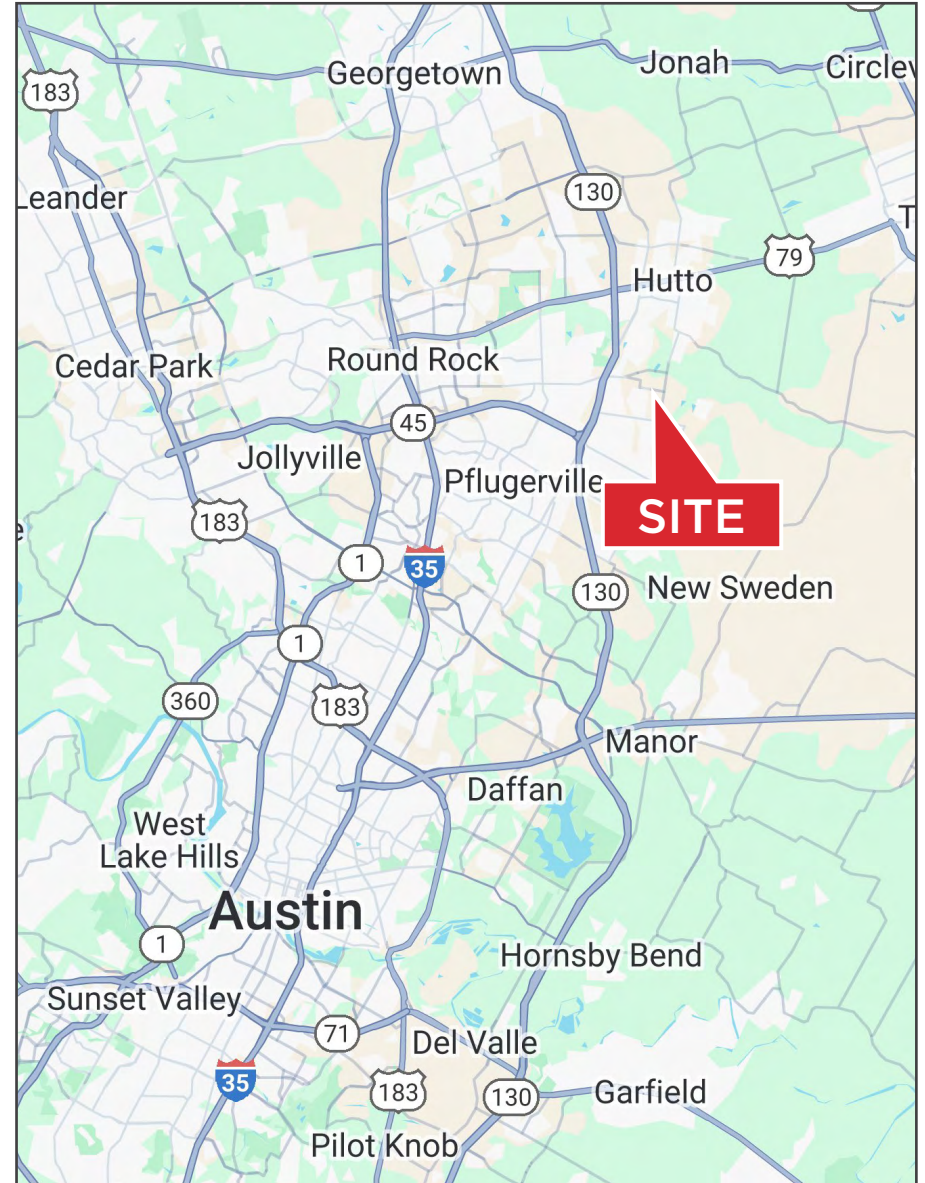
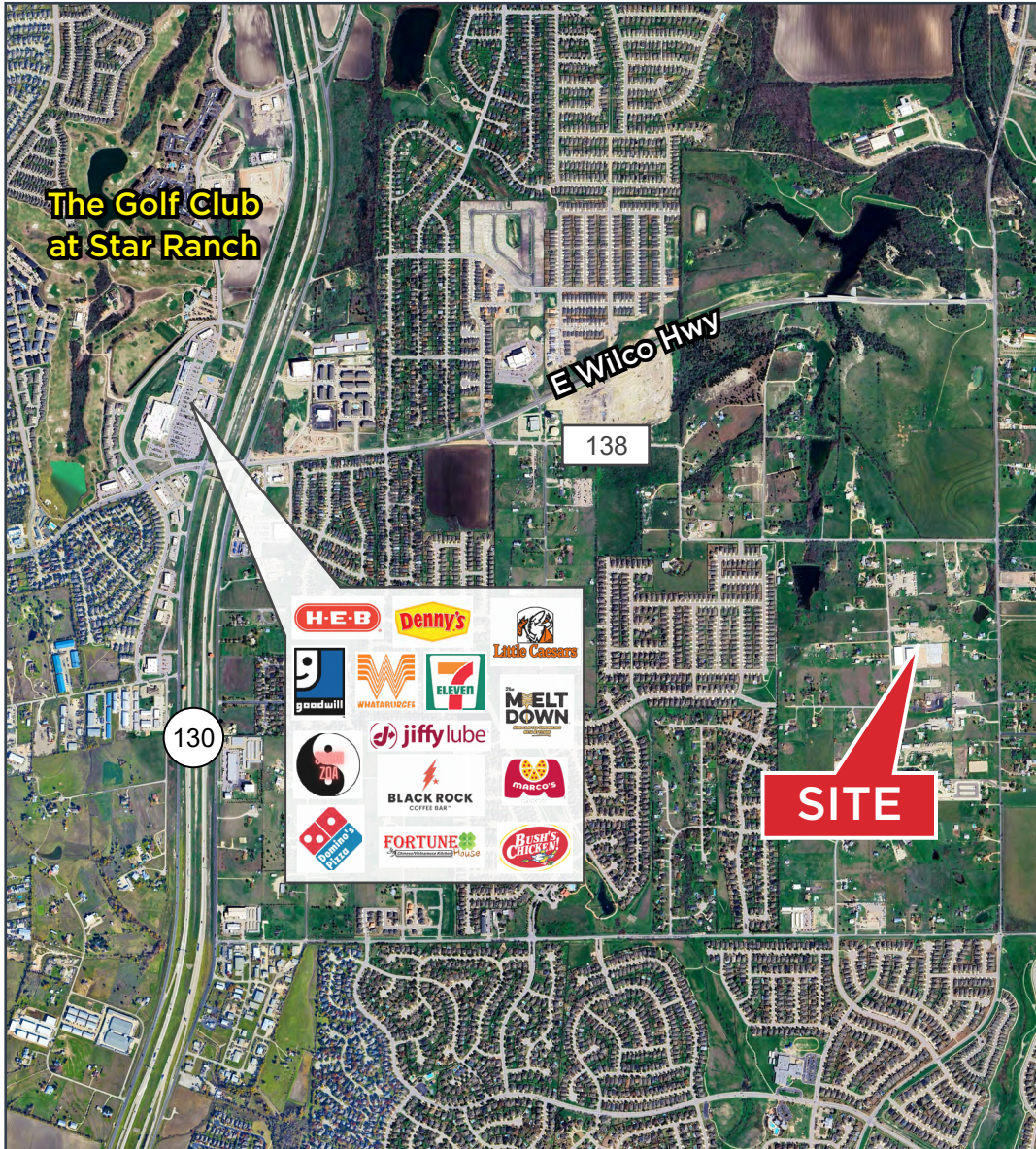
Highway 130	4 Min	Austin	28 Min
Highway 290	5 Min	Austin Airport (AUS)	31 Min
Interstate 35	11 Min		



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