



5,900 SF OF FLEX INDUSTRIAL SPACE AVAILABLE

Kathy Bayliss, CPM, CCIM

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OVERVIEW

Property Type: Flex / Industrial

Available: 5,900 SF (Bldg 8 - Unit 830)

Lease Rate: \$1.25 - \$1.75/SF NNN

NNN (Estimated): \$3.84

Features

- Great flex/industrial property located on FM 1826 at the intersection of State Highway 45
- Easily accessible from MoPac and SH-130.
- Highly visible location
- Landlord can turn-key tenant finish-outs

Drive Times from the Site

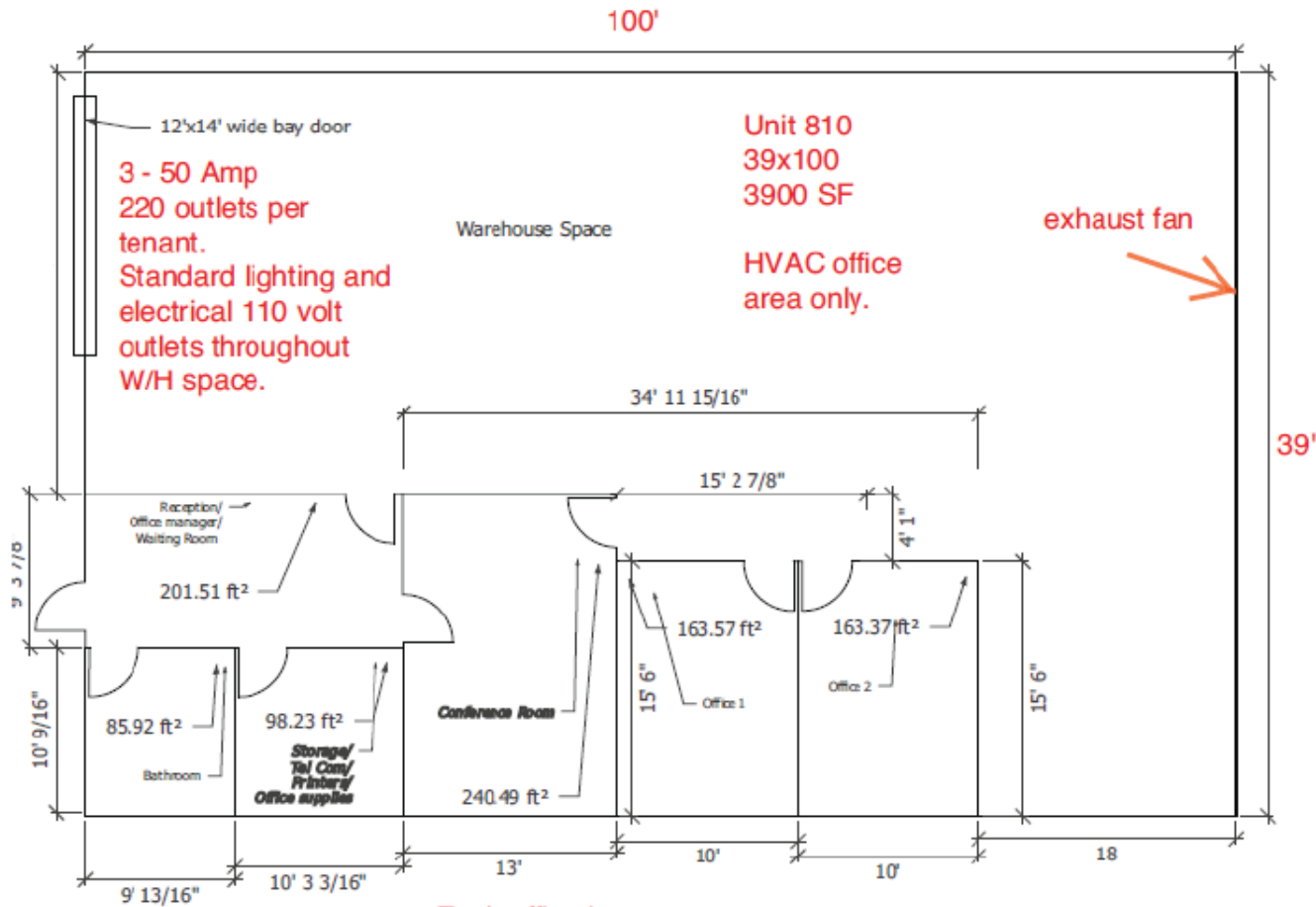
Highway 45	1 Min	Austin	19 Min
Highway 290	7 Min	Austin Airport (AUS)	22 Min
Interstate 35	20 Min		



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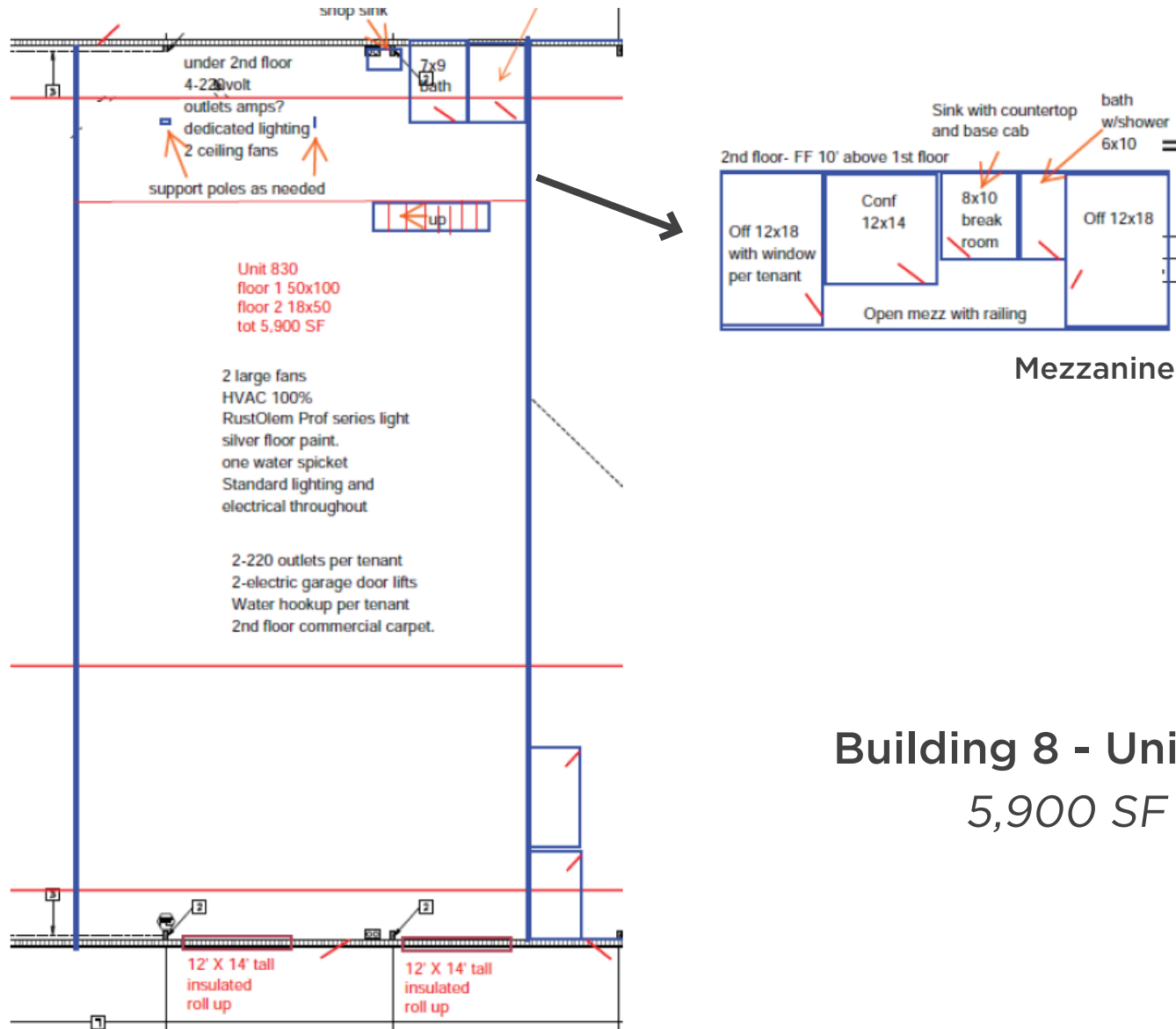
Each office is to have 9 outlets 2 on each wall and one additional for TV per tenant

Building 8 - Unit 810
3,900 SF

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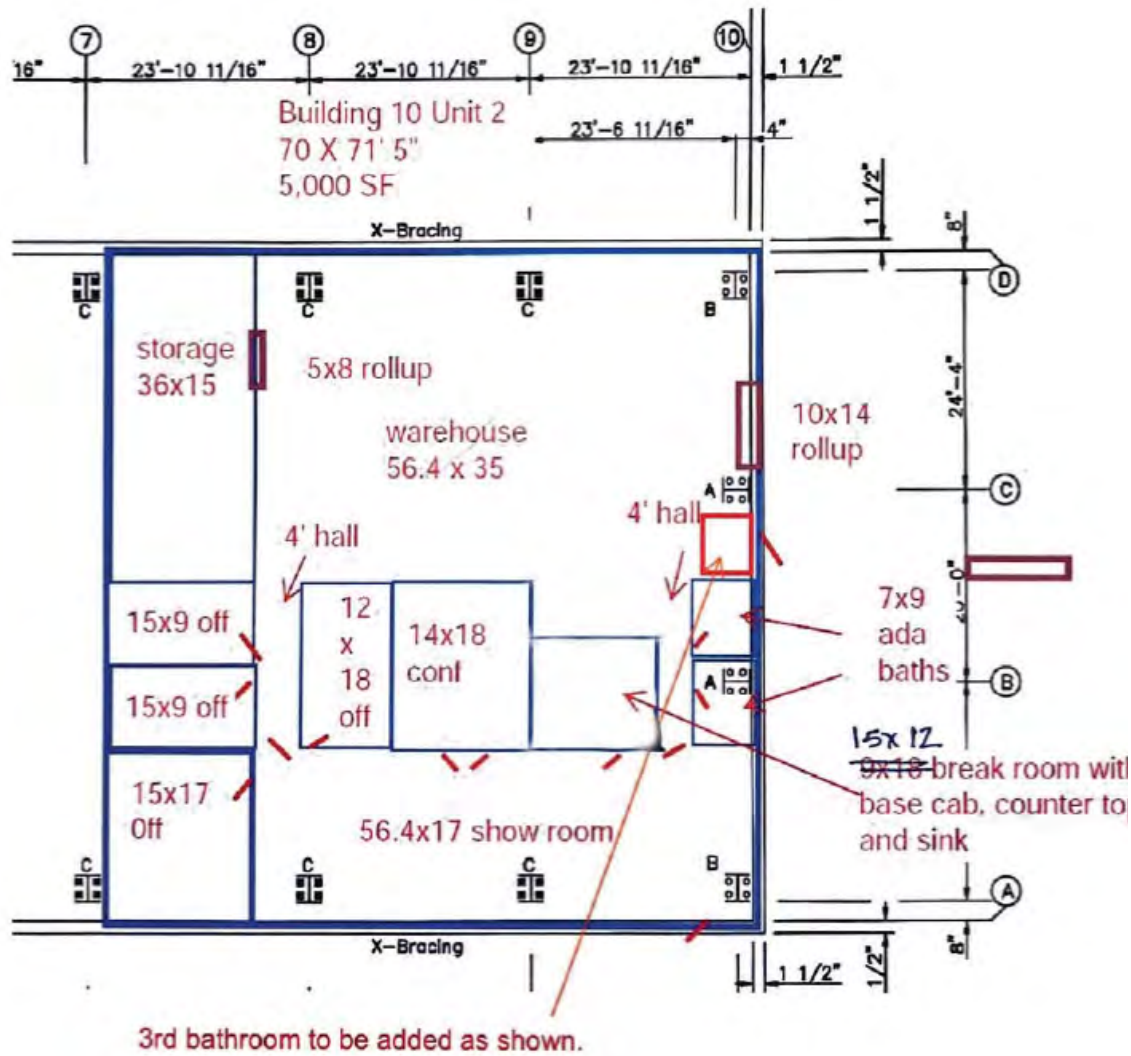


Building 8 - Unit 830
 5,900 SF

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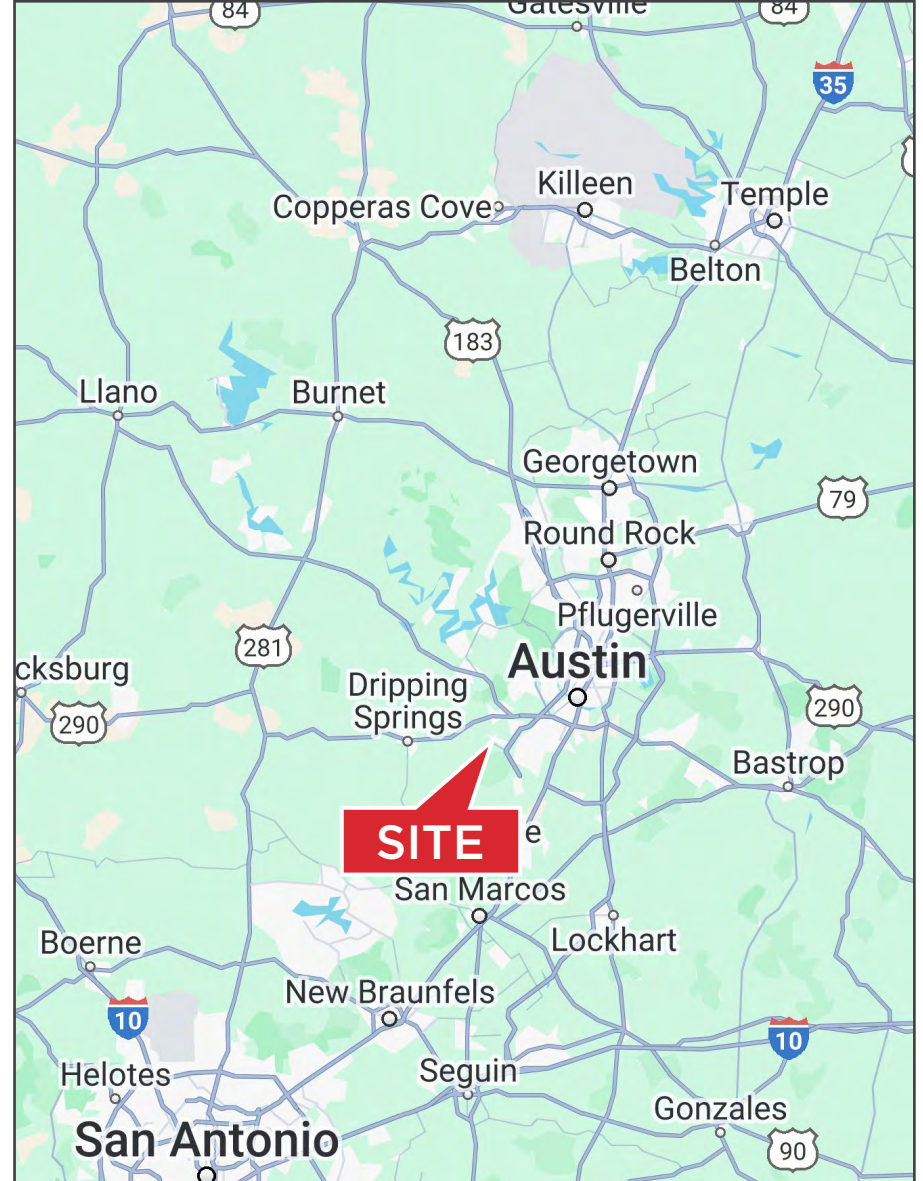




Building 10 - Unit 2
5,000 SF

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