

Office/Warehouse on ± 1.03 Acres For Lease

8411 N Interstate 35



$\pm 4,864$ SF ON ± 1.03 AC
Office in front, conditioned warehouse in back



Philip Salem
philip@midwayrealtytx.com
512-574-5025

The information provided in this flyer is for general informational purposes only. While we strive for accuracy, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability of the information contained herein.

Aerial imagery and base map: Esri. The site boundary shown is approximate.

Property Details

8411 N Interstate 35, Austin, TX 78753

Property Type	Office/Warehouse
Site	±1.03 AC (±44,900 SF)
Building Area	±4,864 SF total in two buildings
Front Building	±3,364 SF office
Rear Building	±1,500 SF conditioned warehouse
Lease Rate	Call for pricing
Availability	Contact broker
Year Built	1970
Zoning	GR-NP (Community Commercial), City of Austin
Frontage	I-35 northbound frontage road, between US 183 and Rundberg Lane
Parking	About 26 spaces, surface lot plus covered carport
Sale Price	Also offered for sale. Call for pricing.



Front building reception



Yard and mature trees



Philip Salem
philip@midwayrealtytx.com
512-574-5025

The information provided in this flyer is for general informational purposes only. While we strive for accuracy, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability of the information contained herein.

Aerial imagery and base map: Esri. The site boundary shown is approximate.

The Property

8411 N Interstate 35, Austin, TX 78753

This is a **±1.03 acre site** with two buildings on the northbound I-35 frontage road, between US 183 and Rundberg Lane in North Austin.

The front building is **±3,364 SF of office space** with private offices, a conference room, a kitchen, and two restrooms. Behind it is a **±1,500 SF conditioned warehouse** with roll-up doors.

The buildings cover little more than a tenth of the site. The rest is roughly **0.9 acre of open ground and surface parking**, much of it under mature trees, with a covered carport near the office.

GR-NP zoning (Community Commercial) allows office, retail, and medical uses. Tenants should confirm their intended use with the City of Austin.

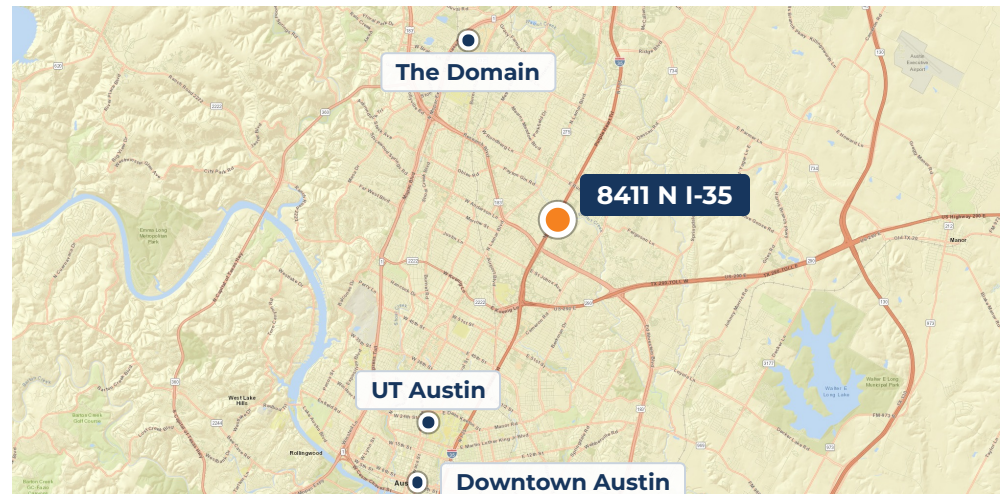
Downtown Austin is about 8 miles south. The Domain is about 6 miles northwest.

The property is also offered for sale.

Contact us for a proposal or to set up a tour.

The Land

Land Area	±1.03 AC (±44,900 SF)
Building Coverage	About 12% of the site
Open Area	±0.9 AC of open ground and surface parking
Parking	About 26 spaces, surface lot plus covered carport
Access	Northbound I-35 frontage road
Zoning	GR-NP (Community Commercial)



Philip Salem

philip@midwayrealtytx.com
512-574-5025

The information provided in this flyer is for general informational purposes only. While we strive for accuracy, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability of the information contained herein.

Aerial imagery and base map: Esri. The site boundary shown is approximate.

The Site

8411 N Interstate 35, Austin, TX 78753



Philip Salem
philip@midwayrealtytx.com
512-574-5025

The information provided in this flyer is for general informational purposes only. While we strive for accuracy, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability of the information contained herein.

Aerial imagery and base map: Esri. The site boundary shown is approximate.