

# FOR LEASE

30,000 SF STANDALONE BUILDING  
1611 HEADWAY CIRCLE | AUSTIN, TEXAS  
WALNUT CREEK BUSINESS CENTER – BLDG. 3



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## ***SPACE FOR LEASE – INFORMATION:***

- **30,00 SF AVAILABLE**
- **18' CLEAR HEIGHT**
- **170' BUILDING DEPTH**
- **WET-PIPE SPRINKLER SYSTEM**
- **100% HVAC WAREHOUSE**
- **4 DOCK HIGH DOORS**
- **ON HIGHWAY 183**
- **1.1 MILES EAST OF I-35**
- **NEW TPO ROOF: 2017**
- **4.6 PARKING SPACES PER 1,000 SF**
- **POWER SPECS: 1600 AMP / 480 VOLT**

## **MARKETED BY:**

**LEIGH ELLIS**

512-684-3802 (D)

512-632-7167 (M)

ELLIS@AQUILACOMMERCIAL.COM





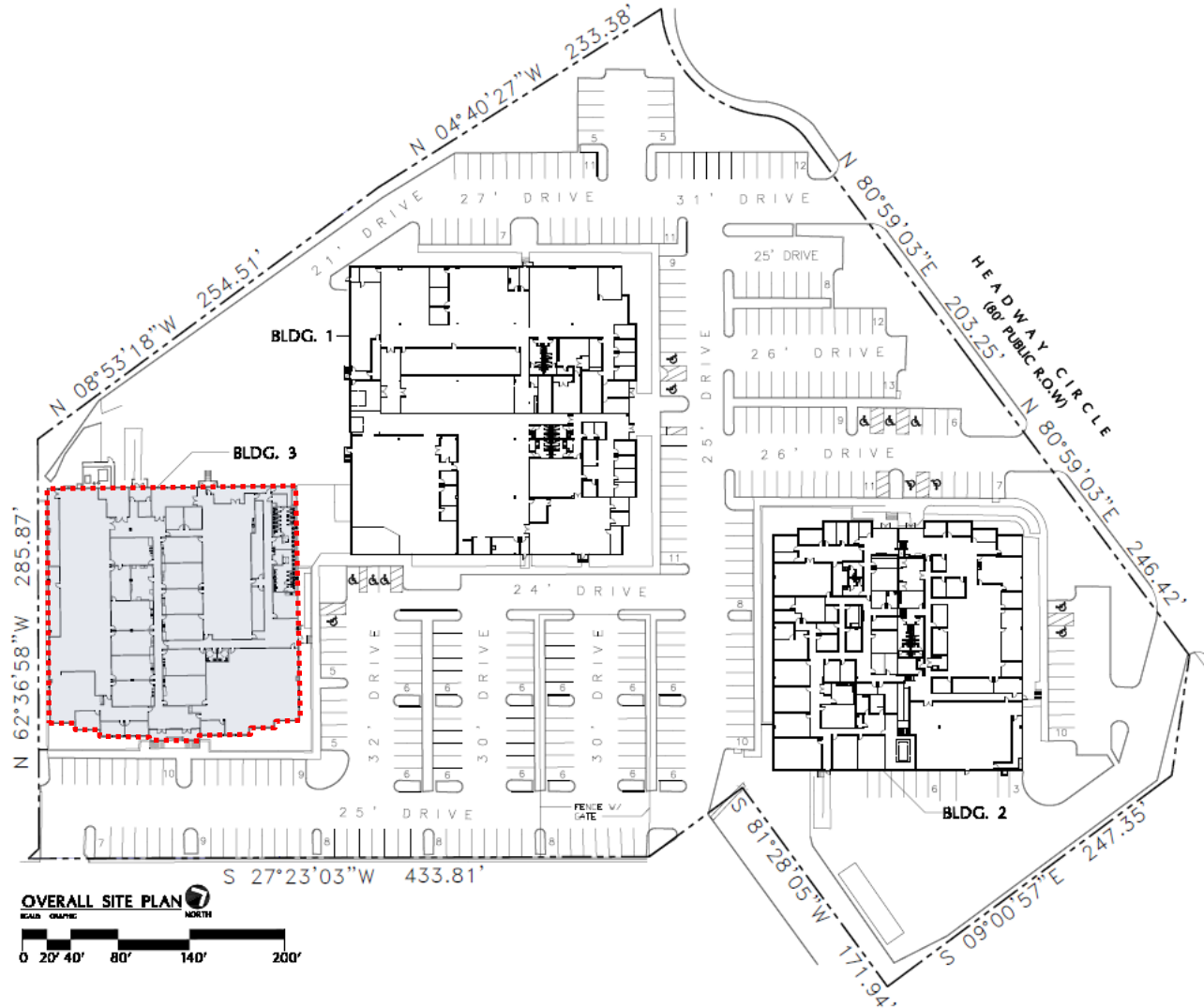
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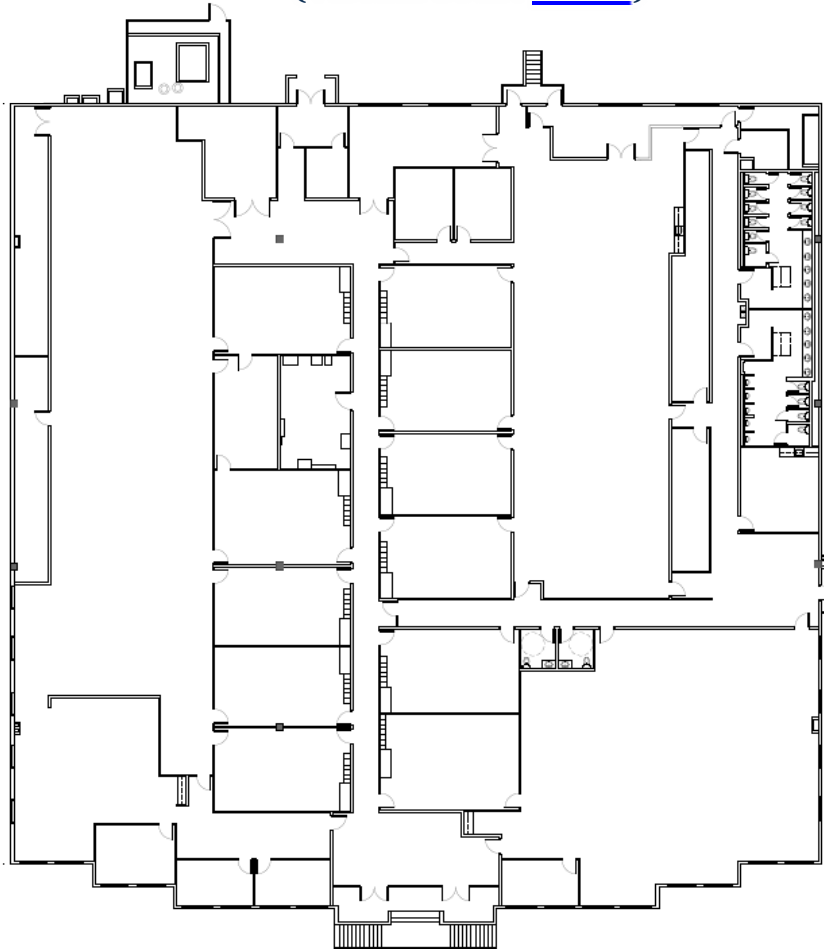


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**Building 3 – 30,000 SF**  
**(Virtual Tour: [HERE](#))**



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**Leigh Ellis**

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[ellis@aquilacommercial.com](mailto:ellis@aquilacommercial.com)

**30,000-sf**  
**(AVAILABLE)**

**1611 Headway Circle**  
**Austin, TX**

**NORTHEAST**  
**INDUSTRIAL**  
**SUBMARKET**



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