



## For Sublease

### Contact us:

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# 1500 Volta Drive

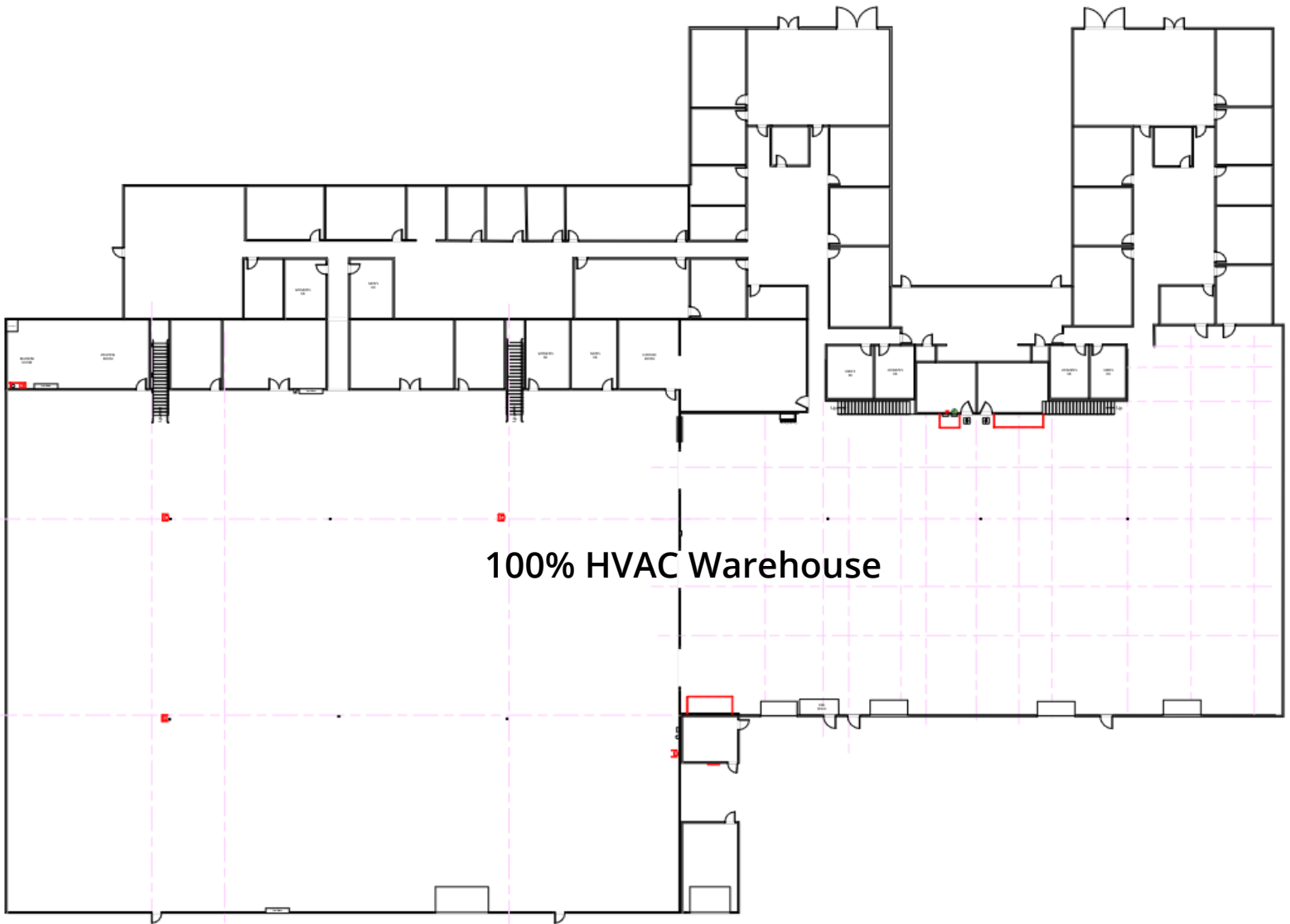
Cedar Park, TX 78641

|                  |                                  |
|------------------|----------------------------------|
| Size             | 56,761 SF                        |
| Warehouse        | 38,850 SF (Climate-Controlled)   |
| Office           | 14,271 SF                        |
| Mezzanine        | 3,640 SF                         |
| Availability     | Immediate                        |
| Lease Expiration | December 31, 2034                |
| Zoning           | Light Industrial                 |
| Clear Height     | 17'                              |
| Parking          | 101 Spaces                       |
| Power            | 4,000 AMPs of 480V 3-Phase Power |
| Loading          | 4 Dock High, 1 Grade Level Door  |

### Colliers

111 Congress Ave. Suite 750  
Austin, TX 78701  
P: +1 512 539 3000

# Floor Plan



100% HVAC Warehouse



# Location Overview



## Points of Interest

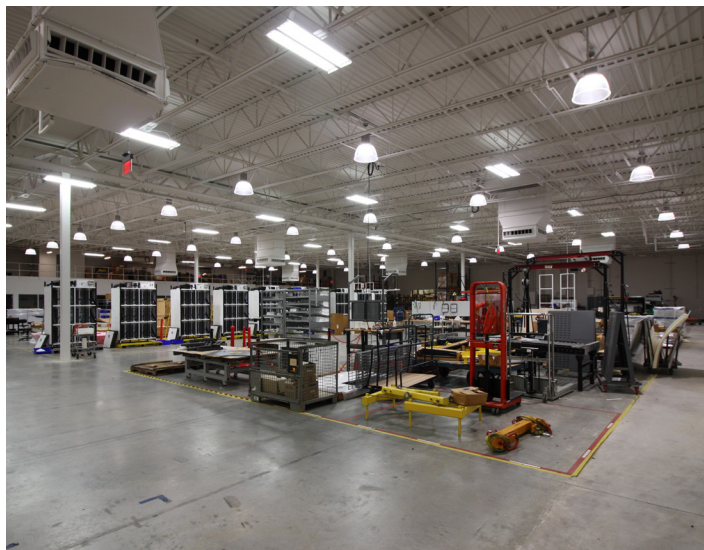
### Travel Distances

|                          | Distance | Time  |
|--------------------------|----------|-------|
| Crawford Electric Supply | 0.1 mi   | 1 min |
| Toyota                   | 0.5 mi   | 2 min |
| Firefly Aerospace        | 1.8 mi   | 5 min |
| Builders FirstSource     | 2.3 mi   | 6 min |
| Life Storage             | 2.6 mi   | 6 min |

|                               | Distance | Time        |
|-------------------------------|----------|-------------|
| Round Rock, TX                | 16 mi    | 17 min      |
| Austin, TX                    | 20.5 mi  | 19 min      |
| Austin Bergstrom Intl Airport | 28.7 mi  | 27 min      |
| San Antonio, TX               | 102 mi   | 1 hr 45 min |
| Houston, TX                   | 175 mi   | 2 hr 51 min |



# Space Photos



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