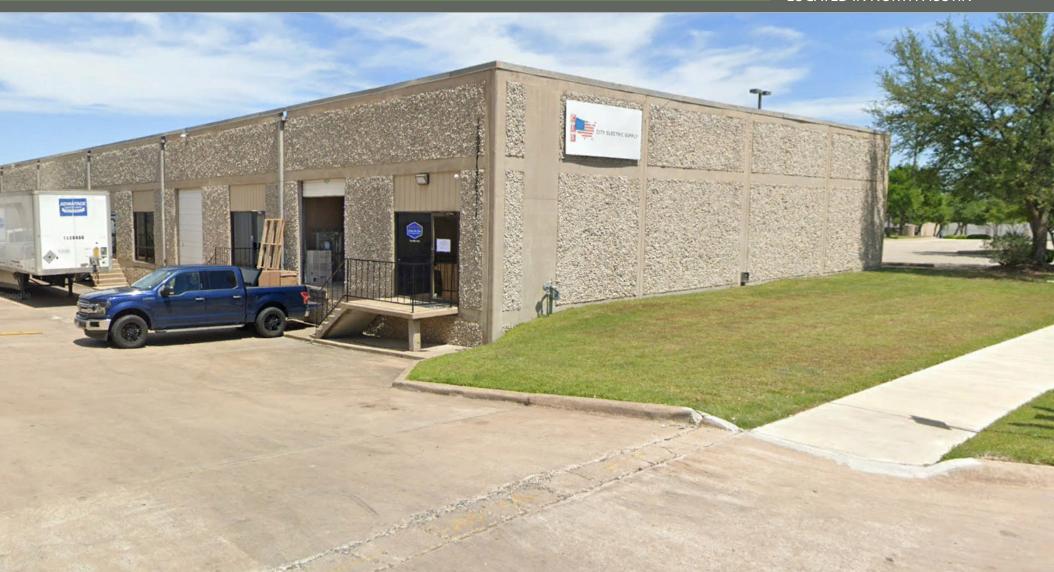
2540 Brockton

2540 BROCKTON DRIVE | AUSTIN, TX | 78758

LOCATED IN NORTH AUSTIN

2,500 SF - 6,700 SF AVAILABLE





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ABOUT 2540 BROCKTON

2540 Brockton Drive is a well located, multi-tenant, small bay flex/showroom industrial building totaling 22,126 square feet located on 1.07 acres just north of the new MLS Soccer Stadium and located one block to the east of Domain in North Austin.

2540 BROCKTON DRIVE

- Suite 108 4,200 SF Available 4/1/2025
- Suite 110 2,500 SF Available 5/1/2025



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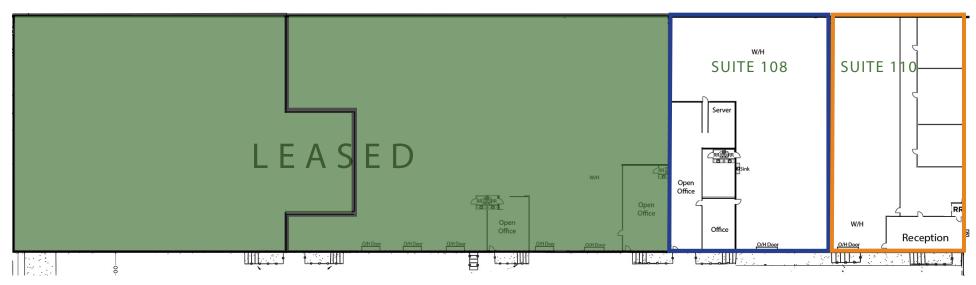
SUITE 108

Square Feet	4,200 SF	
Loading	Dock High	
Clear Height	16′	
Office/Warehouse	+/-25% (Suite 108)	
Available Beginning	April 1, 2025	

SUITE 110

Square Feet	2,500 SF
Loading	Dock High
Clear Height	16′
Office/Warehouse	+/-40% (Suite 110)
Available Beginning	May 1, 2025

Maximum Contiguous: 6,700 SF





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LOCATION & DRIVE DISTANCES



DRIVE DISTANCES

The Domain	0.3 miles
Downtown Austin	10 miles
Round Rock	10 miles
Austin Bergstrom International Airport	13 miles

Dripping Springs	31 miles
Bastrop	39 miles
San Antonio	89 miles



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472.5000 Phone	512.4 [.]	doug@liveoak.com ^{Email}	590102 License No.	Gottesman, LLC /Broker Firm Name or d Business Name	Live Oak - Gottesman, LL Licensed Broker /Broker Firm Name or Primary Assumed Business Name
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H: Julated.	ARLY ESTABLISH nent. ent will be calc	 TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated. 	TWEEN YOU AND A I as to you, and your ob provided to you, wher	5, ALL AGREEMENTS BE uties and responsibilitie he broker for services p	 TO AVOID DISPUTES The broker's di Who will pay ti
resent the	eement to repr e owner first.	AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	subagent when aidin does not represent th	cense holder acts as a s an assist the buyer but o	AS SUBAGENT: A lic buyer. A subagent ca
conspicuous bold or ch party (owner and e transaction. h writing not to	and, in r to ea ty to th roker ir	vill pay the broken cts as an intermedian ciated with the brokn structions of each pay nstructions offer; and fically instructs the	n. The written agree gations as an interme on impartially and fai nt, appoint a different opinions and advice to ed in writing to do so ed in writing to do s	 ment of <i>each party</i> to the transaction. The written agreement must state who all print, set forth the broker's obligations as an intermediary. A broker who a Must treat all parties to the transaction impartially and fairly; May, with the parties' written consent, appoint a different license holder asso buyer) to communicate with, provide opinions and advice to, and carry out the in Must not, unless specifically authorized in writting to do so by the party, disclose: that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a value of disclose, unless required to do so by law. 	agreement of <i>each</i> underlined print, set Must treat all r May, with the buyer) to comm Must not, unle o that the o o that the b o any confit disclose, u
yer, usually through a form the buyer of any agent by the seller or	t the buyer, usi must inform th d to the agent I	AS AGENT FOR BUYEK/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.	er becomes the buye 's agent must perform transaction known b	THE INTERMENT OF A DEVENT	AS AGENT FOR BUYEK/I written representation ag material information abo seller's agent.
greement with the e broker's minimum the agent, including	ough an agreer erform the brok nown by the a	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.	RD): The broker be r property managem of any material inform ent by the buyer or b	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the powner, usually in a written listing to sell or property management agreement duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	AS AGENT FOR OV owner, usually in a duties above and m information disclose
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	er;	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): Put the interests of the client above all others, including the broker's own interests; Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly. 	BY LAW (A client is t Il others, including th mation about the pr sent any offer to or c action honestly and fa	DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the p Put the interests of the client above all others, including the br Inform the client of any material information about the prope Answer the client's questions and present any offer to or coun Treat all parties to a real estate transaction honestly and fairly.	 A BROKER'S MINIM Put the interes Inform the clie Answer the clii Treat all partie
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