



For Lease

\$11.00/SF NNN

Est. Operating Expenses: \$5.00/SF

For Sale

\$190/SF

FOR MORE INFORMATION, CONTACT:

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10631 JOSEPH CLAYTON DR

AUSTIN, TX 78753

Industrial Warehouse / Flex

- Building size: 19,200 square feet
- Year built: 2001
- Zoning: CS-MU-V-CO-NP
- 18' clear height
- Two (2) grade-level overhead doors
- One (1) dock well
- Exclusive parking / yard (LCE-3)
- Finished office with warehouse views
- Apollo Paint & Body Condominium — Unit 3
- Sale: \$3,648,000 (\$190/SF)







PROPERTY DESCRIPTION

Unit 3 of the Apollo Paint & Body Condominium is a 19,200 SF industrial building on Joseph Clayton Drive in North Austin. Built in 2001 and zoned CS-MU-V-CO-NP, the building offers 18' clear height, two grade-level overhead doors, one dock well, finished office, and exclusive limited-common-element parking (LCE-3) along Joseph Clayton Drive.

Prime I-35 access near E. Braker Lane connects the property to Downtown Austin, Round Rock, and the greater Central Texas market. Available for lease at \$11.00/SF NNN (\$5.00/SF estimated opex) or for sale at \$190/SF (\$3,648,000).



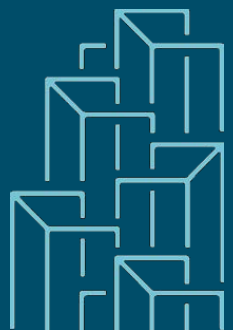


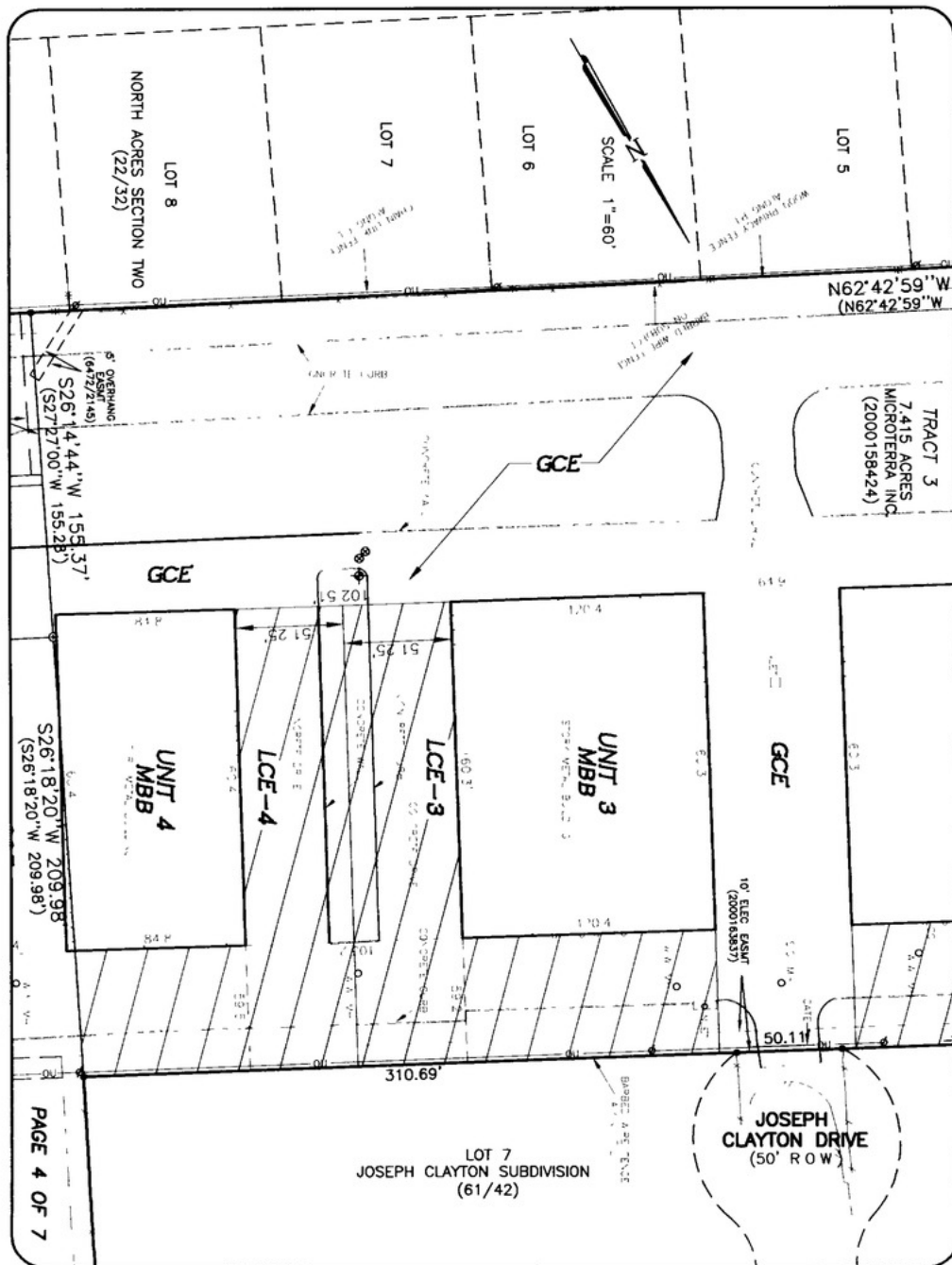




AERIAL · UNIT 3 & LCE-3 EXCLUSIVE PARKING

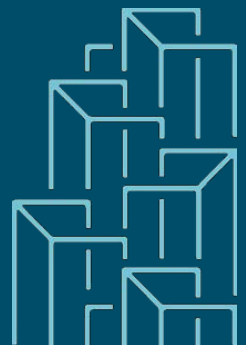
- Gold hatch marks LCE-3 — exclusive limited common element parking and yard for Unit 3
- Navy outline is the Unit 3 building footprint (19,200 SF)
- LCE-3 sits along the building and in the court between Unit 3 and Unit 4
- Adjacent Unit 4 and LCE-4 are separately owned condominium elements
- Shared GCE drive provides condominium access off Joseph Clayton Drive

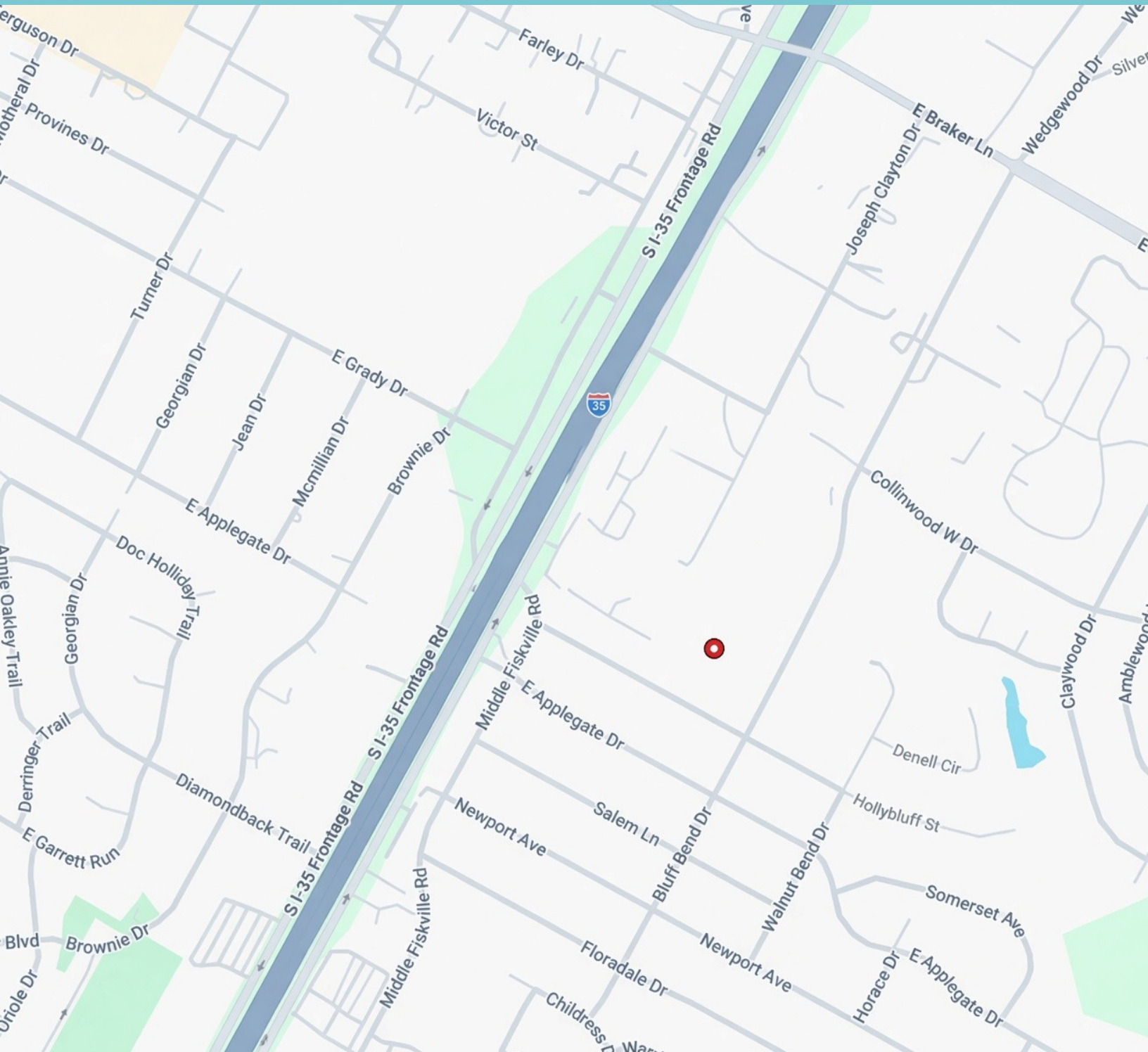




SITE PLAN · UNIT 3 & EXCLUSIVE PARKING

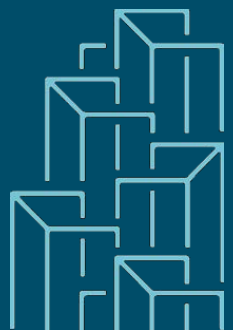
- Apollo Paint & Body Condominium — Unit 3 (MBB) is the 19,200 SF building
- LCE-3 (hatched) is the exclusive limited common element parking / yard for Unit 3
- GCE drive aisle provides shared condominium access off Joseph Clayton Drive (50' R.O.W.)
- Building frontage along Joseph Clayton Drive; plat frontage dimension 310.69'
- Adjacent Unit 4 and its LCE-4 are separately owned condominium elements





LOCATION · ZOOMED IN

- Just east of I-35 between E. Braker Lane and Bluff Bend Drive
- Direct frontage on Joseph Clayton Drive in North Austin (78753)
- Minutes to I-35, US-183, and SH-130
- Approximately 15–20 minutes to Downtown Austin
- Approximately 20–25 minutes to Austin-Bergstrom International Airport





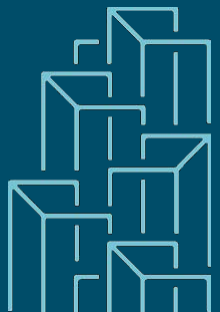
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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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.

AS AGENT FOR BUYER/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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing 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 written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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.

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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Brokerage Firm: Kalil Commercial, LLC – Designated Broker: Steven Kalil – License No.: 0568121 – Email: steven@kalilcommercial.com