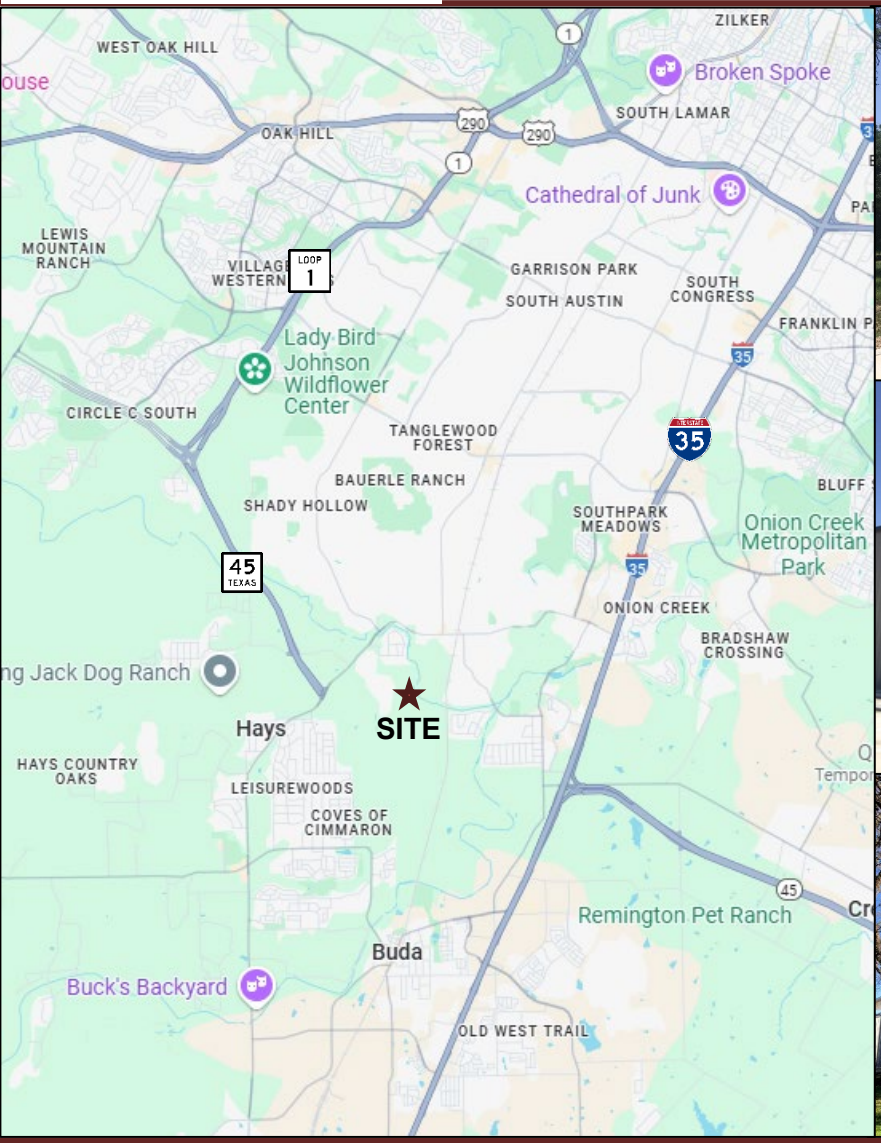
THE WHITFIELD COMPANY

*Central Texas Commercial Real Estate*

# 5,400 SF WAREHOUSE – FOR LEASE
# 12701 LOWDEN LANE, STE 302, MANCHACA, TX
# 15 ACRE WAREHOUSE PARK W/ AMPLE PARKING AND BEAUTIFUL TREES - TRAVIS COUNTY



## Location

The property is located at 12701 Lowden Lane. Just off FM 1626 between Brodie Ln and Manchaca Rd. FM 1626 has easy access to IH-35 and SH-45, the MoPac South extension.

## 12701 Lowden Lane Building 302

**5,400 SF Warehouse with Office, Secure Storage, Three Overhead Doors – Located in 15-Acre Industrial Park**

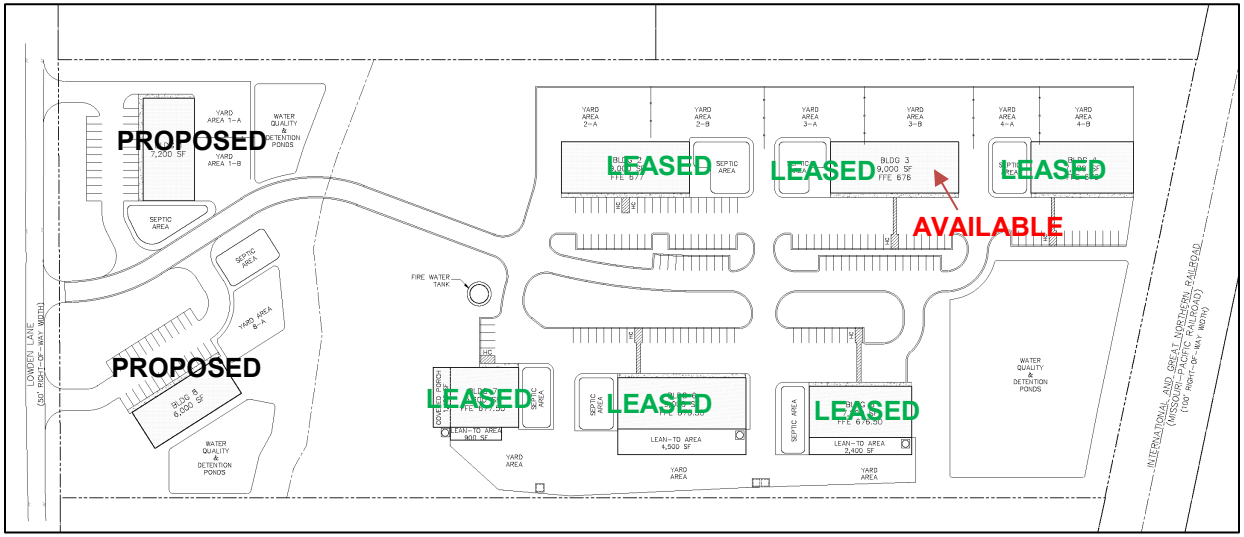
This versatile 5,400 square foot warehouse includes an office area, two bathrooms, an additional sink area, three overhead doors, and secure storage. Located within a spacious 15-acre warehouse park, the property offers ample concrete parking and is surrounded by mature, scenic trees.

Features include:

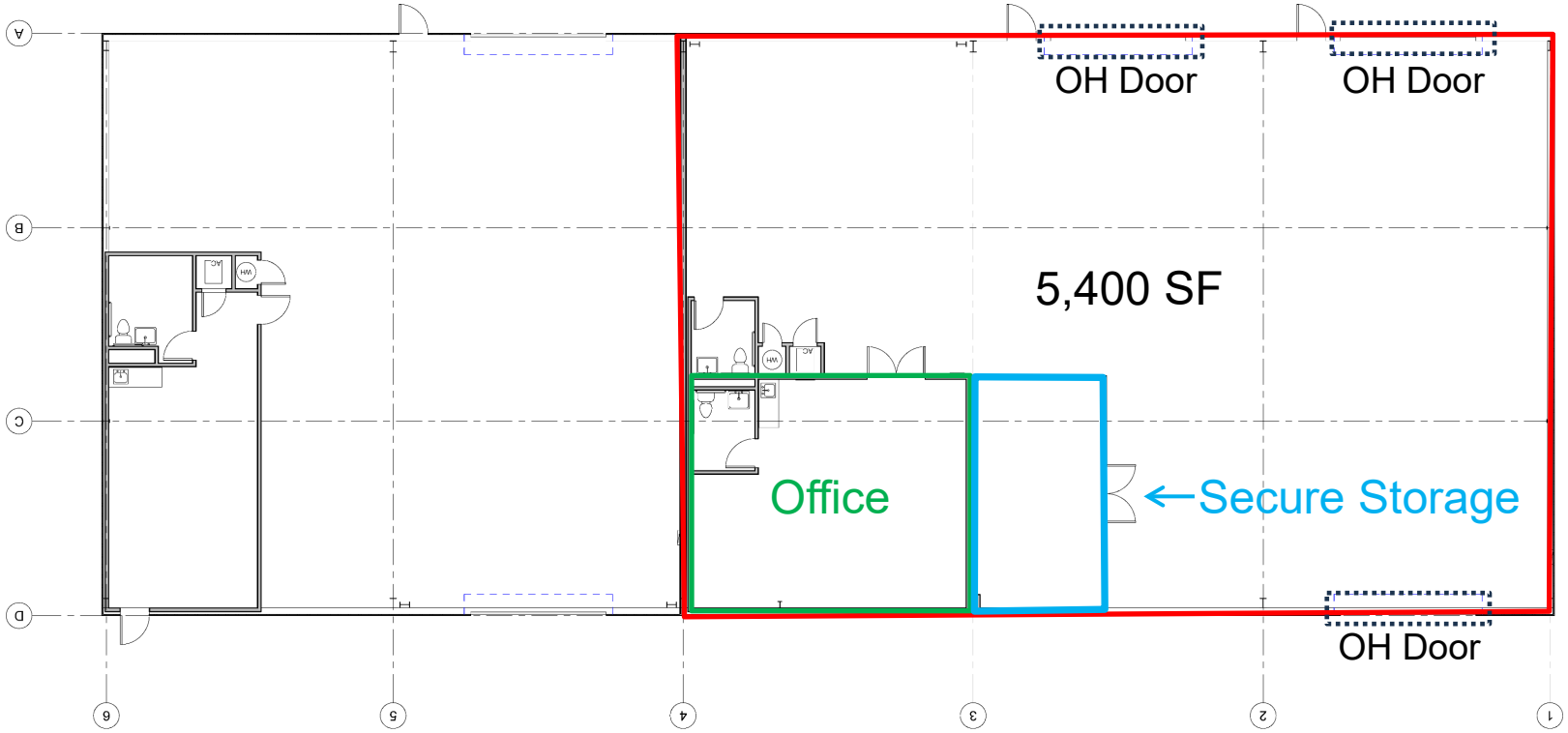
- **Three (3) grade-level roll-up overhead doors** at both the front and rear for efficient access
- **3-phase electrical service** with 280 volts and up to 1,000 amps available per building
- **Yard space** and **covered storage** options on-site

Ideal for various industrial, storage, recreational, or distribution needs.

SITE PLAN



# Bldg 302



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