

4749 E BEN WHITE BLVD

UNIT F // FOR LEASE

3,200 SF INDUSTRIAL / FLEX SPACE

AUSTIN, TEXAS 78741

NNN: \$5.76 / SF / YEAR

4749 E Ben White Blvd

INDUSTRIAL / FLEX LEASE



VERSATILE INDUSTRIAL / FLEX SPACE

3,200 SF industrial space combining warehouse functionality with office accommodations. Positioned near Highway 71 and Burleson Road, Unit F offers convenient access to major Austin transportation routes and Austin-Bergstrom Airport.

AVAILABILITY

UNIT F

3,200 SF // AVAILABLE NOW

FEATURES

- 3 large garage / grade-level access
- 3 offices + additional office space
- Approx. 300 SF dedicated office space
- Rear access and storage area
- Excellent visibility and highway access
- Lighting tenant to verify intended use

4749 E Ben White Blvd

PROPERTY GALLERY // EXTERIOR & WAREHOUSE



4749 E Ben White Blvd

STRATEGIC SOUTHEAST AUSTIN LOCATION

STRATEGIC SOUTHEAST AUSTIN LOCATION



ACCESS & LOCATION

- Direct access to E Ben White Blvd / Hwy 71
- Near Burleson Road
- Convenient to I-35 and US-183
- Approx. 5 minutes to Downtown Austin
- Approx. 7 minutes to Austin-Bergstrom Airport

IDEAL FOR

- Contractors & service businesses
- Plumbing / electrical / trade companies
- Vehicle or equipment-based operations
- Office + warehouse / storage users

4749 E Ben White Blvd

PROPERTY GALLERY // WAREHOUSE, MEZZANINE & OFFICES



4749 E Ben White Blvd

ADDITIONAL PROPERTY VIEWS



4749 E Ben White Blvd

LEASE INFORMATION



Unit F

4749 E Ben White Blvd
Austin, Texas 78741

LEASE INFORMATION

SIZE	3,200 SF
BASE RATE	\$18.84 / SF / YEAR
NNN	\$5.76 / SF / YEAR
EST. MONTHLY NNN	\$1,536 / MONTH
TERM	1-3 YEARS
AVAILABLE	NOW

FOR MORE INFORMATION

GEORGE CHIDIAC

512.444.2222