



# 1108 REGAL ROW

5,100 SF Office / Warehouse Sub-Lease

Thru. 7/31/2026 Or Shorter Term

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REAL ESTATE SERVICES



**Property Summary**

Building Size:	<b>5,100</b>
Type:	<b>Industrial/Whse</b>
Ceilings:	<b>14-16</b>
Grade Doors:	<b>3</b>
Sub-Lease Rate:	<b>\$17.50 PSF (\$7,500/Mo.)</b>
NNN:	<b>Sub-Lease is Gross</b>
Opex: (Tax, Ins.)	<b>Rate Includes:\$2.04</b>
Lot Size:	<b>0.42 Acres</b>
Office Space:	<b>1,550 SF</b>
Parking Spaces:	<b>7 (in front of bldg.)</b>
Power:	<b>3 Phase; 400 amp</b>

**Property Overview:**

1108 Regal Row, a 5,100 SF Office/Warehouse Building is available for Sub-Lease with approx. 20 months remaining on the current lease at below market rate. At current lease expiration (7/31/2026), New tenant can lease direct with landlord, if desired. Shorter Terms considered

**Build-Out:**

**OFFICE SPACE AREA - 1,550 SF:** Large reception/waiting area, three private offices, one of which could serve as conference, training, etc. Large break area, equipment room, men and women's restrooms, and three storage areas, one of which is a 6' X 6.5' fireproof CMU room.

**WAREHOUSE/SHOP AREA - 3,550 SF:** sectioned into high ceiling storage and assembly type space and a 3rd restroom. The warehouse comes equipped with pressurized air throughout and perimeter racking equipment.

**ADDITIONAL FEATURES:** Adjacent to the warehouse/shop area is approximately 1,800 SF of covered and secured outdoor parking and storage area, Completely Fenced In w/Chain-link/Barbed Wire Security Fencing and Gates and there is a 9'X8'X20' shipping container for additional storage.

**Location Overview:**

The Far South Austin Sub-Market and Manchaca are booming areas of commercial, industrial and residential development. This property is ideally located 20 minutes from ABIA, 25 minutes to downtown, and less than 10 minutes to IH-35, and just up the street from F.M. 1826 and SH-45 and MoPac.





