

# MODERN FLEX / WAREHOUSE SPACES FOR LEASE

Brand-New Construction | Highly Functional | Built for Growing Businesses



## About Property

Swell Plaza is a newly constructed flex-industrial development designed for efficiency, flexibility, and modern curb appeal. Featuring five freestanding metal buildings arranged around a central parking court, the project offers excellent visibility, easy access, and scalable unit sizes ideal for a wide range of users.

## Available Spaces

Units from  $\pm 2,500$  SF to  $5,000$  SF

Total Project Size:  $\pm 25,000$  SF

Units can be combined for larger users

## Property Features

20' Clear Height

Grade-Level Roll-Up Doors (Facing Central Parking)

New Metal Construction

Black & Gray Modern Exterior

Excellent Truck & Vehicle Circulation

On-Site Parking

Flexible Layouts

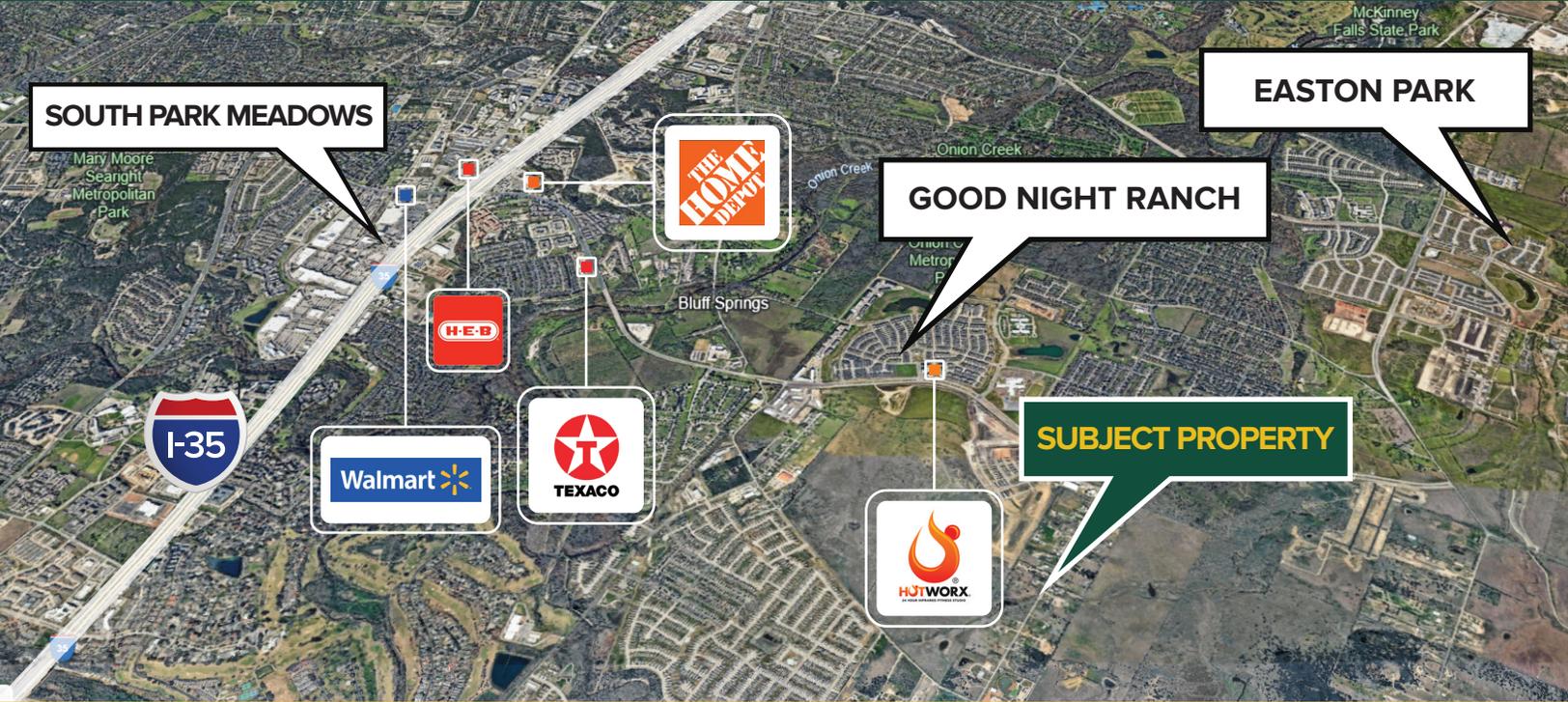
For More Information  
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**Property Address:** 9705 Capitol  
view dr. Austin, TX 78747

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## Ideal For

Contractors & Trades

Light Manufacturing

Storage & Distribution

Service Based Businesses and Retail

Automotive / Specialty Uses (where permitted)

E-Commerce & Last-Mile

## Location Highlights

- ✓ Convenient access to major roadways
- ✓ Centrally positioned buildings improve visibility & ease of use
- ✓ Designed for operational efficiency

6 - mins to Home Depot

6 - mins to I-35

7 - mins to Chic-fil-a

8 - mins to hwy-183

3 - mins to Good Night Ranch

5 - mins to Skyline Park

## Lease Information

|             |                                     |
|-------------|-------------------------------------|
| Lease Rate  | \$18/sf/yr                          |
| NNN         | Estimated (TBD)                     |
| Pre-Leasing | Now Leasing / Pre-Leasing Available |