



Newly reduced rate!

Distribution space for sublease in Austin's Far Northeast Submarket

- **Term:** Through October 31, 2027
- **Size:** 21,652 SF
 - **Warehouse:** 16,707 SF
 - **Office:** 4,945 SF
- **Quoted Base Rental Rate:** \$11.00/SF NNN
- **Estimated Operating Expenses (2025):** \$2.49 RSF
- **Clear Height:** 24'
- **Column Spacing:** 50' x 50'
- **Sprinklers:** ESFR
- **Loading:** Rear Load
 - 4 dock high doors
 - 1 ramp

Get more information:

Sullivan Johnston

Senior Vice President
+1 512 717 3073
sullivan.johnston@avisonyoung.com

Anthony Squillante

Principal
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anthony.squillante@avisonyoung.com

Josh Morrow

Principal
+1 713 993 7833
josh.morrow@avisonyoung.com

Distribution space sublease

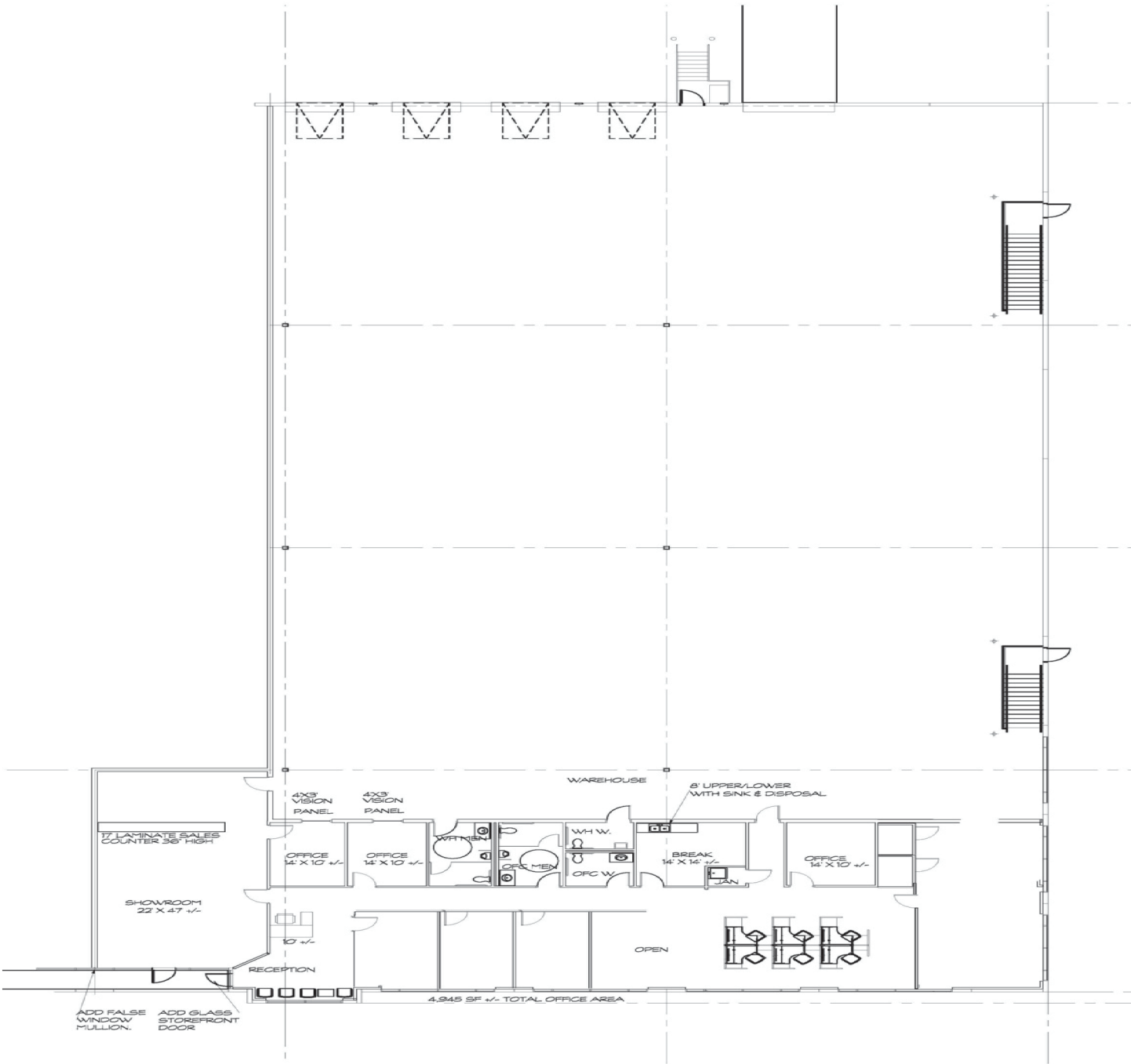
2251 Picadilly Drive



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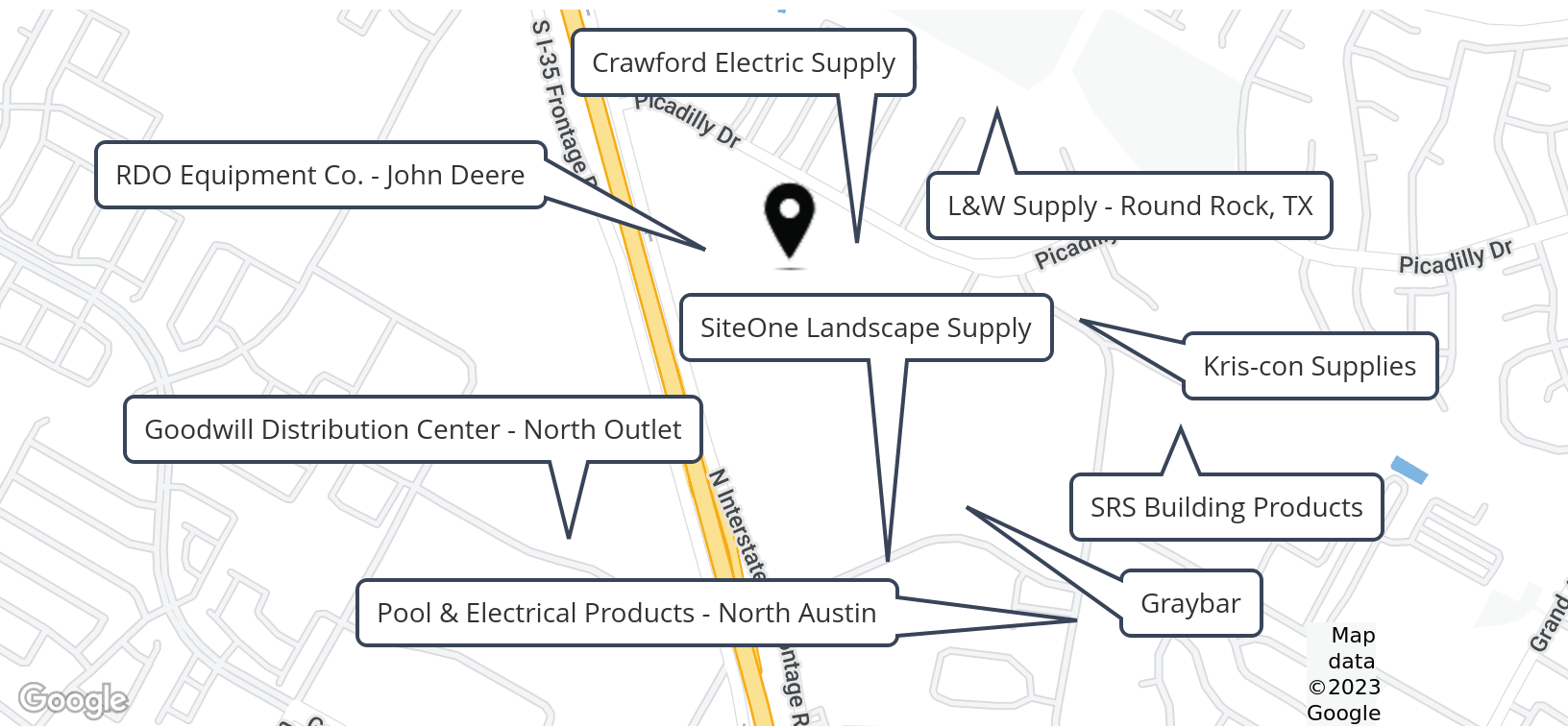
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**AVISON
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