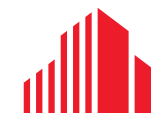


**FOR LEASE**

# 15603 N. Interstate Highway 35

Pflugerville, TX



**CUSHMAN &  
WAKEFIELD**

# PROPERTY OVERVIEW

A rare Industrial Outdoor Storage (IOS) opportunity with direct IH-35 frontage in Pflugerville, offering immediate access to one of the Austin MSA's most heavily trafficked logistics corridors. The site provides approximately 3.00 acres of usable outdoor storage area with a functional on-site building, making it well-suited for contractors, equipment operators, fleet users, and outdoor storage-intensive businesses.



## PROPERTY HIGHLIGHTS

<b>Address:</b>	15603 N. Interstate Highway 35 Pflugerville, TX
<b>Size:</b>	3.45 Acres
<b>Outdoor Storage Area:</b>	±3.00 acres
<b>Building Size:</b>	7,200 SF
<b>Building Layout:</b>	80% Office/20% Warehouse
<b>Loading:</b>	Two (2) oversized grade level doors
<b>Lease Rate:</b>	Contact Broker

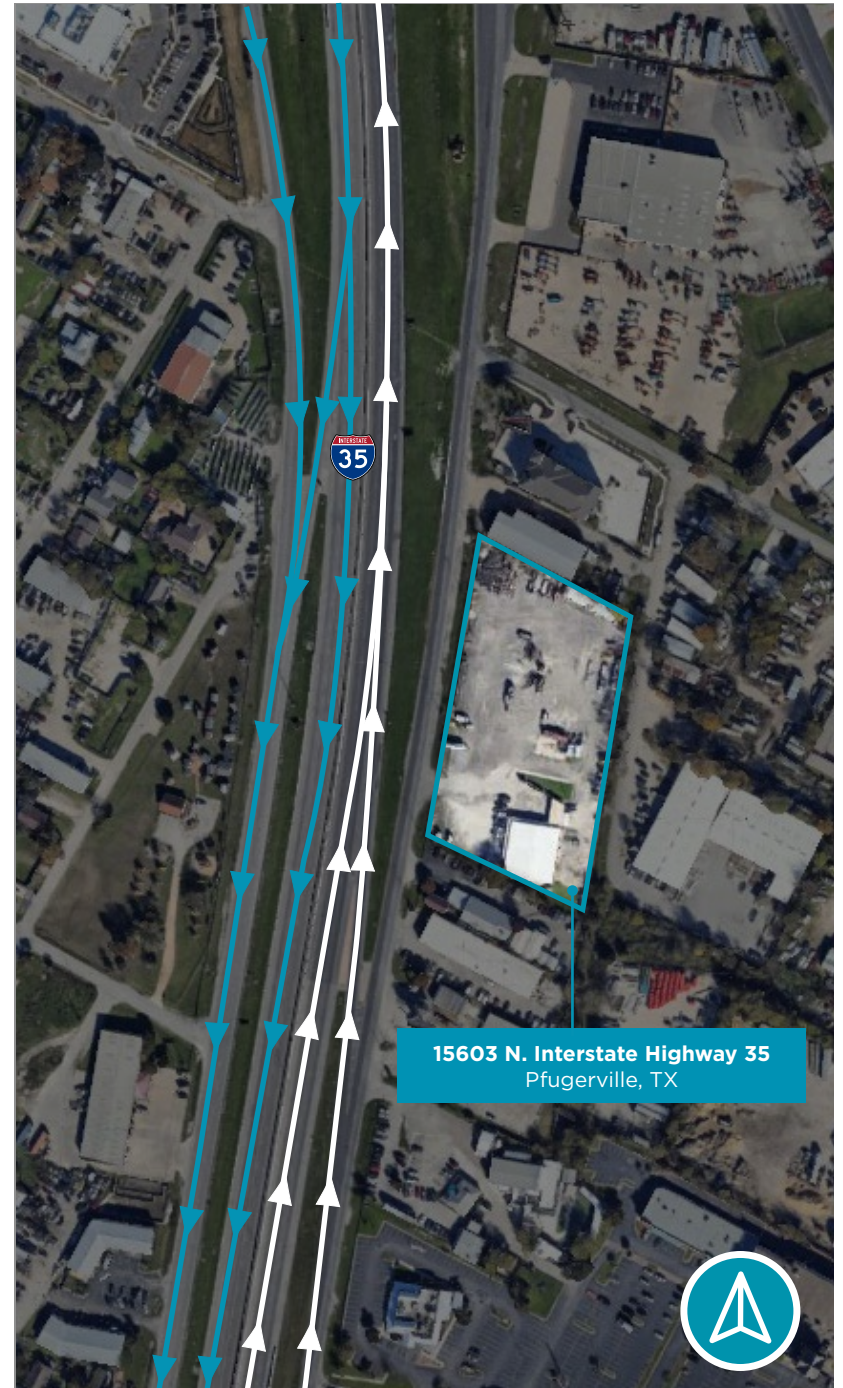
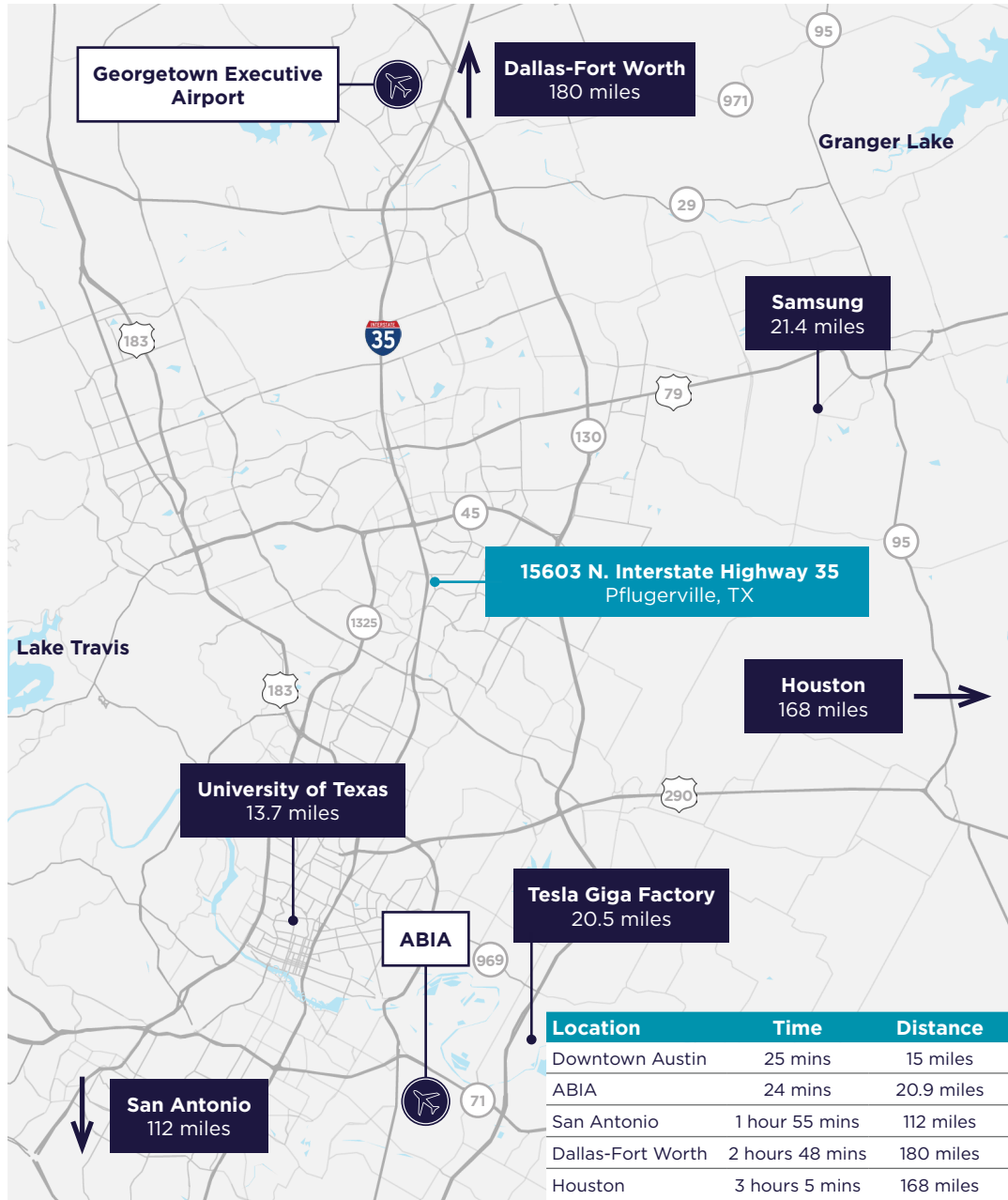
# MAP



## LOCATION

Strategically positioned along IH-35 in Pflugerville, the site offers convenient connectivity throughout the greater Austin MSA with proximity to Round Rock, North Austin, and the broader Williamson County industrial corridor.

# CITY MAP/DRIVE TIME





**CUSHMAN &  
WAKEFIELD**

## CONTACT

**MATT JACOBS**

Director

+1 512 222 0960

[matt.jacobs@cushwake.com](mailto:matt.jacobs@cushwake.com)

**BOB WYNN**

Executive Director

+1 512 370 2414

[bob.wynn@cushwake.com](mailto:bob.wynn@cushwake.com)

