

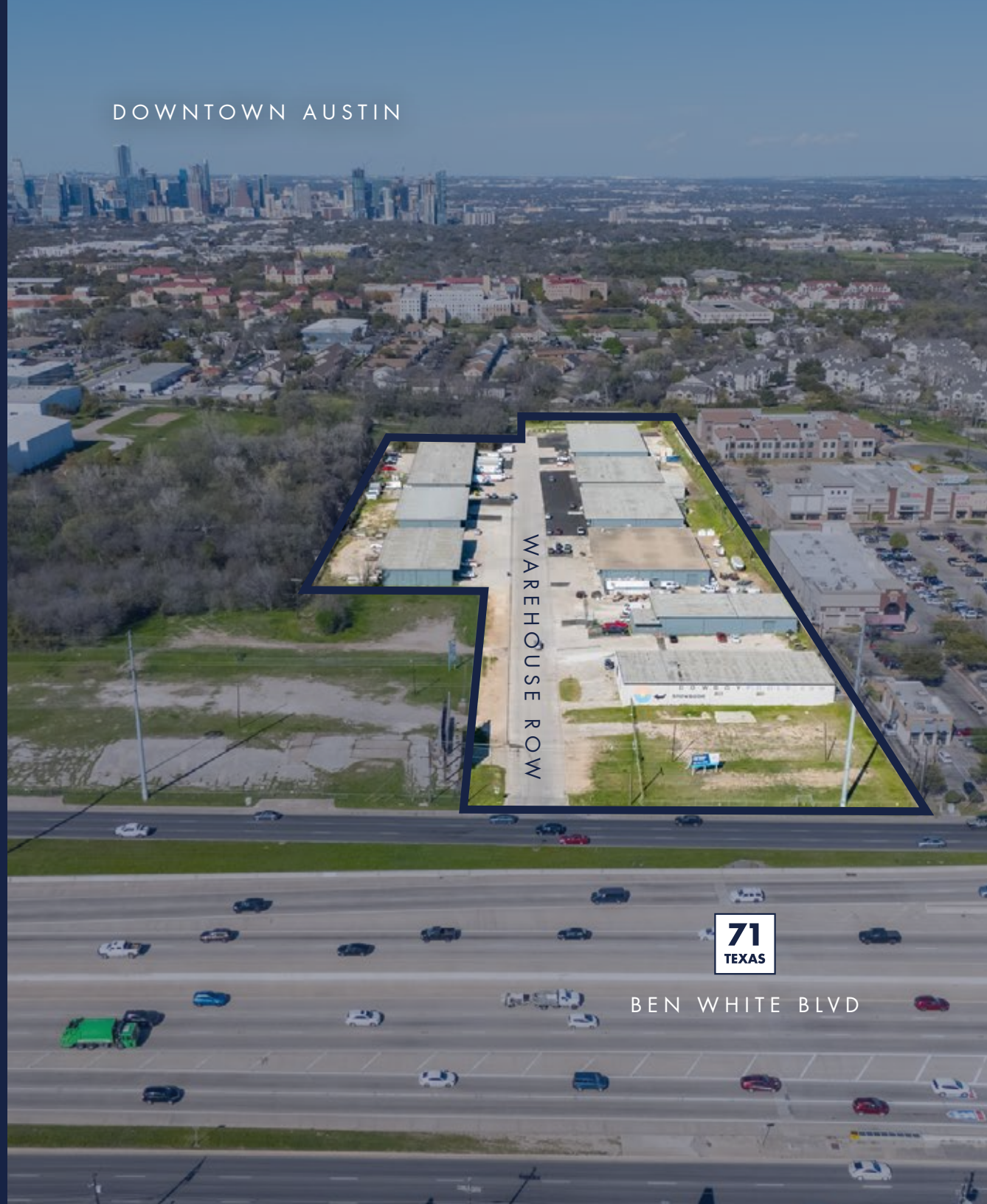
INDUSTRIAL FOR LEASE OR SALE

WAREHOUSE ROW

**3904 - 4001 WAREHOUSE ROW
AUSTIN, TX 78704**

A nine-building industrial park near
the US-71 and IH-35 intersection.

DOWNTOWN AUSTIN



WAREHOUSE ROW

71
TEXAS

BEN WHITE BLVD

AQUILA™ 

 **CIRCLE**
INDUSTRIAL

WAREHOUSE ROW

THE PROPERTY

This industrial park is comprised of nine buildings and is ideally situated in 78704, one of Austin's most sought-after zip codes.

Its strategic location provides direct access to US-71 and IH-35, ensuring seamless connectivity across Austin. Designed to cater to businesses that prioritize functionality and accessibility, the park meets a diverse range of operational needs.

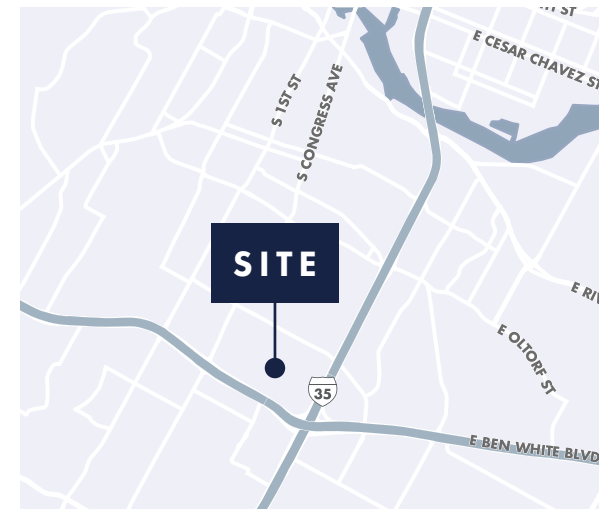


AT A GLANCE

PROJECT	9 buildings
AVAILABILITY	4,834 - 16,530 SF
CLEAR HEIGHT	15' - 11"
LOADING	Dock and grade
FRONTAGE	Highway 71

Property Information

- Located off the Highway 71 access road just a half mile from IH-35, and 8 miles from Austin-Bergstrom International Airport
- Secured outside storage available
- Make-ready suites
- New exterior paint
- Pylon signage

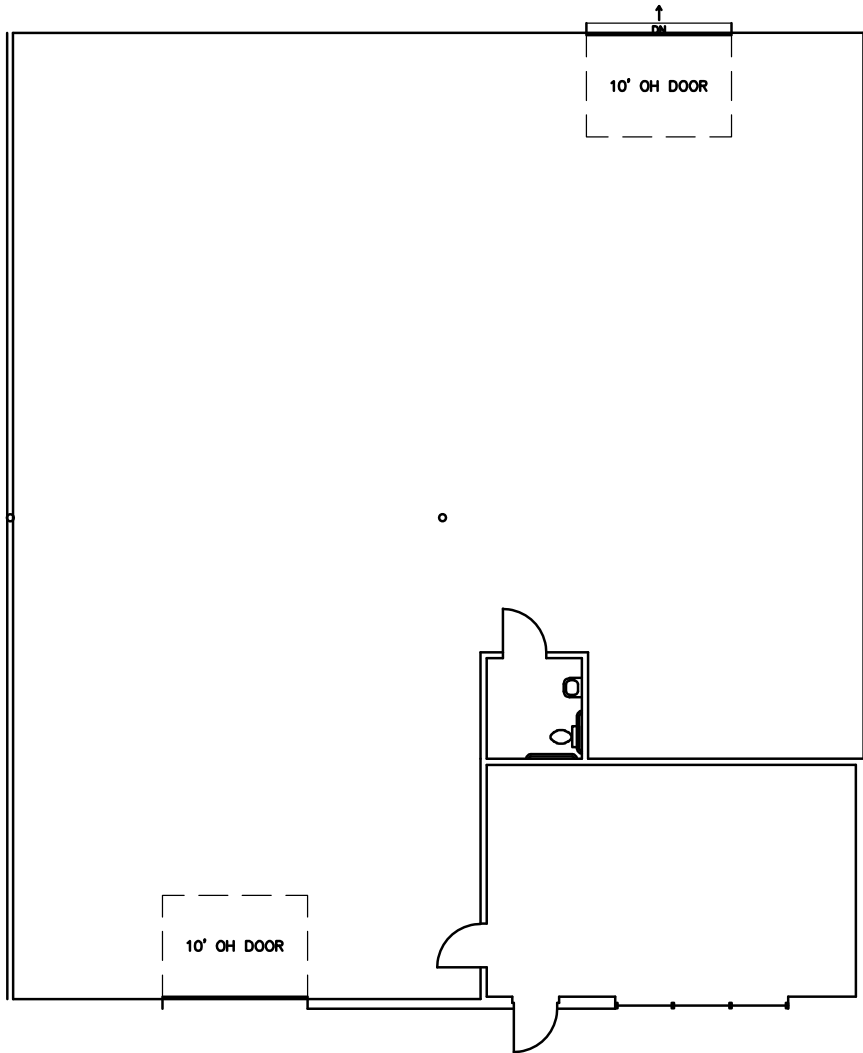


CURRENT AVAILABILITY

BUILDING	SIZE	AVAILABLE DATE
3904	4,834 SF	Immediately
3905	16,530 SF	Immediately
3907	16,442 SF	Immediately
4001	9,933 SF	12/1/2026



BUILDING 3904, SUITE C | 4,834 SF

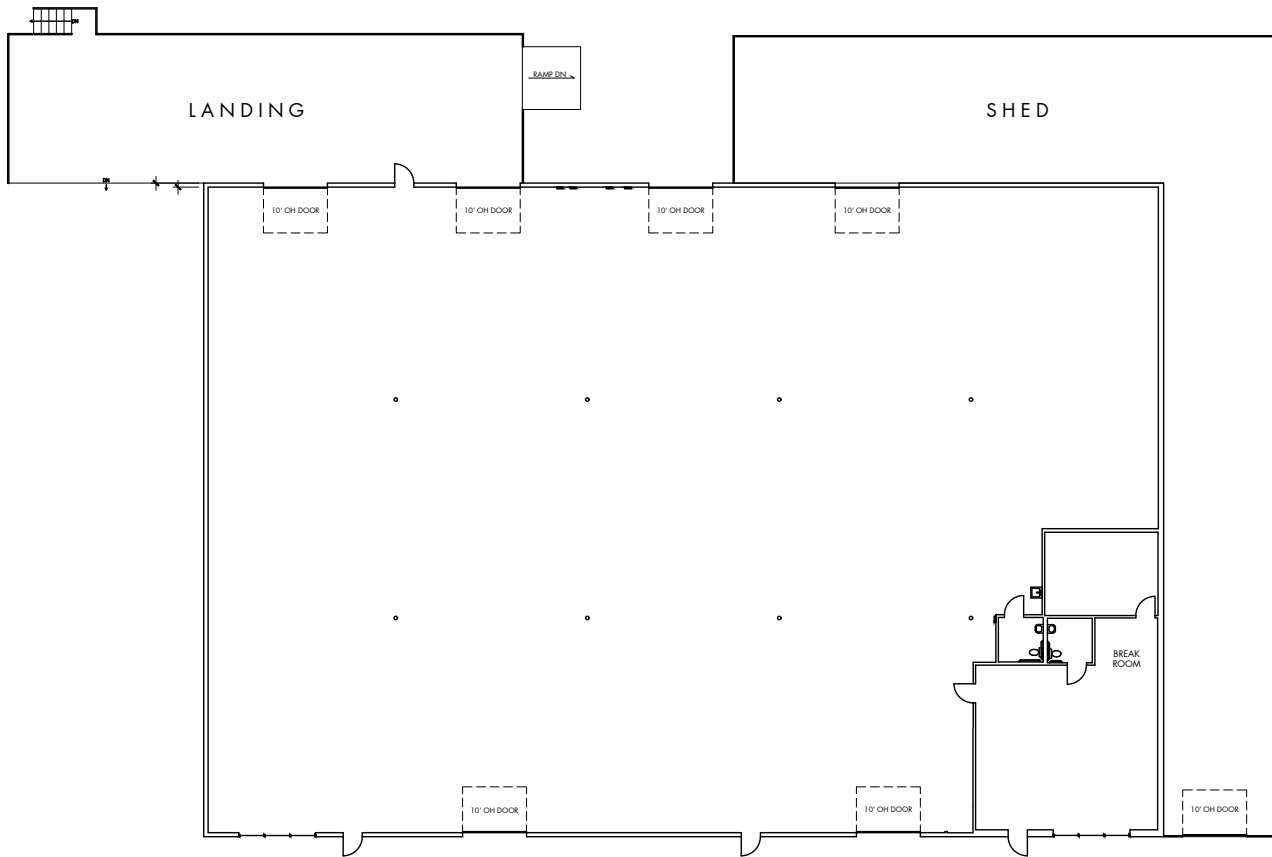


Suite Information

- 4,834 SF
- 600 SF office
- 15' - 11" clear height
- 1 grade-level door
- 1 dock-high door
- Secured outside storage
- Available immediately

WAREHOUSE ROW

BUILDING 3905 | 16,530 SF

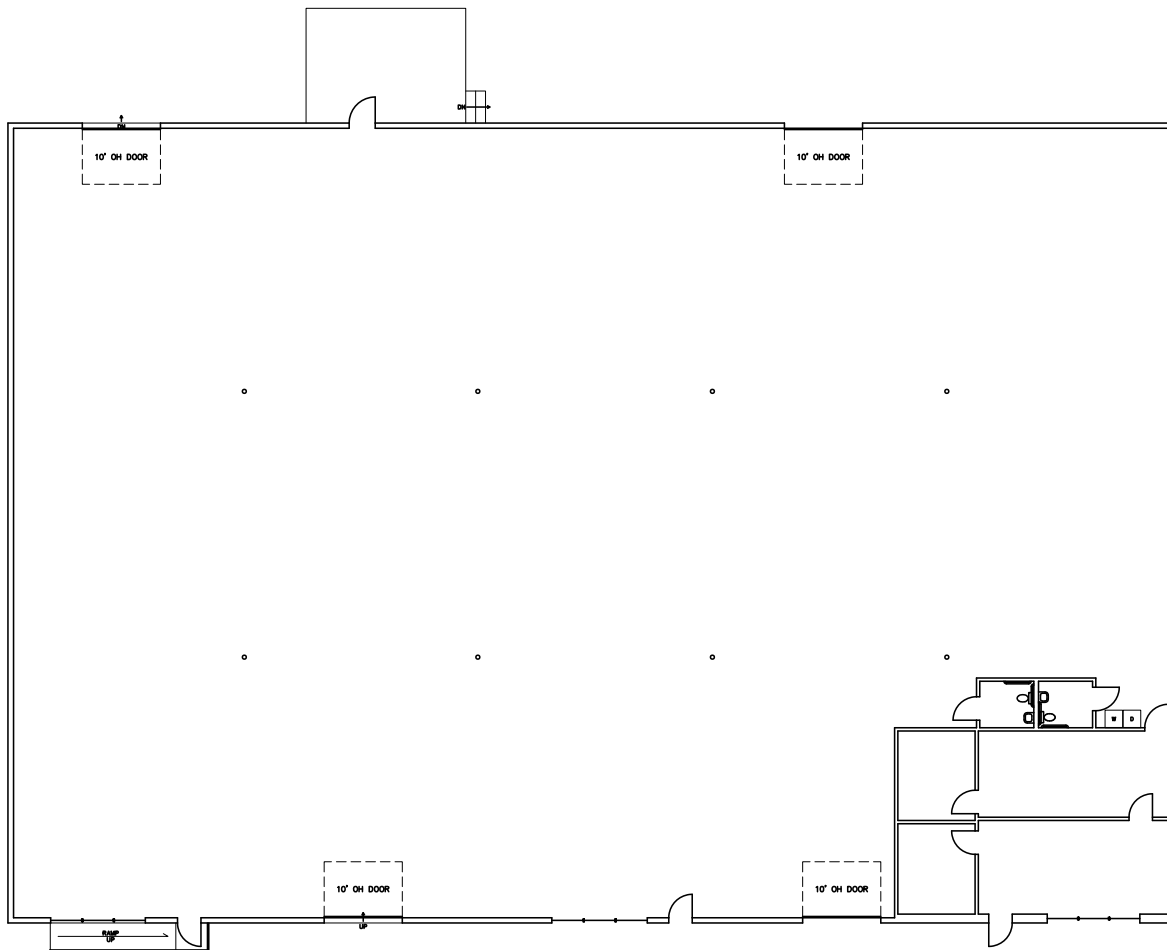


Suite Information

- 16,530 SF
- 1,438 SF office
- Standalone building
- 15' - 11" clear height
- Dock-high loading platform
- 5 grade-level doors
- Break area
- Office and warehouse restrooms

WAREHOUSE ROW

BUILDING 3907 | 16,442 SF

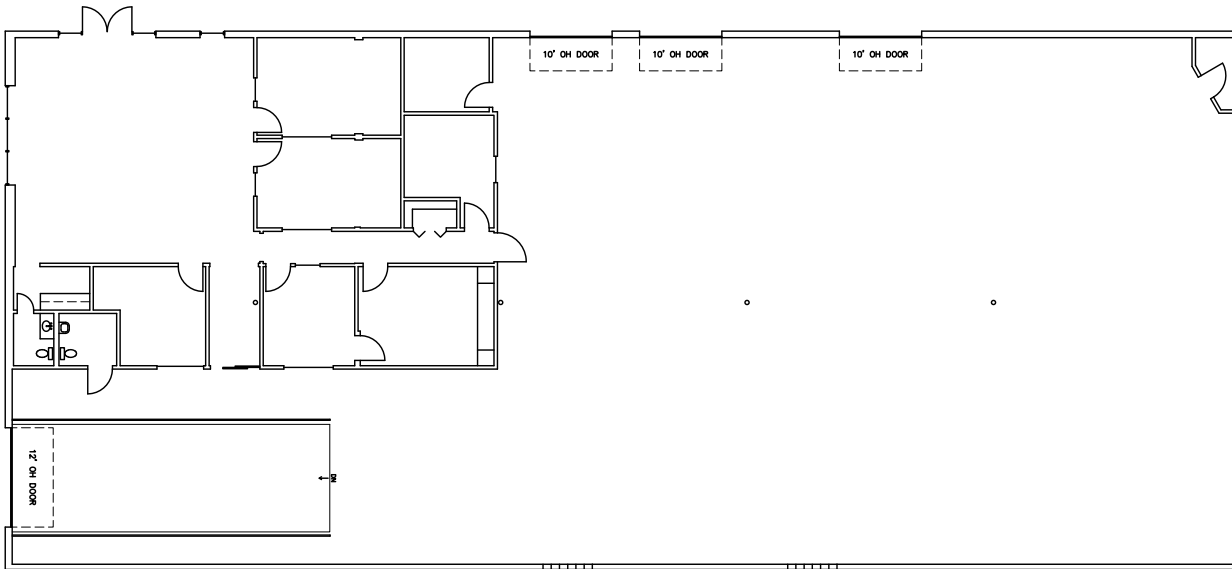


Suite Information

- 16,442 SF
- 1,644 SF office
- Standalone building
- 15' - 11" clear height
- 2 dock-high doors
- 2 grade-level doors
- Secured outside storage
- Available immediately

WAREHOUSE ROW

BUILDING 4001 | 9,933 SF



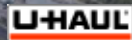
Suite Information

- 9,933 SF
- 2,438 SF office
- Standalone building with highway exposure
- Showroom opportunity
- 15' clear height
- 1 dock-high door
- 3 grade-level doors
- Available 12/1/2026

WAREHOUSE ROW

BUILDING 4001 PHOTOS





SITE



Ed Miller Bar-B-Q

WAREHOUSE ROW

DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
SOCO DISTRICT	2 mi.	5 min.
ABIA AIRPORT	7 mi.	8 min.
DOWNTOWN AUSTIN	4.5 mi.	15 min.
THE DOMAIN	17 mi.	20 min.
SAN ANTONIO	77 mi.	1.25 hours
HOUSTON	160 mi.	2.5 hours
DALLAS/FT. WORTH	200 mi.	3 hours



For Inquiries

LEIGH ELLIS, SIOR

ellis@aquilacommercial.com

512.684.3802

WILL SIKORA

sikora@aquilacommercial.com

512.684.3837