



# For Sublease

**Suite B290 - 15,320 SF**

Office: 30%

HVAC Production: 20%

HVAC Warehouse: 50%

Loading:

Rear Loading, 3 Dock High Doors  
& 2 Door Loading Ramps

Clear Height:

24'

Power:

1,200 amps, 480V, 3 Phase Power

Parking:

3.79/1000 SF

Occupancy:

Available 8/1/26

Term through 2/28/2027

Lease Rate:

\$14.75 + NNN



## Pecan 130 Business Park

3813 B Helios Way, Pflugerville, TX 78660

### 15,320 SF Industrial Sublease Available

Suite B290 at Pecan 130 Business Park offers a premier industrial opportunity in Pflugerville's thriving northeast Austin corridor. Strategically located near SH 130, SH 45, US 290, and I-35, the property provides exceptional access to major transportation routes throughout Central Texas. The Class A business park features modern industrial functionality, efficient loading capabilities, and a professional corporate setting, making it an ideal solution for warehouse, distribution, manufacturing, and logistics operations seeking connectivity, flexibility, and long-term growth.

Please contact us for additional information or to schedule a tour:

**Tucker Rice**

tucker.rice@streamrealty.com

T: 214.728.1375

# For Sublease

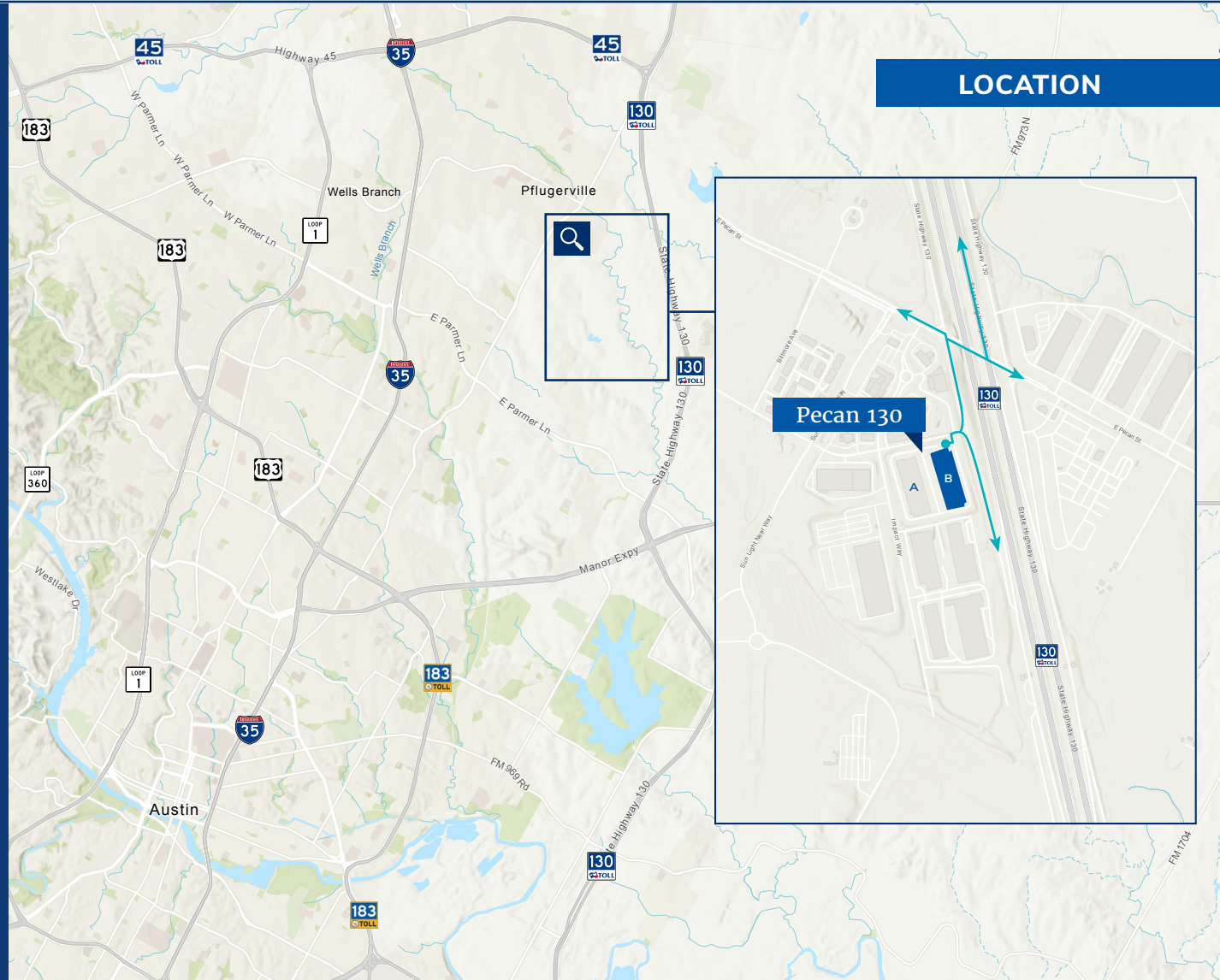
3813 B Helios Way, Pflugerville, TX 78660



## STRATEGICALLY POSITIONED. BUILT FOR PERFORMANCE.

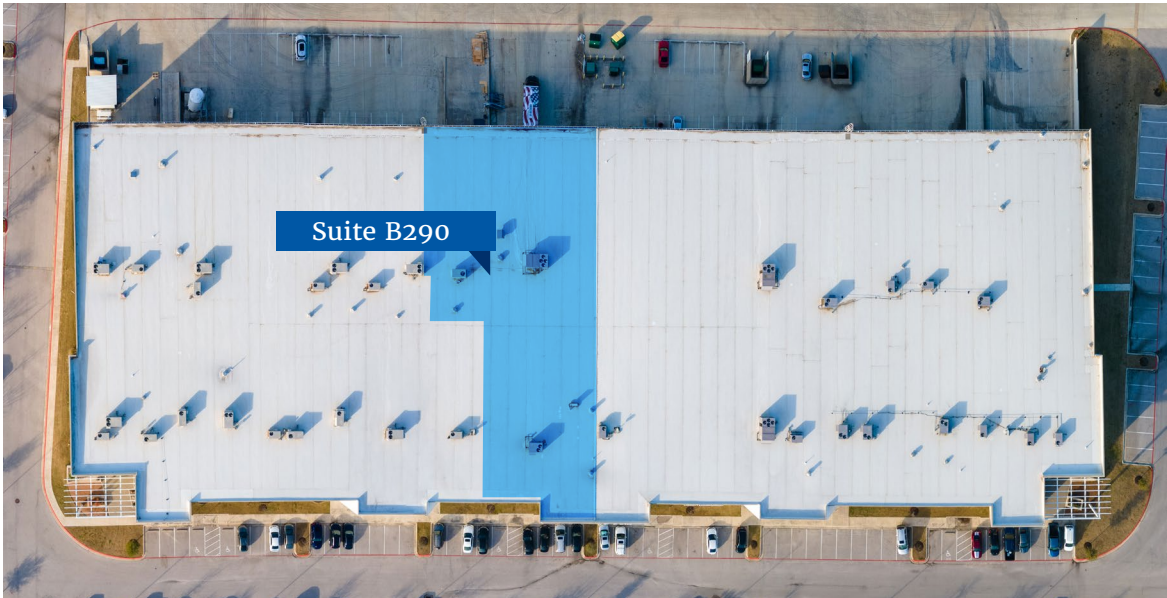
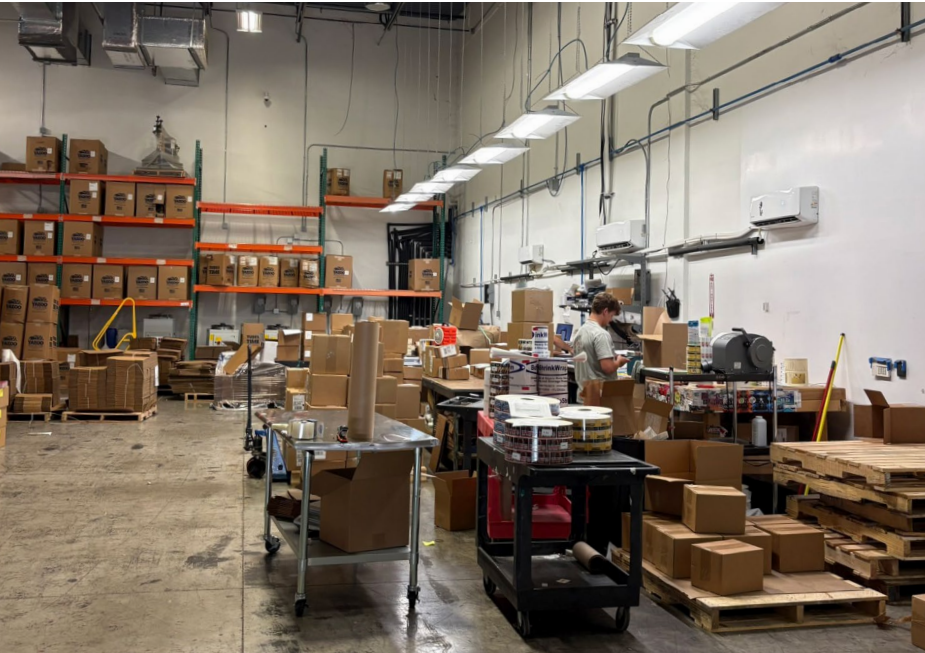
Pecan 130 Business Park is strategically positioned along the SH 130 corridor, offering convenient access to Austin's major transportation routes. Tenants benefit from excellent regional connectivity, proximity to Austin-Bergstrom International Airport, and access to one of Central Texas' fastest-growing business markets.

- TX-130** · 0.2 Miles · 1 Min
- SH 45** · 4.3 Miles · 7 Mins
- I-35** · 9.3 Miles · 11 Mins
- PFLUGERVILLE** · 4.9 Miles · 13 Mins
- ROUND ROCK** · 11.1 Miles · 18 Mins
- DOWNTOWN AUSTIN** · 18 Miles · 29 Mins
- ABIA AIRPORT** · 20.9 Miles · 23 Mins



# For Sublease

3813 B Helios Way, Pflugerville, TX 78660



# For Sublease

3813 B Helios Way, Pflugerville, TX 78660



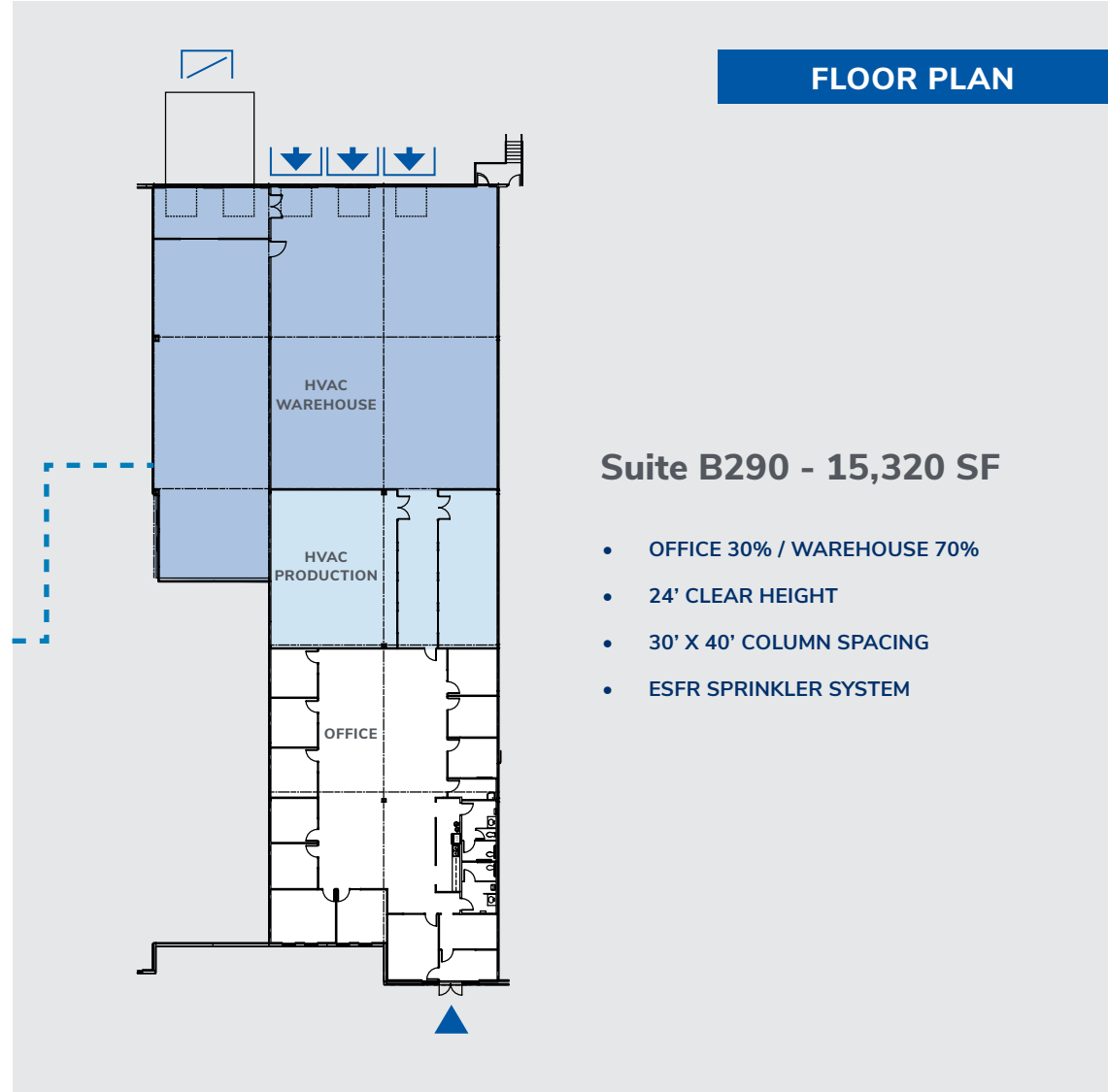
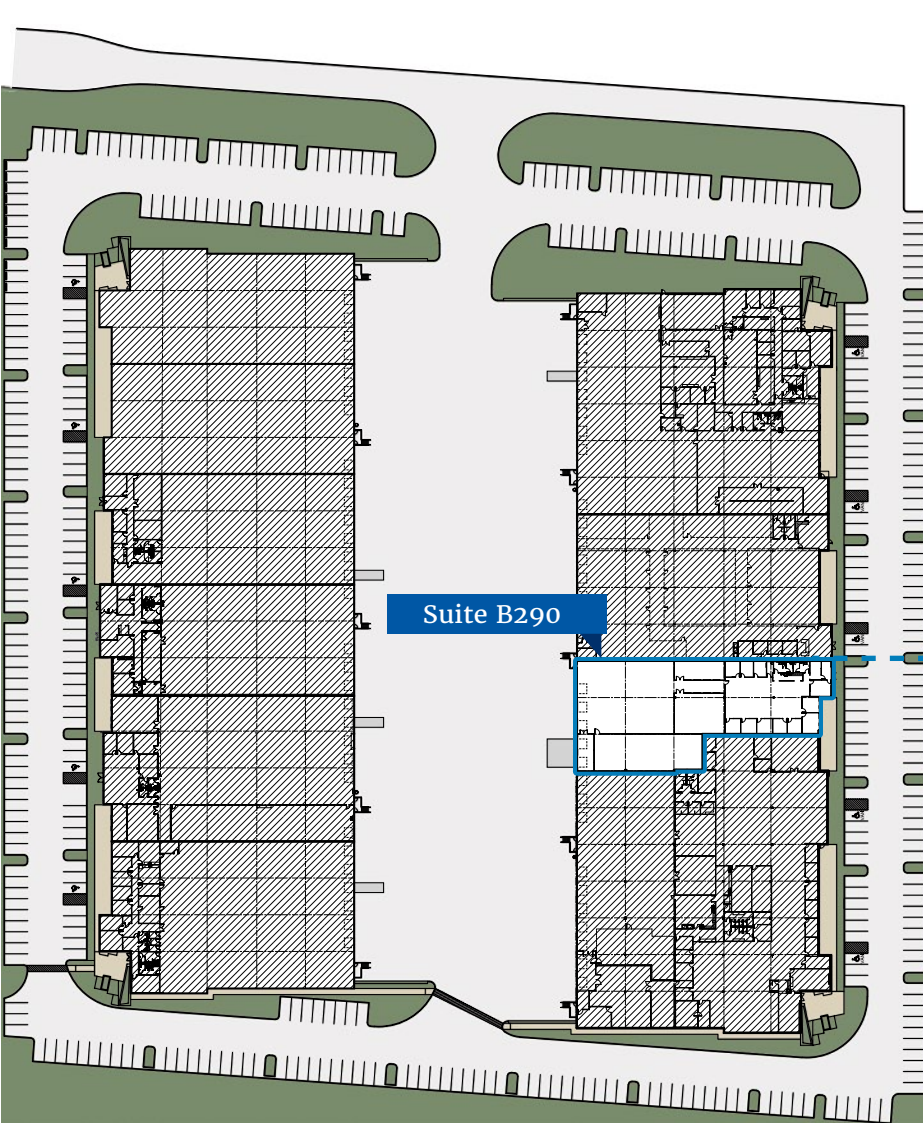
Ramp



Dock High



Entrance





# Pecan 130 Business Park

3813 B Helios Way, Pflugerville, TX 78660

For Leasing Information, please contact:

**Tucker Rice**  
tucker.rice@streamrealty.com  
T: 214.728.1375

  
**STREAM**