



H O R T O N
REAL ESTATE PARTNERS

1600 DUNGAN LANE

INDUSTRIAL WITH YARD FOR LEASE | AUSTIN, TEXAS

EXECUTIVE SUMMARY

Property Overview

1600 Dungan Lane is a four (4) building office/warehouse project located in northeast Austin. The site is near three major thoroughfares (IH-35, Hwy 183 & 290), offering easy access to downtown Austin and Austin Bergstrom International Airport.

Each building has dimensions of 60' x 110' for a total of 6,600 RSF (1,936 SF of office & 4,664 SF warehouse) and a fenced outdoor storage yard. Directly above the office, the upstairs offers an additional 2,070 SF of bonus mezzanine that can be used for light storage or additional office expansion. The buildings are approximately 70% insulated warehouse and 30% office. The buildings offer new modern construction that are clear span metal and masonry construction.

Local ownership and management.

Offering Summary

SIZE	Building 2 - 6,600 SF	DOORS	Grade Level (12' x 12')
AVAILABLE	March 15, 2026	POWER	400 amp 3 phase 120/208 volt
YEAR BUILT	2020	SUBMARKET	Northeast
ZONING	LI	2025 EST. OPEX	\$4.83/SF/YR
CLEAR HEIGHT	29'	LEASE RATE	Call for details



INTERIOR PHOTOS



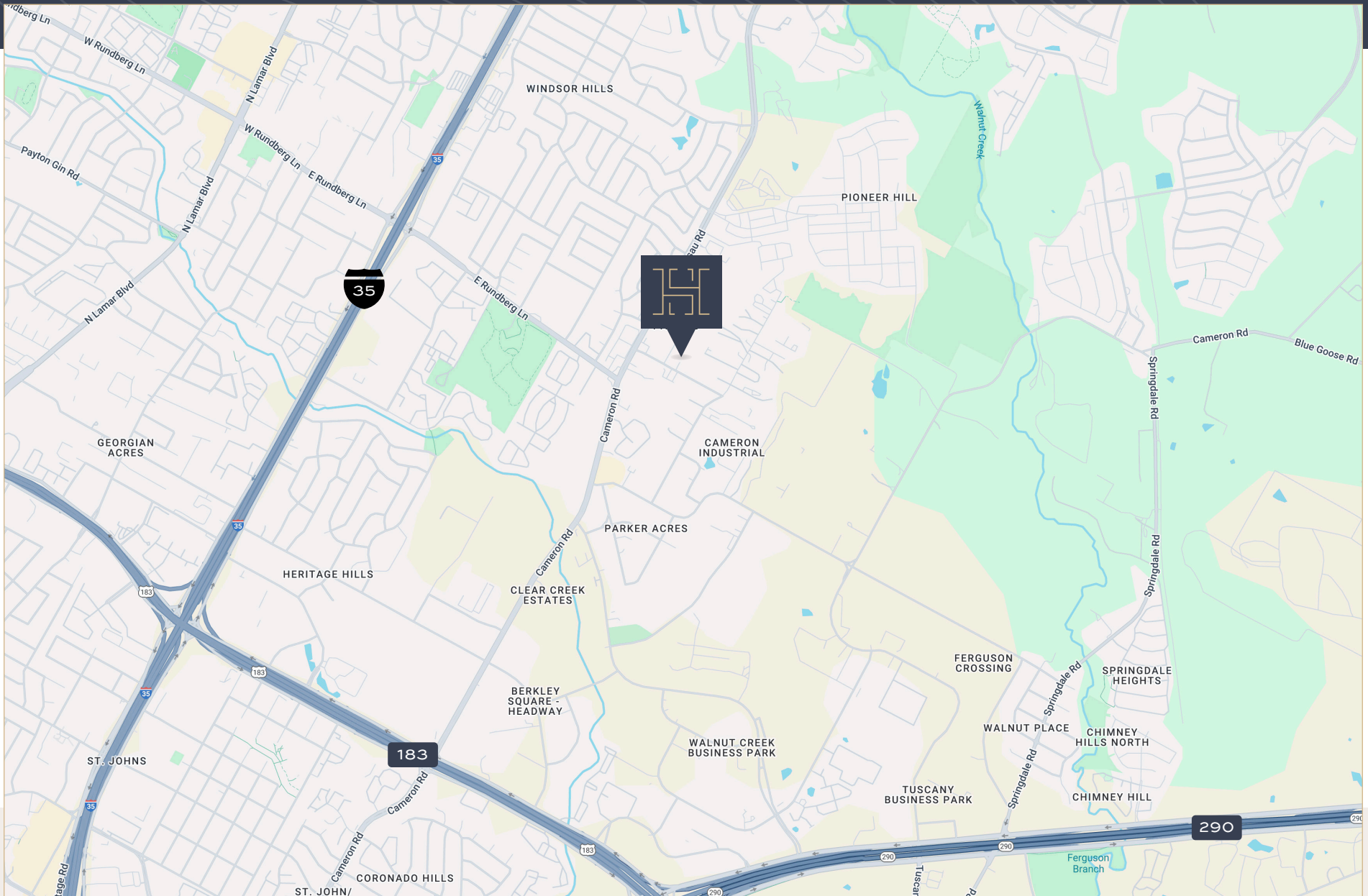
WAREHOUSE PHOTOS



EXTERIOR PHOTOS

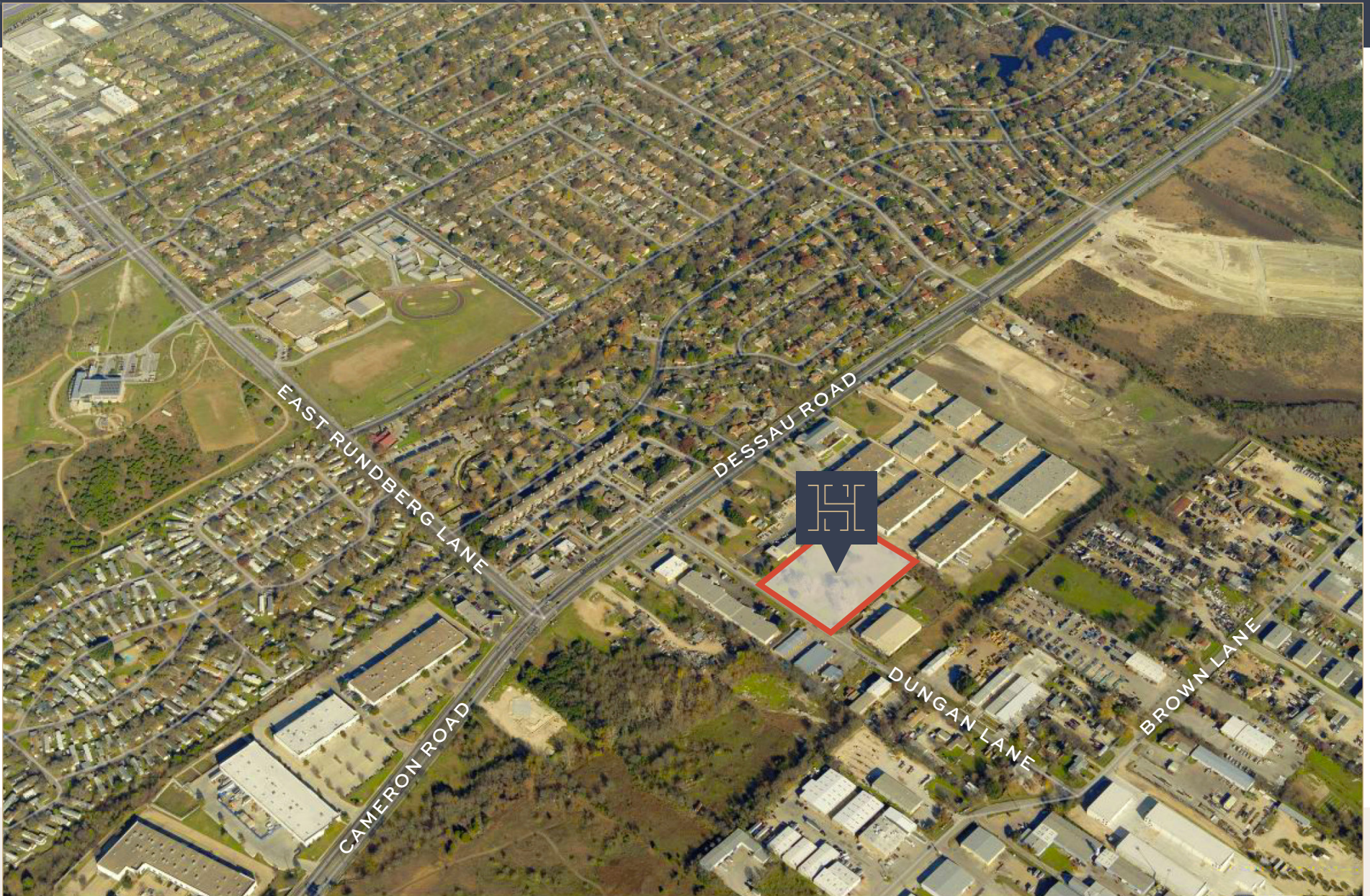


LOCATION MAP



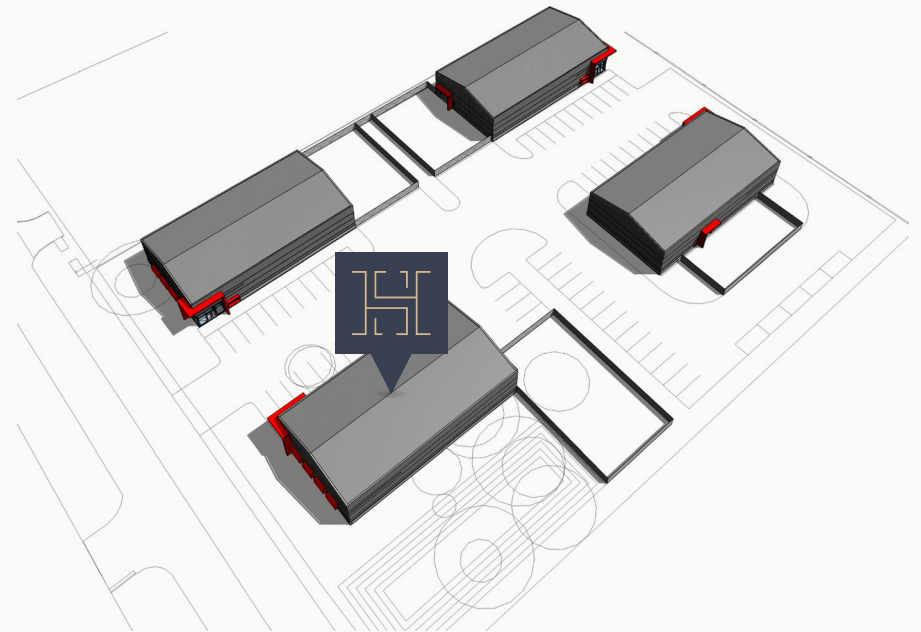
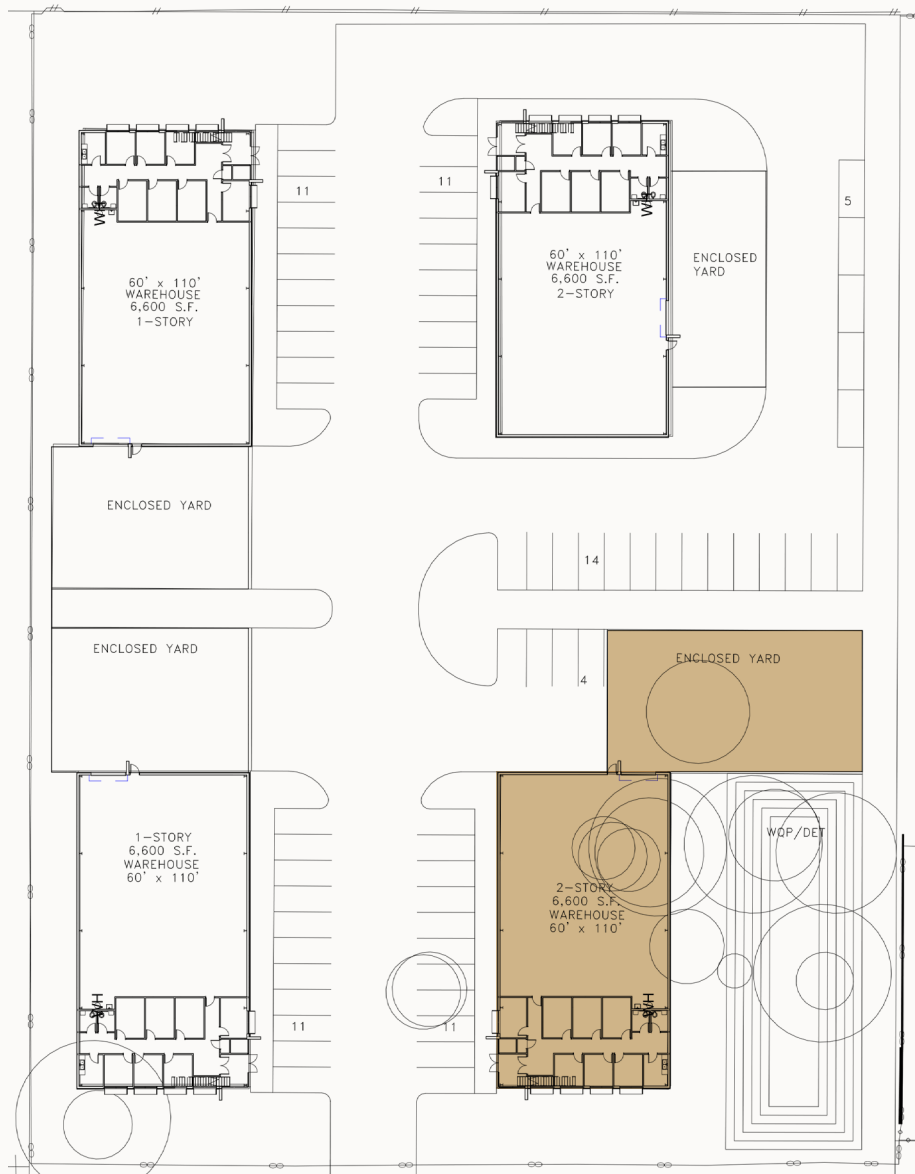
1600 DUNGAN LANE

AERIAL

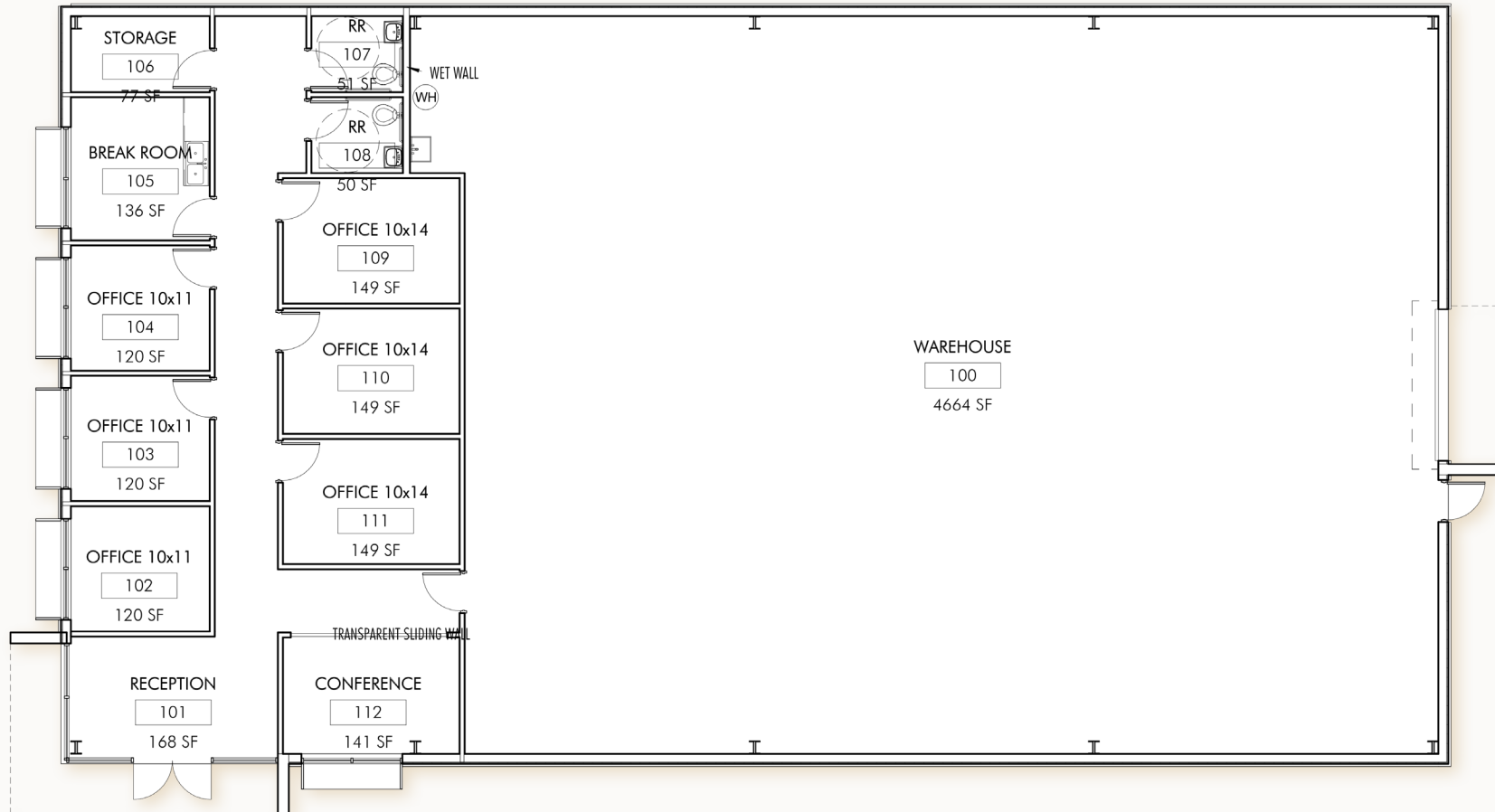


1600 DUNGAN LANE

SITE PLAN



FLOOR PLAN



DEMOGRAPHICS



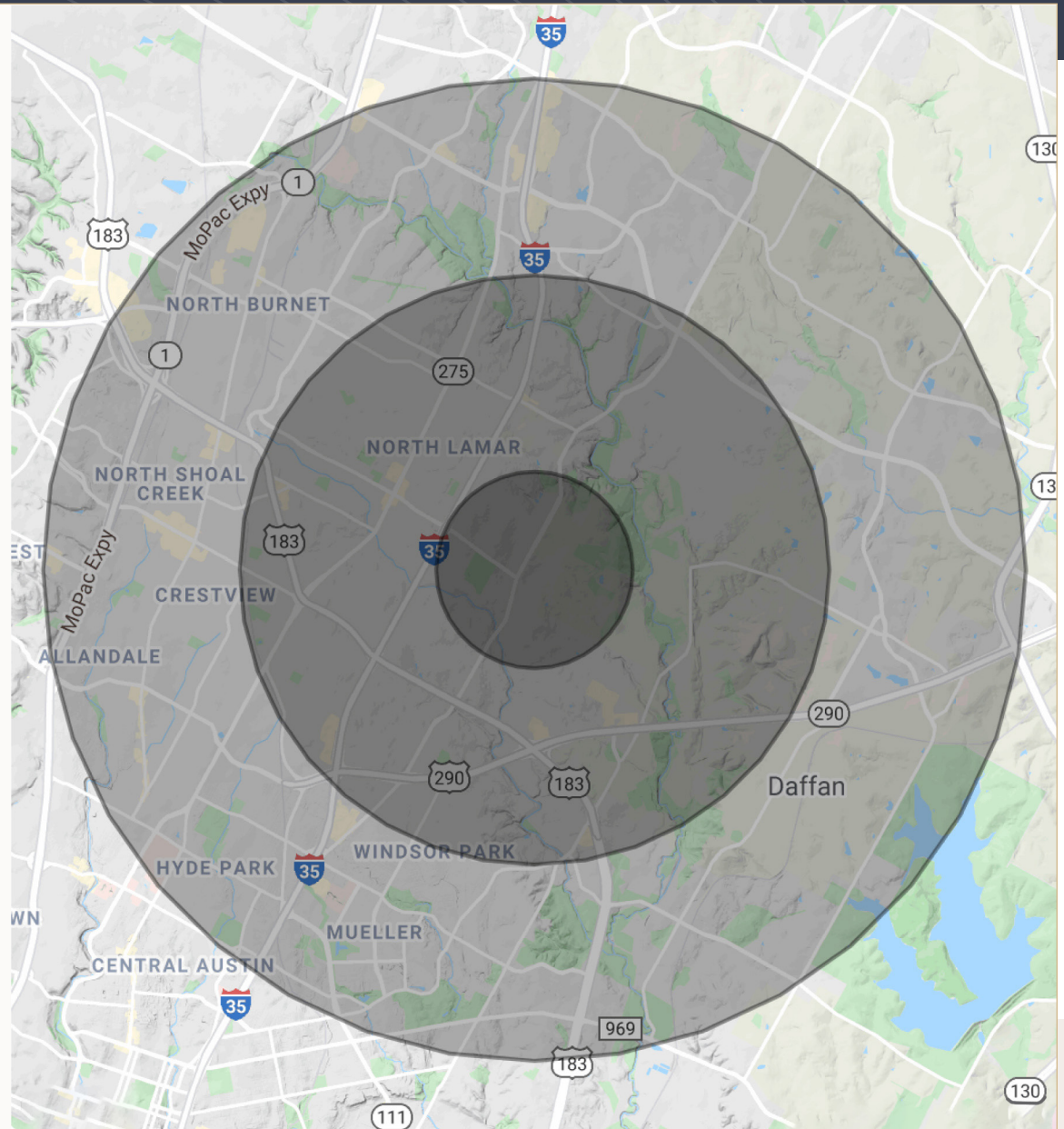
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,569	110,048	242,816
Average Age	29.5	29.5	30.2
Average Age Male	28.1	29	29.7
Average Age Female	33.5	30.6	31.2

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,495	40,641	96,979
# of People/HH	2.7	2.7	2.5
Average HH Income	\$53,227	\$48,314	\$53,956
Average Home Value	\$141,903	\$147,860	\$181,706

*Demographic data derived from 2010 US Census





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