

NEWMARK

For Sublease

Flex Space
with Versatile
Yard Space

3834 PROMONTORY POINT DR
AUSTIN, TX



Overview



OFFICE ENTRANCE & RECEPTION



WAREHOUSE

Property Description

TOTAL SPACE AVAILABLE	69,322 SF	LAND SIZE	6 Acres
WAREHOUSE	54,356 SF	YEAR BUILT/RENO	1978/1991
OFFICE	14,966 SF	CONSTRUCTION	Concrete tilt-up panel
MINIMUM DIVISIBLE	20,000 SF	COLUMN SPACING	30' x 30'
TERM	04/30/2028	POWER	1200 amps

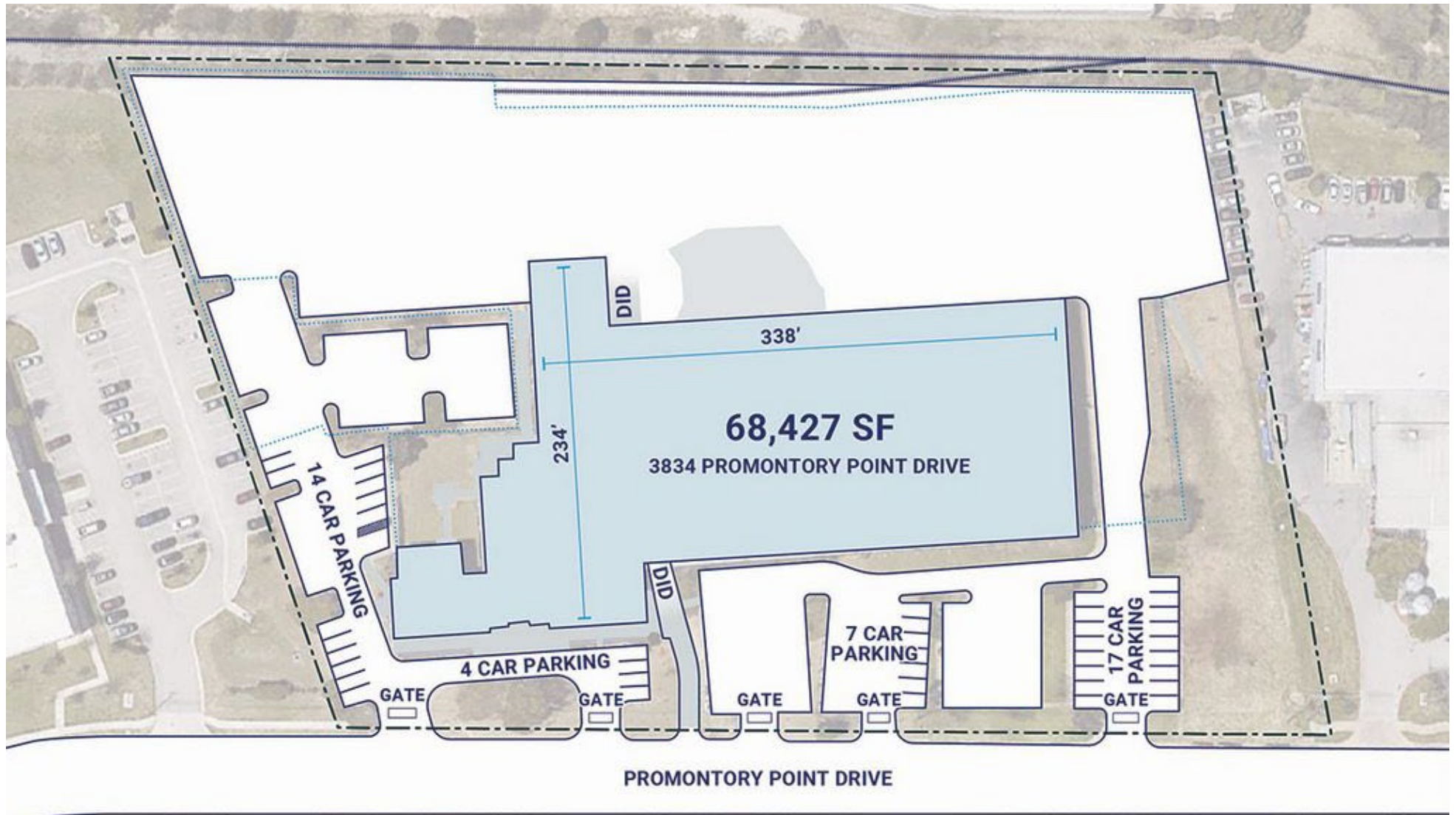
Office Details

FIRST FLOOR	9,403 FT
SECOND FLOOR	5,563 FT
HVAC	AC & Electric Heat

Warehouse Details

CLEAR HEIGHT	20'	ROOF	Single Play TPO
EXTERIOR DOCKS	12	SPRINKLER	Wet (warehouse only)
DRIVE-IN DOORS	3	TYPICAL BAY SIZE	30' x 35'

Site Plan

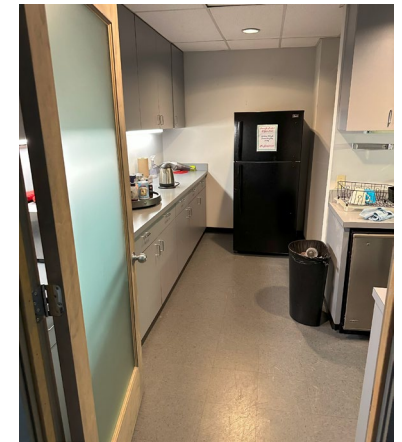
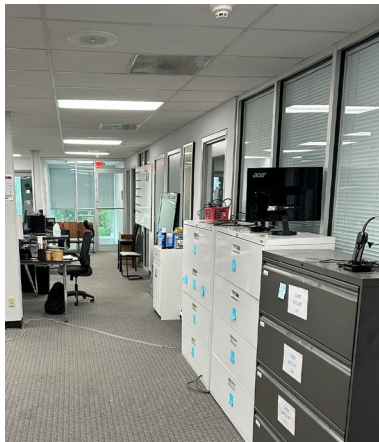
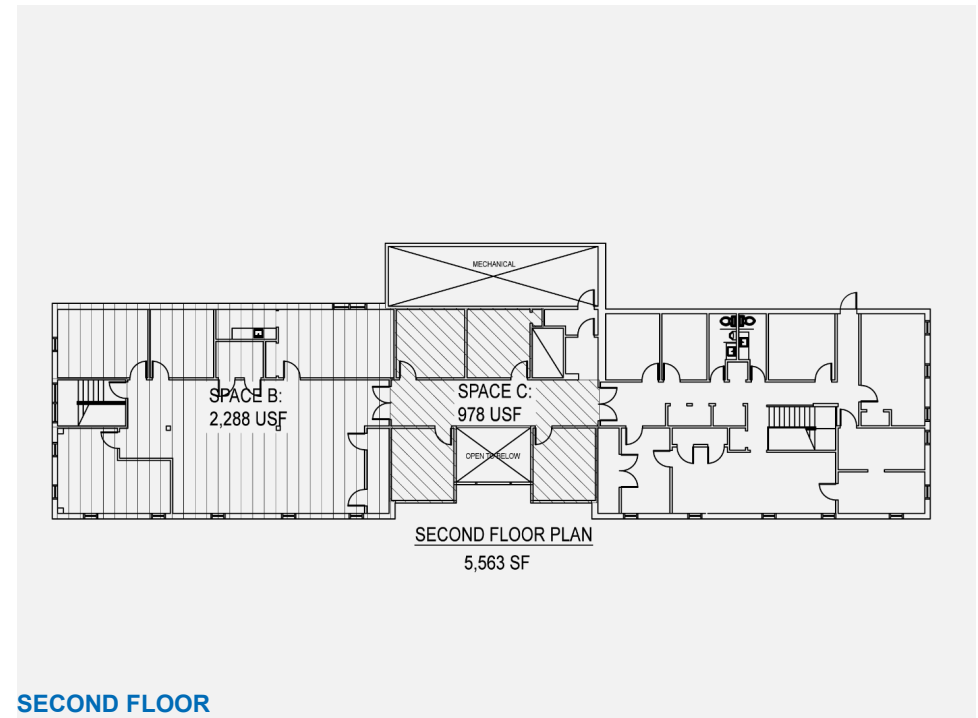
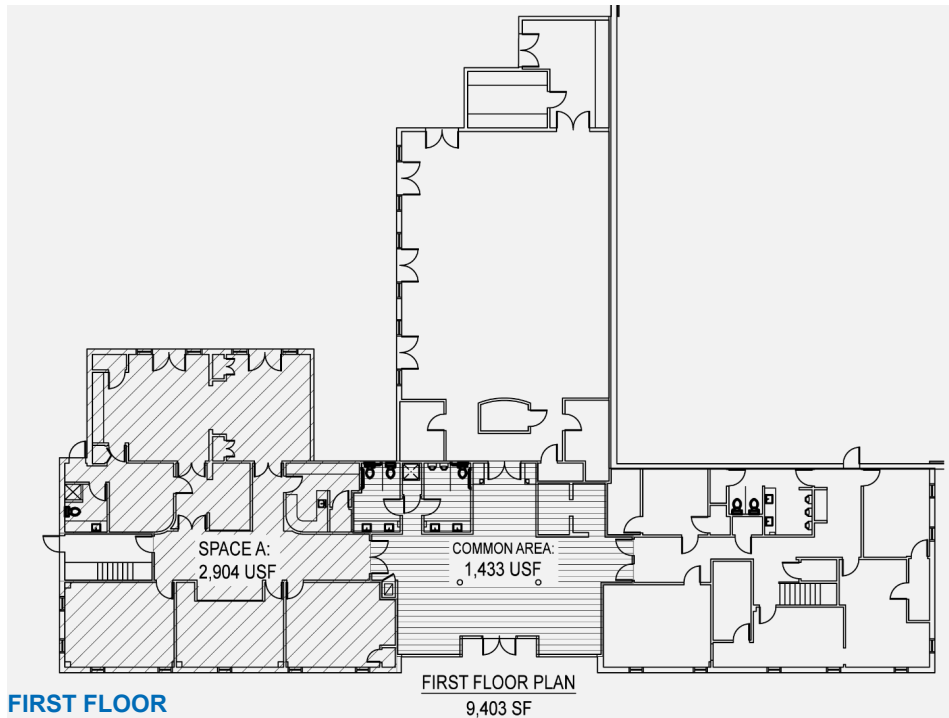


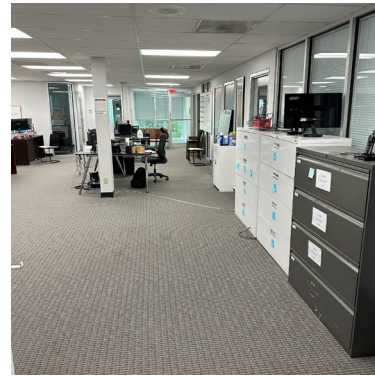
Satellite View



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Office Floor Plans





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Strategic Location



For more information:

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