



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR LEASE

**10509 Old Manchaca Rd,
Austin, TX 78748**



ABOUT THIS PROPERTY

SITUATED ON OVER 1.2 FULLY FENCED ACRES, THIS VERSATILE PROPERTY FEATURES A 3,660 SF BUILDING THAT INCLUDES A RECEPTION/WAITING AREA, THREE PRIVATE OFFICES, AND A BREAK ROOM—IDEAL FOR A VARIETY OF BUSINESS OPERATIONS. 2,860 SF OF WAREHOUSE SPACE OFFERS EXCELLENT FUNCTIONALITY WITH THREE ROLL-UP DOORS FOR EASY ACCESS AND EFFICIENT WORKFLOW. WELL-SUITED FOR LANDSCAPING, CARPENTRY, MANUFACTURING, OR ANY TRADE OR FLEX-SPACE USE. ENJOY QUICK AND CONVENIENT ACCESS TO I-35, MOPAC, AND OTHER MAJOR THOROUGHFARES, WITH CLOSE PROXIMITY TO DOWNTOWN AUSTIN, BUDA, KYLE, AND SURROUNDING AREAS..

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



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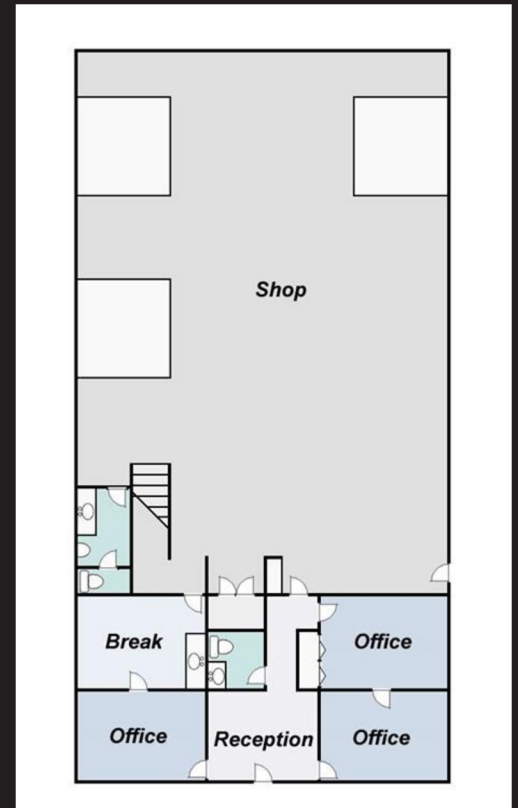
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