

# FOR SUBLEASE

# **MONTOPOLIS DISTRIBUTION CENTER**

6406 BURLESON ROAD • SUITE 120 • AUSTIN, TEXAS 78744

This sublease, spanning 30,600 square feet, is situated within Montopolis Distribution Center off Burleson Road. The location provides exceptional connectivity to Highway 71, Highway 183, IH-35, and SH-130, and is only a short drive away from Austin-Bergstrom International Airport. This sublease is available immediately with a term through February 2026. The space features +/- 4,000 square feet of air-conditioned space, 7 dock-high doors, and a +/- 20-foot clear height.



<b>SUITE</b>	Suite 120
<b>SIZE</b>	17,500 - 30,600 SF
<b>AVAILABLE</b>	Immediately
<b>EXPIRES</b>	February 2026
<b>RATE</b>	Negotiable
<b>OPEX</b>	\$4.01/SF

## **FEATURES & AMENITIES**

- 30' x 30' column spacing
- 5 dock-high doors
- +/- 20' clear height
- Sprinklered
- +/- 4,000 SF air-conditioned space
- Located in convenient SE Austin location off Burleson Road near Montopolis Drive



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## SUITE 120

30,600 SF



