



HORTON  
REAL ESTATE PARTNERS

# 1600 DUNGAN LANE

INDUSTRIAL WITH YARD FOR LEASE | AUSTIN, TEXAS

# EXECUTIVE SUMMARY

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## *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*

<b>SIZE</b>	Building 1 - 6,600 SF	<b>DOORS</b>	Grade Level (12' x 12')
<b>AVAILABLE</b>	1/1/25	<b>POWER</b>	400 amp 3 phase 120/208 volt
<b>YEAR BUILT</b>	2020	<b>SUBMARKET</b>	Northeast
<b>ZONING</b>	LI	<b>2025 EST. OPEX</b>	\$4.83/SF/YR
<b>CLEAR HEIGHT</b>	29'	<b>LEASE RATE</b>	Call for details



# INTERIOR PHOTOS



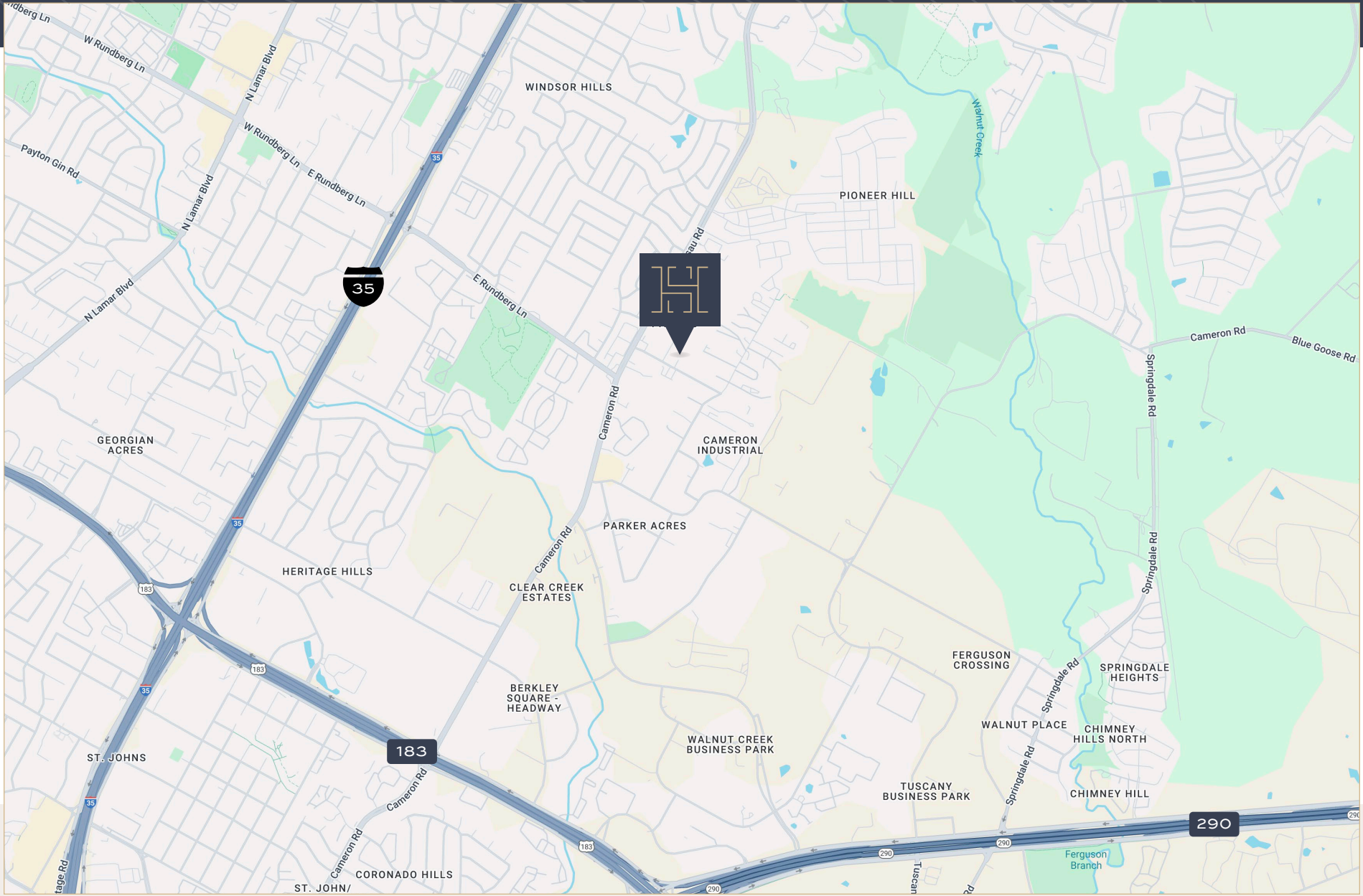
# WAREHOUSE PHOTOS



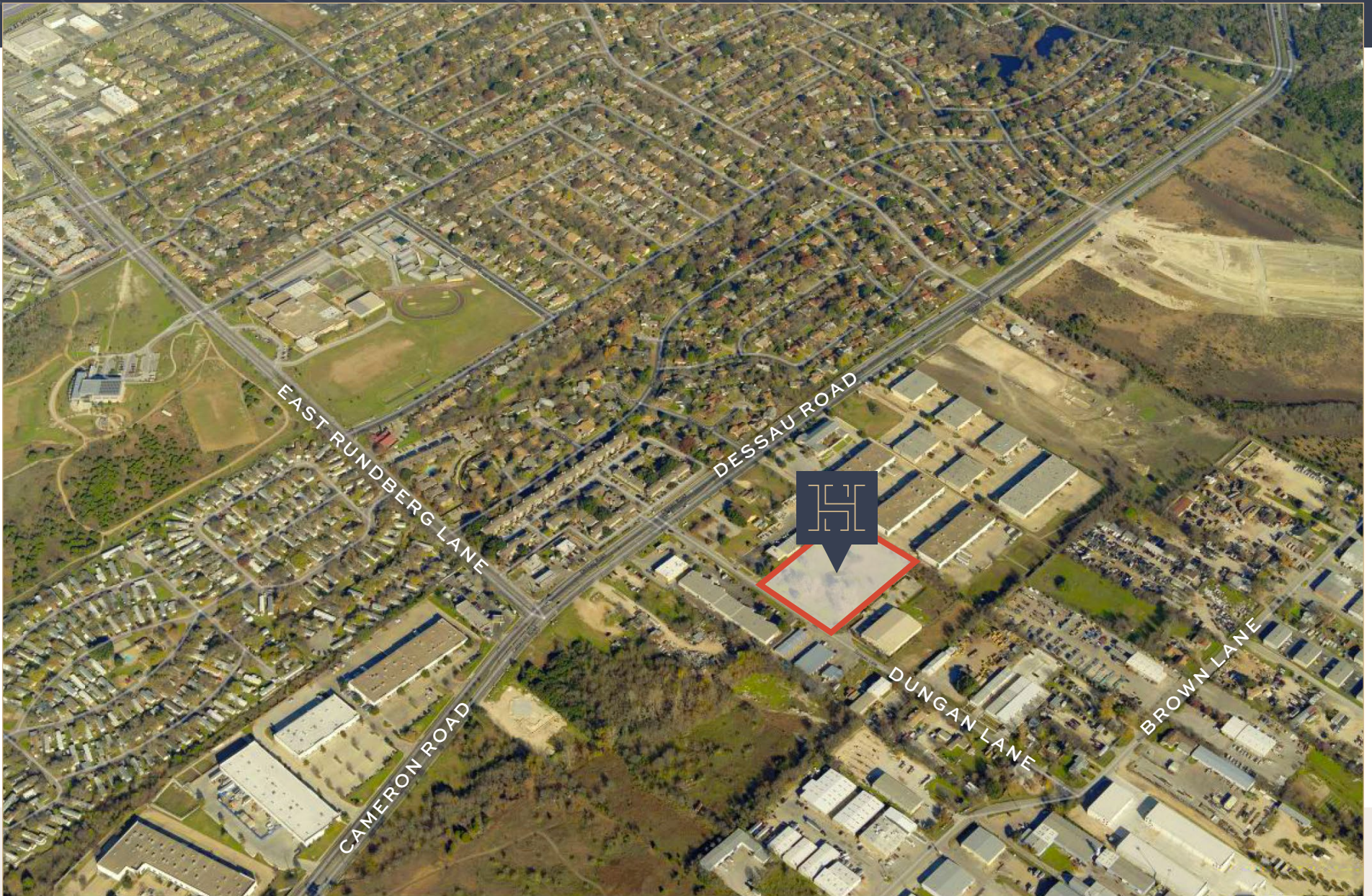
# EXTERIOR PHOTOS



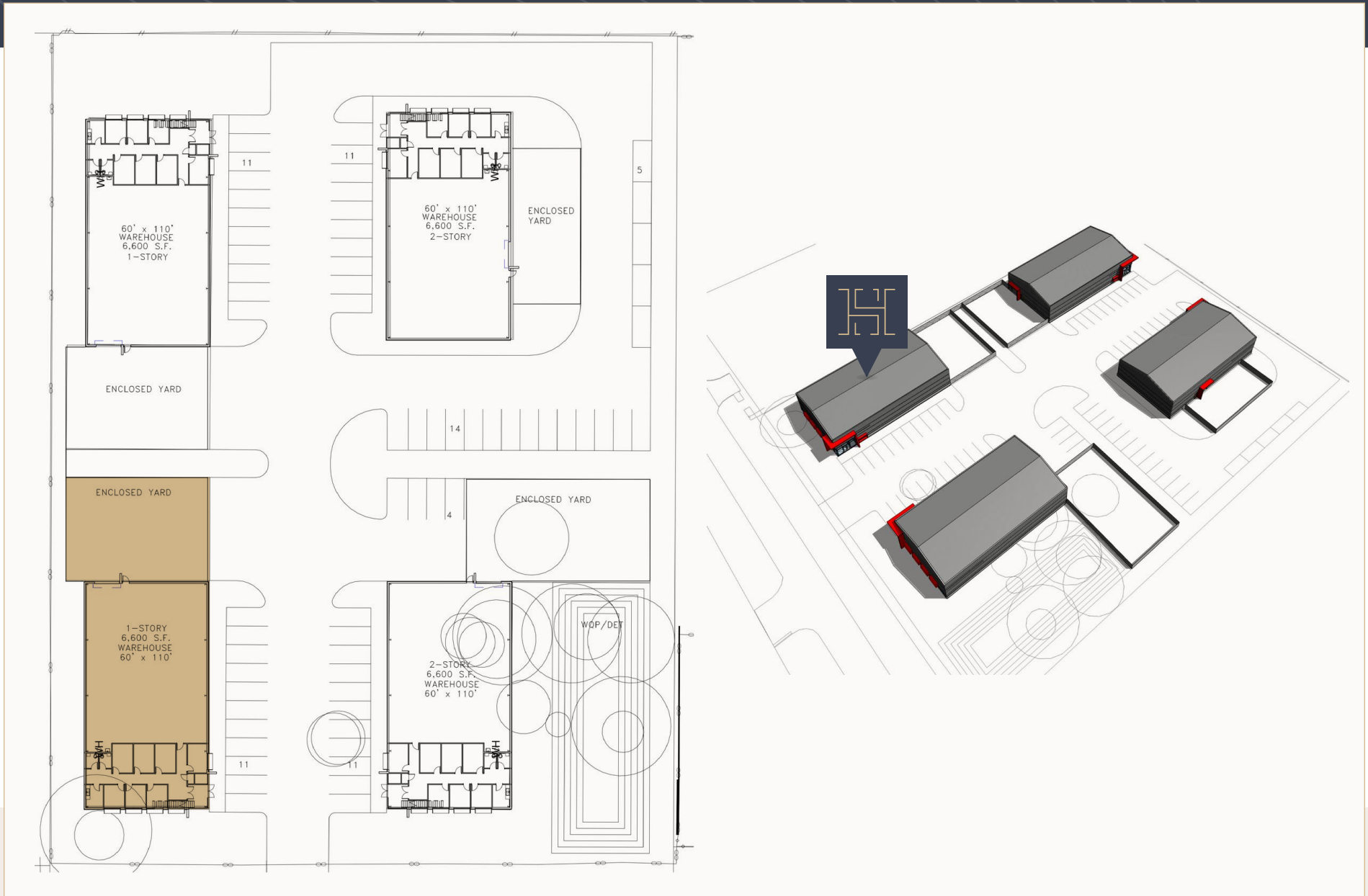
# LOCATION MAP



# AERIAL

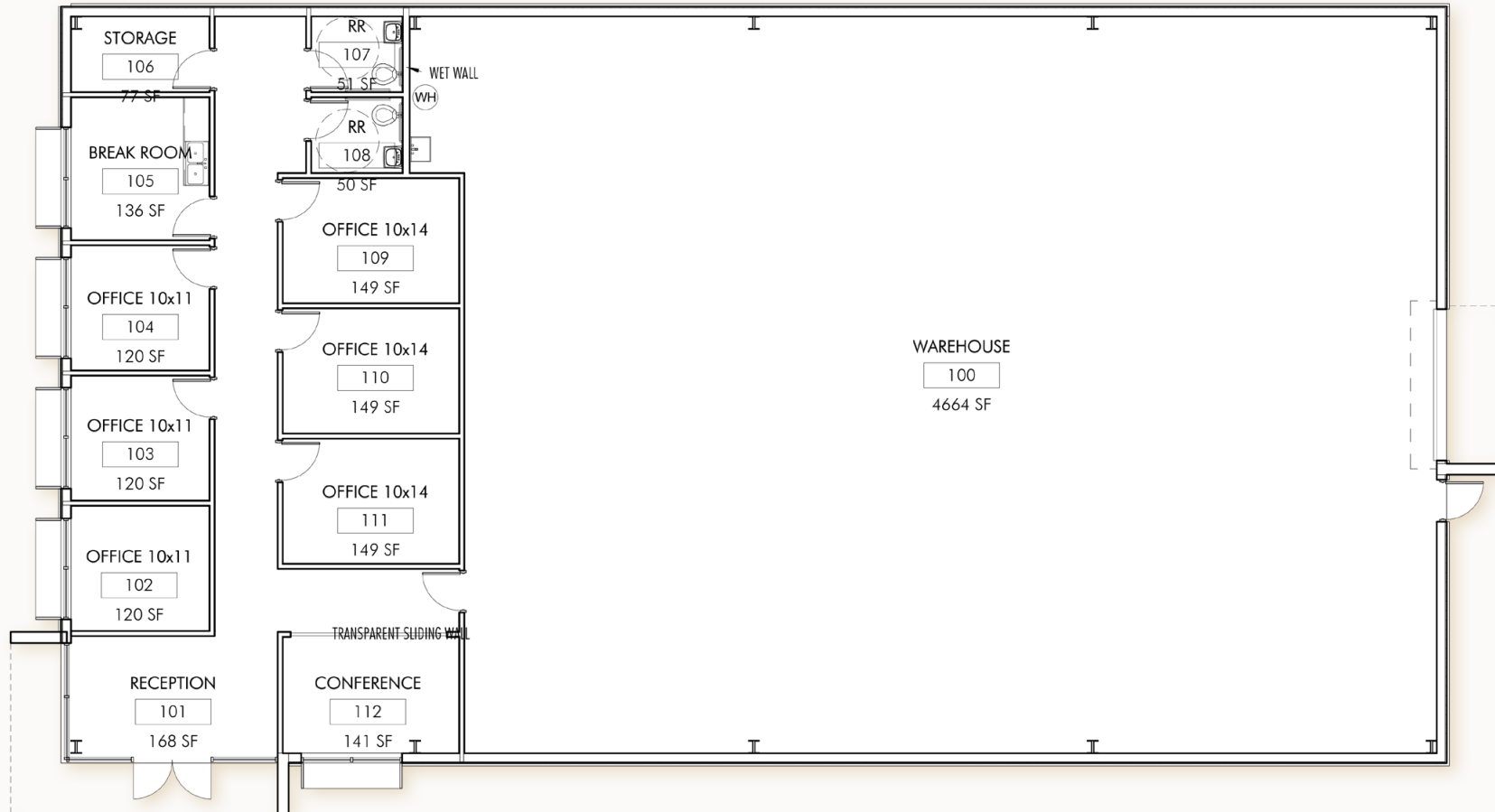


# SITE PLAN





# FLOOR PLAN



# DEMOGRAPHICS



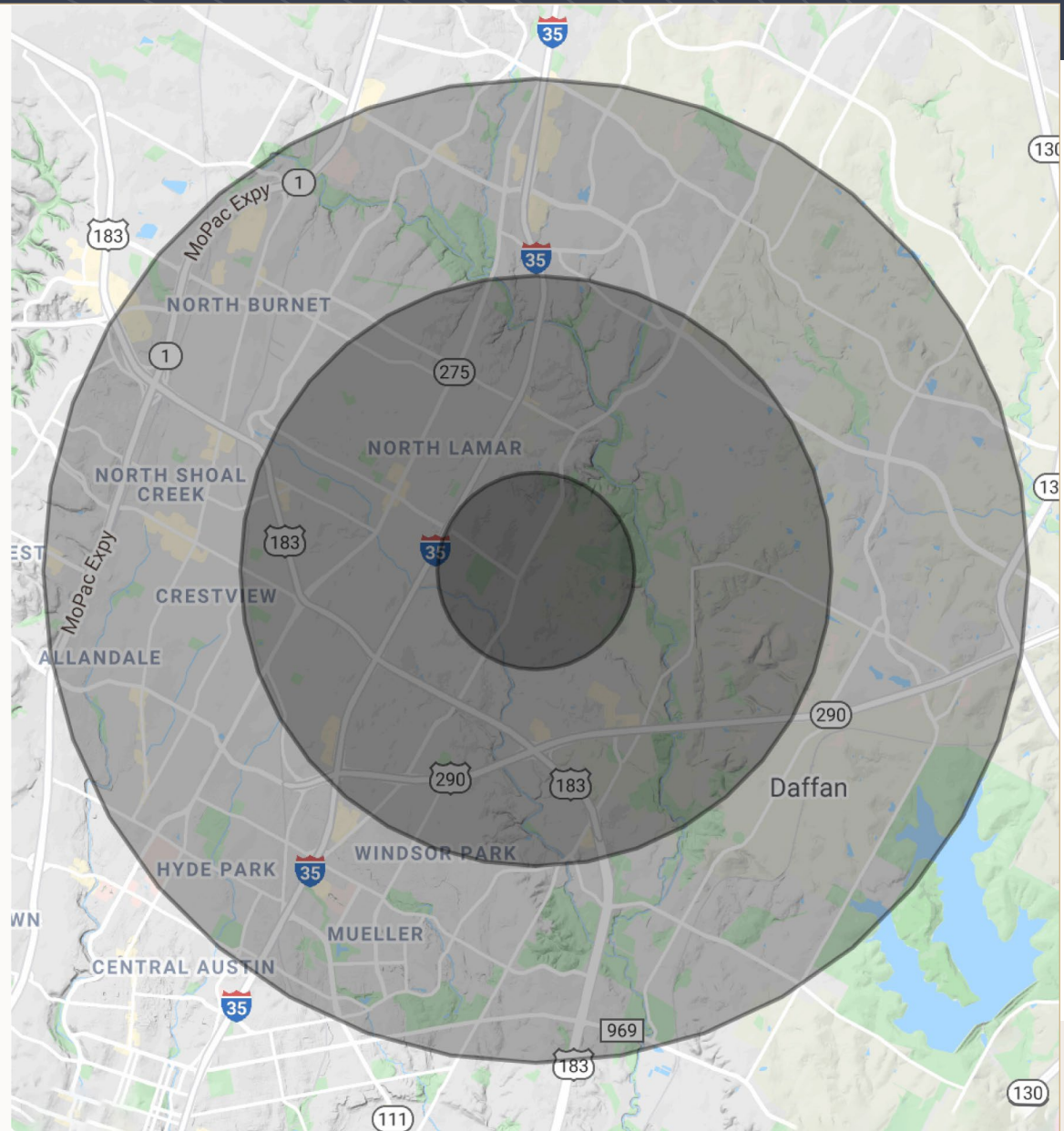
## POPULATION

	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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