

Cathy Conway  
Stanberry Realtors



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# \$2,395,000

8862 US-290 W,  
Austin, TX 78736

- 3.5 acres
- 6,000 SF metal Office/Warehouse
- Large fenced yard
- 3 overhead doors
- Large fenced yard
- Executive office & conference room
- 2 private offices & 2 open offices
- Conference room
- Breakroom
- Central heat and Air in office area
- Traffic Count: 26,000 Vehicles/Day
- Septic Tank (Gravity Field)
- Water Well-480' deep
- Water Quality Ponds
- (2) 2,500 gallon rainwater tanks



See the Virtual Tour! [www.tourfactory.com/3228639](http://www.tourfactory.com/3228639)

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed | MLS #: 6525538

Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients:  
<http://1v66eq3vmmun191fbq44v9v.wpengine.netdna-cdn.com/wp-content/uploads/2016/02/Information-About-Brokerage-Services-Cathy-Conway.pdf>

# Paradise