

**FOR LEASE
8,442 SF - 27,340 SF
INDUSTRIAL/FLEX**



2113 WELLS BRANCH

BLDG 1-4, NORTH AUSTIN



PROPERTY HIGHLIGHTS

2113 Wells Branch is a 105,000 SF four-building, light industrial business park well suited for flex, industrial, lab and office tenants located in North Central Austin with excellent access, functionality, and management. The project offers flexible spaces, dock high & grade level loading, heavy power, and recent major capital improvements.

- 58,029 SF Available, ranging from 8,442 - 27,340 SF
- Ideal for flex & office/warehouse users
- Minutes from MoPac, I-35, and The Domain
- Move-in-ready suites with high-end office finishes
- Dock door & grade-level access



SITE MAP

Building 4, Suite 6500: 8,442 SF

Building 3, Suite 5400: 27,340 SF

Total Available: 58,029 SF

Max Contiguous: 22,247 SF

Building 4, Suite 3000: 11,383 SF

Building 4, Suite 3100: 10,864 SF

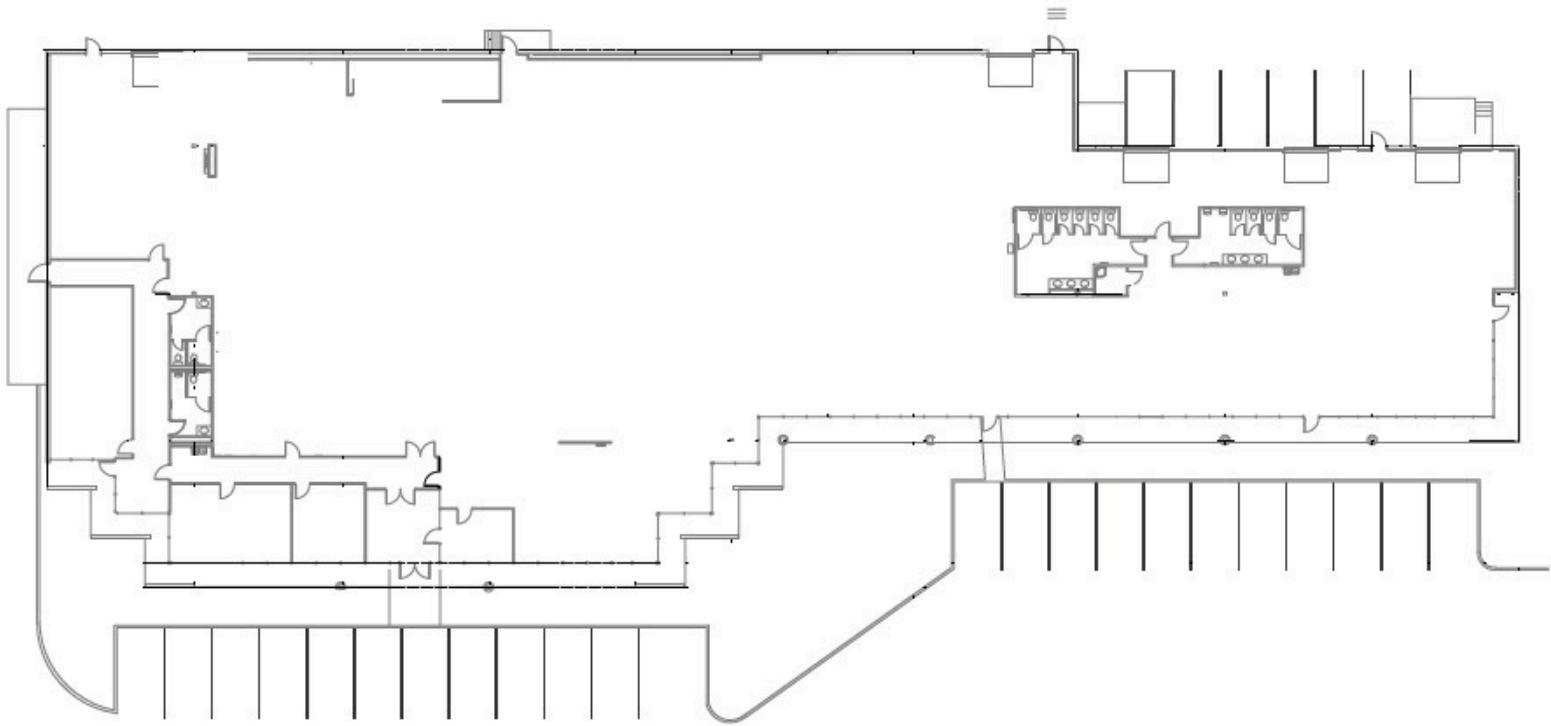


BUILDING 3

SUITE 5400



- 27,340 SF
- **Available Now**
- 3,865 SF Office (14%)
- 23,475 SF Warehouse (86%)
- 100% HVAC
- $\pm 16'$ Clear Height
- 5 Dock High / 1 Semi Dock
- 50 Total parking spaces
- Heavy Power: 3 Phase, 480V, 3,000 Amps



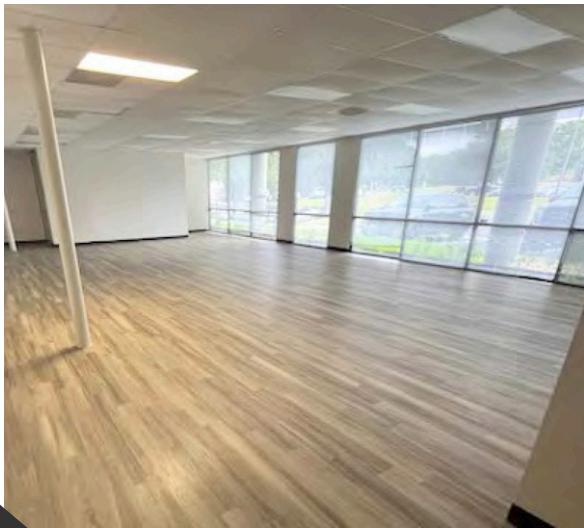
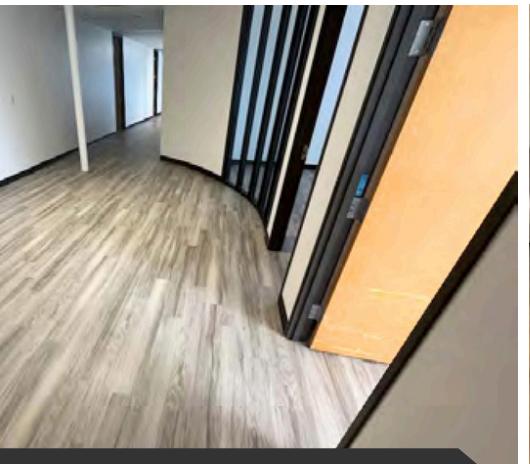
Interior Make Ready plan



BUILDING 2

SUITE 6500

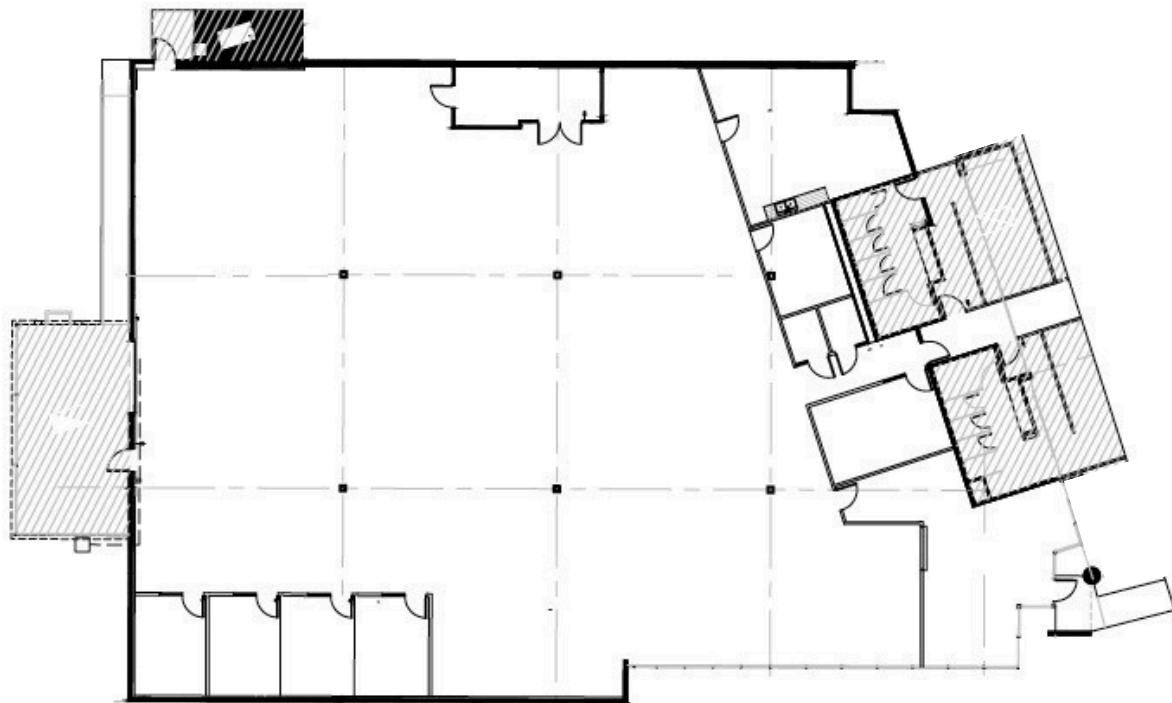
- Total 8,442 SF
- **Available Now**
- 2,954 SF Office (35%)
- 5,487 SF Warehouse (65%)
- 100% HVAC
- 3 Dock High
- ± 16' Clear Height
- Heavy Power: 800 amp, 208v, 3-phase



BUILDING 4

SUITE 3000

- 11,383 SF
- Available Now
- 9,106 SF Office (80%)
- 2,277 SF Warehouse (20%)
- 100% HVAC
- Grade level Loading
- Heavy Power: 2,000 amp, 480v, 3-phase
- Class A Spec Office Finishes Complete



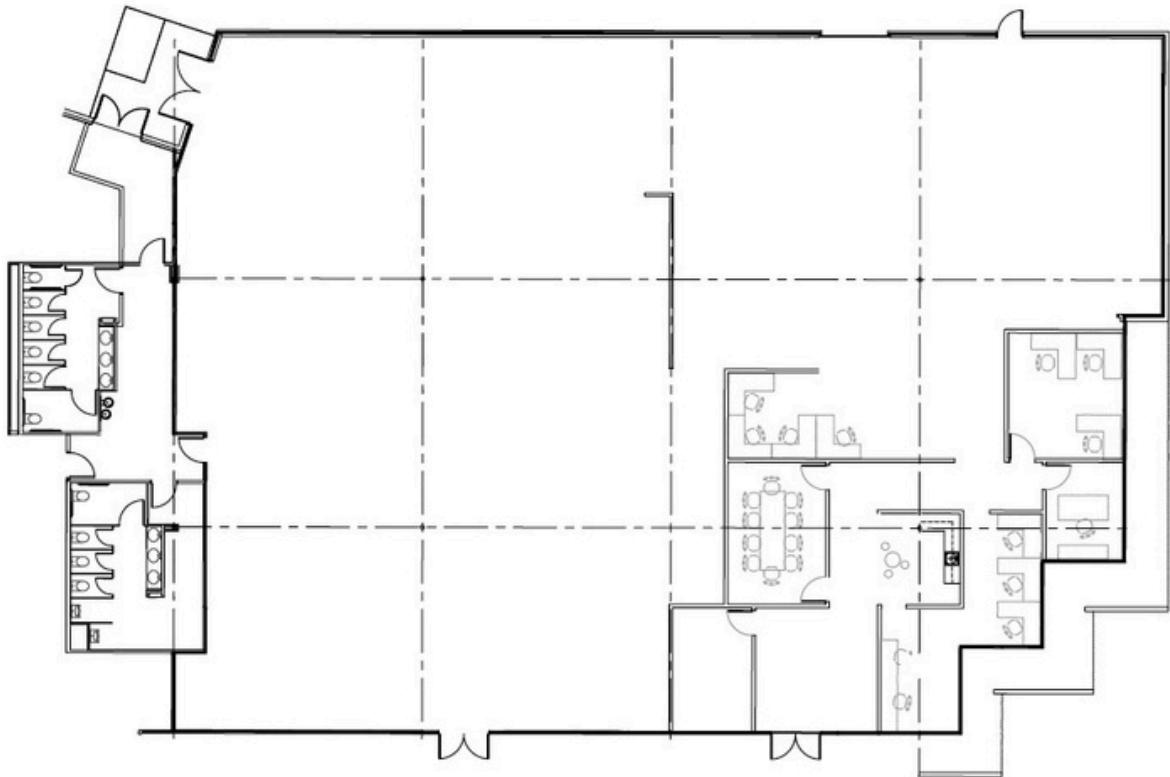
*Can be combined with Suite 3100 for 22,247SF



BUILDING 4

SUITE 3100

- 10,864 SF
- **Available 7/1/2025**
- 2,173 SF Office (20%)
- 8,691 SF Warehouse (80%)
- 100% HVAC
- Grade level Loading
- +/-16' Clear Height



*Can be combined with Suite 3000 for 22,247SF



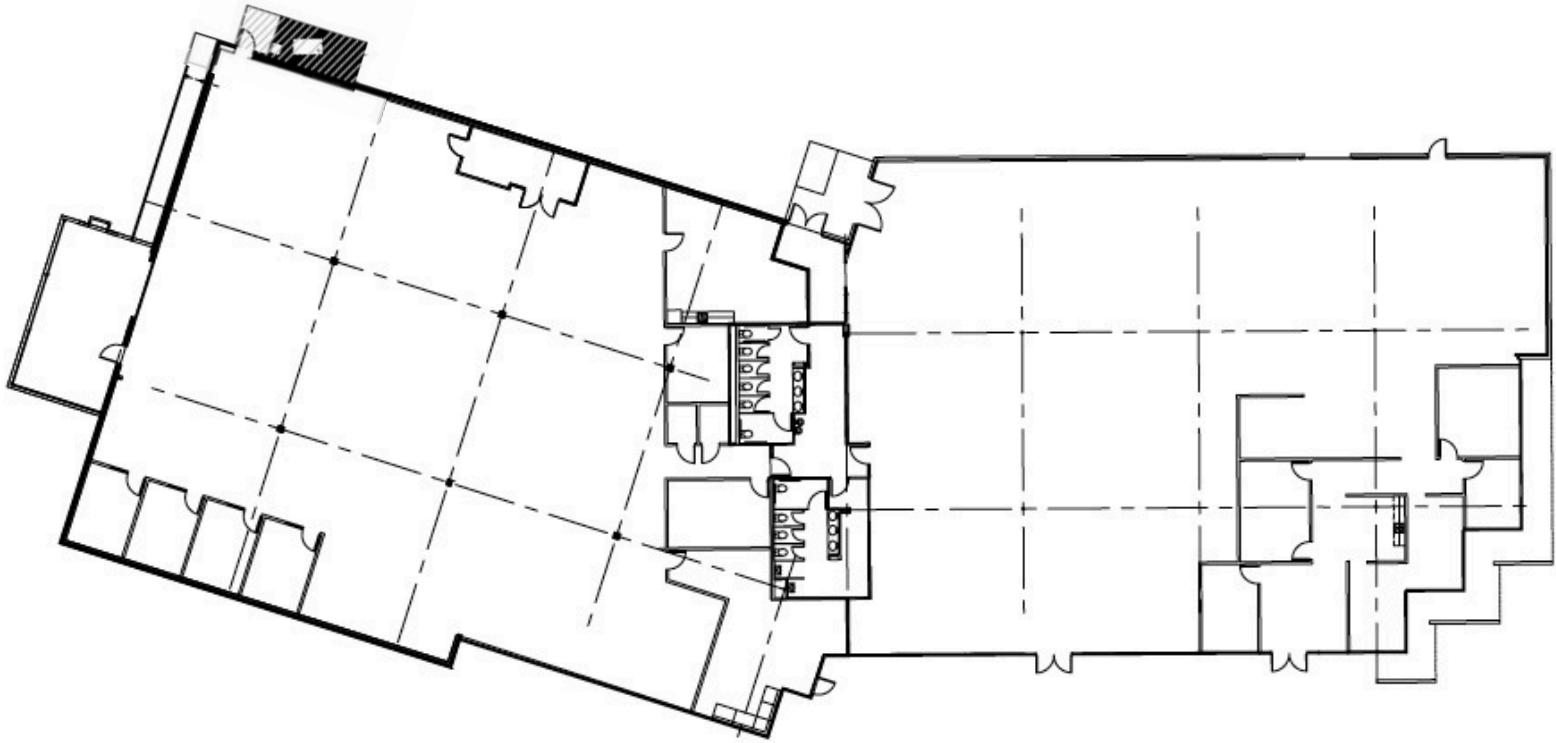
2113 Wells Branch



BUILDING 4

SUITE 3000 & 3100

- Total 22,247 SF
- **Available Now**
- 8,899 SF Office (40%)
- 13,348 SF Warehouse (60%)
- 100% HVAC
- Grade level Loading



2113 Wells Branch



SURROUNDING AREA

Surrounded by food, retail, and lodging - including H-E-B, The Rolling Rooster, Walgreens, and multiple hotels within 1.5 miles. Major retail destinations - including The Domain, The Arboretum, and Gateway Shopping Center - are all within a 10-minute drive.



DRIVE TIMES

The Domain 10 minutes	Downtown Austin 17 minutes	Austin Bergstrom 22 minutes	Amazon 8 minutes
Tesla 16 minutes	Samsung 17 minutes	Dell 13 minutes	Merck 22 minutes



2113 WELLS BRANCH

AUSTIN, TEXAS

