

# FOR LEASE

2939 W PECAN ST, PFLUGERVILLE, TX 78660



**22,000 SF Warehouse on 2.27 Acre Site**

## ABOUT THE PROPERTY:

2939 W Pecan Street is a 22,000 SF single-tenant industrial project situated on a 2.27-acre site in Pflugerville, TX. This property features five grade-level doors, a fenced and gated yard space, and direct visibility from FM 1825. The property boasts easy accessibility to the North and South IH-35 corridors, as well as quick access to TX-130 and TX-45.

## FEATURES:

- 22,000 SF warehouse (incl. 2,000 SF office)
- 2.27-acre site
- 3-phase power (1,600 amps, 480V)
- Five (5) grade-level doors
- Fenced and gated yard space
- Quick access to N and S IH-35 corridors (VPD = 75,000+)

# PROPERTY HIGHLIGHTS



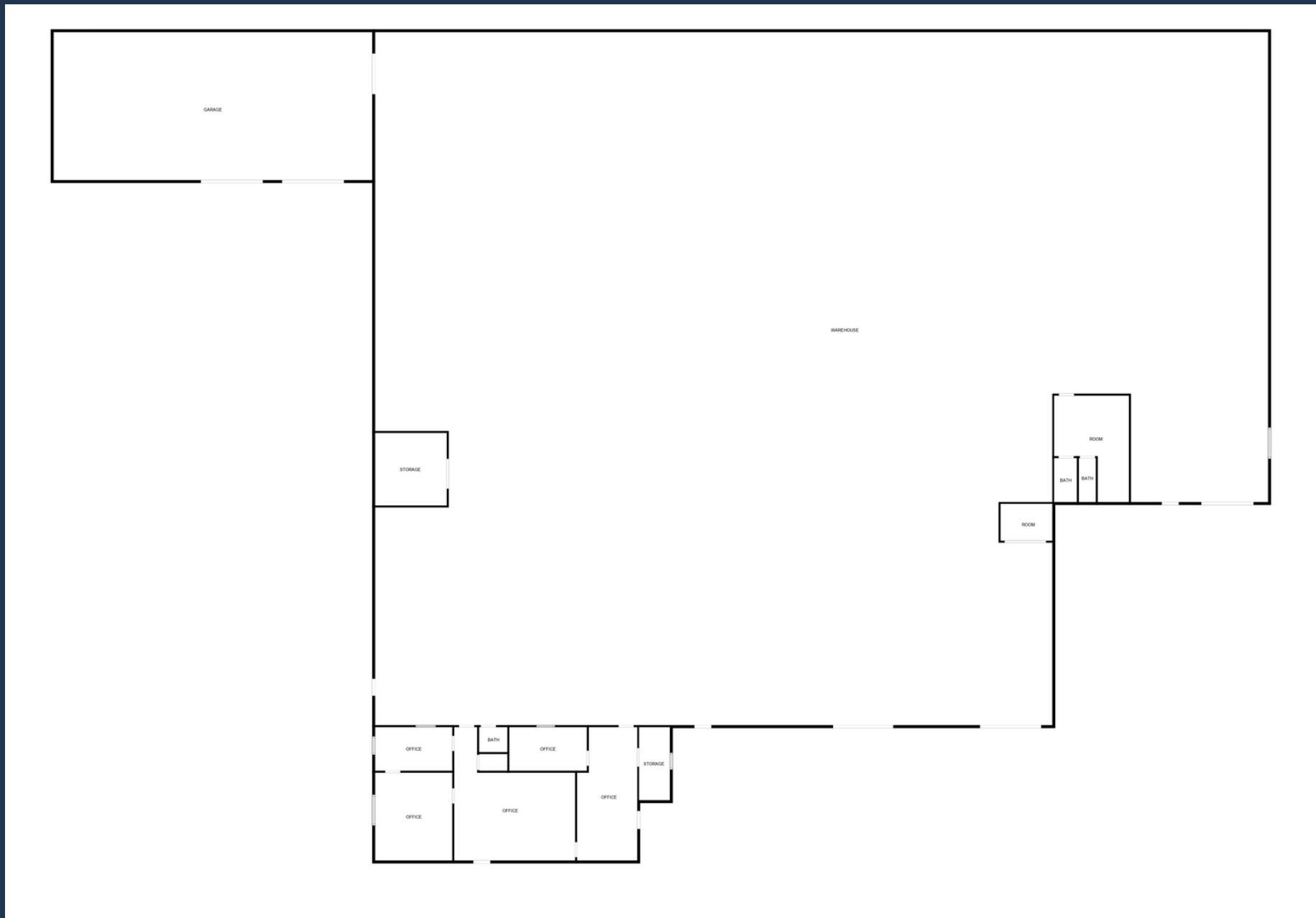
# PROPERTY HIGHLIGHTS

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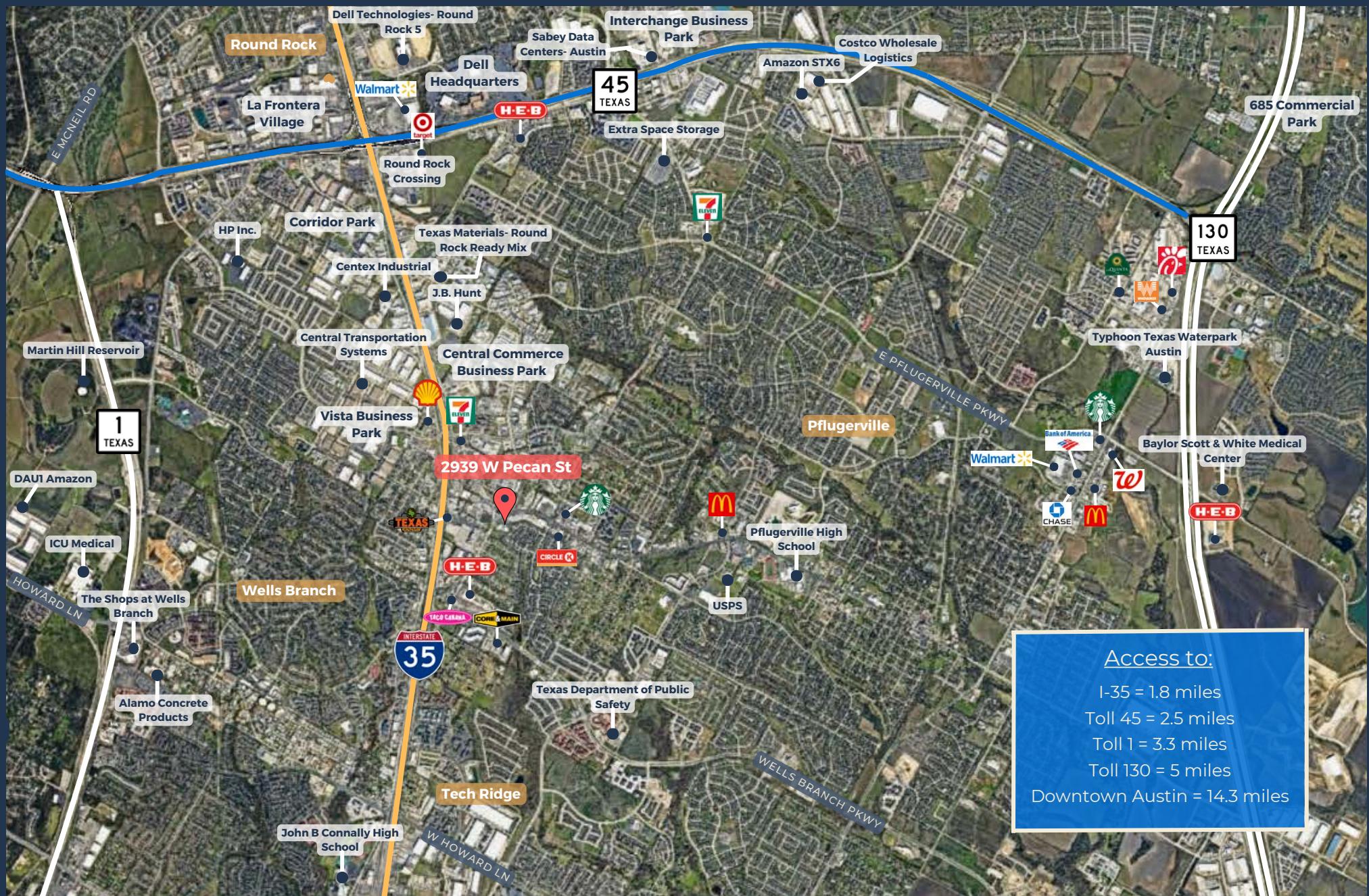


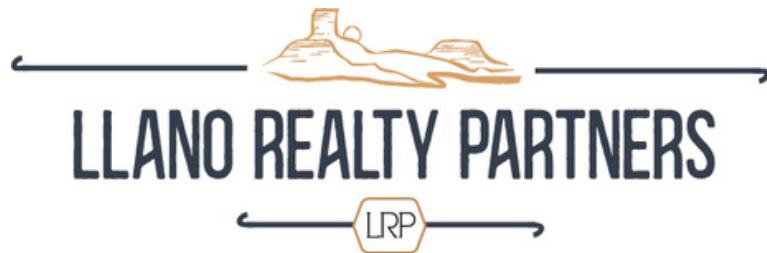
# FLOOR PLAN

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# AREA DETAILS & OVERVIEW





# CONTACT OUR TEAM



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