

INDUSTRIAL FOR LEASE

# DESSAU BUSINESS PARK

13730 IMMANUEL ROAD  
PFLUGERVILLE, TEXAS 78660

AQUILA™ 



## DESSAU BUSINESS PARK

# THE BUILDING

13730 Immanuel Road offers a 5,500 SF standalone industrial-flex building with a paved and fenced yard for secure outdoor storage.

The building features two grade-level doors, 22' clear height, ten on-site parking spaces, and a fenced yard area, making it well suited for minor distribution, storage, or light industrial users.

### AT A GLANCE

**BUILDING SIZE** ± 5,500 SF

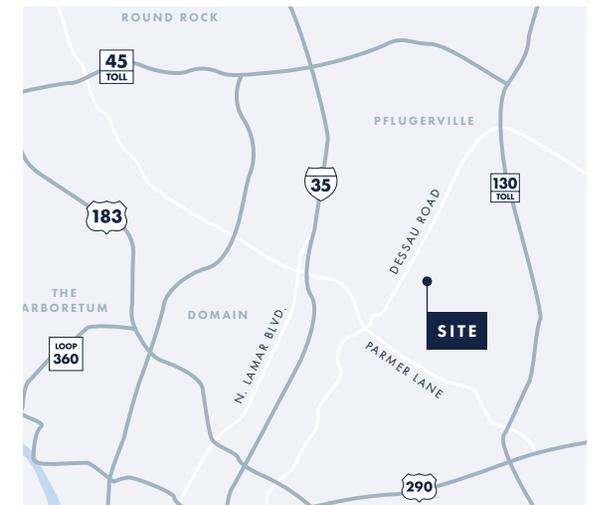
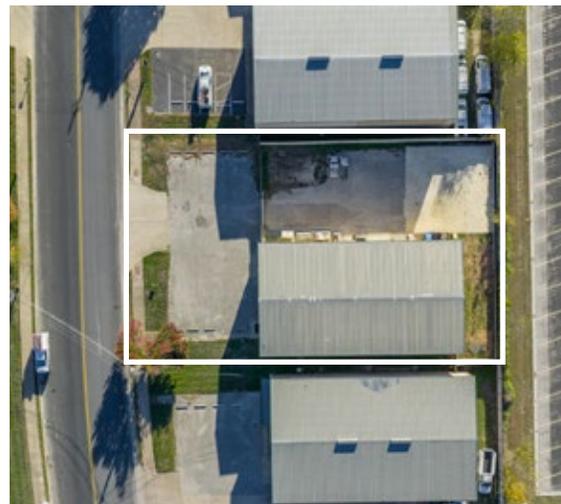
**LAND SIZE** ± 0.5 acre

**AVAILABLE** Immediately

**CLEAR HEIGHT** 22'

**LOADING** 2 grade-level doors

**PARKING** 10 spaces



PHOTOS



*Proximity to Major Roadways*

- 0.4 mile to Howard Lane
- 0.9 mile to Dessau Road
- 3.4 miles to IH-35
- 5 miles to SH-130



**DESSAU BUSINESS PARK**

**130**  
TOLL

**35**

DESSAU ROAD

HOWARD LANE

PARMER LANE

# For Inquiries

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