



*Industrial Property For Lease*

**3504 Rogge Lane**  
3504 Rogge Ln, Austin, TX 78723

**JIM ROURKE**  
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# 3504 ROGGE LANE

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FOR LEASE

## Property Summary



VIDEO

VIRTUAL TOUR

## OFFERING SUMMARY

Lease Rate:	contact broker for details
Available SF:	6,568 SF Warehouse, plus Container Office
Lot Size:	1.083 Acres
Building Size:	6,568 SF
Zoning:	GR

SPACES	LEASE RATE	SPACE SIZE
Warehouse	contact broker for details	6,568 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,715	41,573	119,216
Total Population	11,637	103,656	286,697
Average HH Income	\$109,563	\$105,596	\$95,362

The information contained herein was obtained from sources deemed reliable. SAGE COMMERCIAL, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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## PROPERTY DESCRIPTION

Available for lease 6,568 SF Warehouse/flex space with bonus air conditioned container office. Located near the intersection of Rogge Lane and Springdale Road in Northeast Austin. The warehouse has two 20' grade-level overhead doors and has a 24' clear height. Additionally, there is a conditioned container office building, which is adjacent to the warehouse, which offers additional office or conditioned storage space. Easy access to US-183 & Hwy 290E. See broker for further details or to schedule a tour.

## PROPERTY HIGHLIGHTS

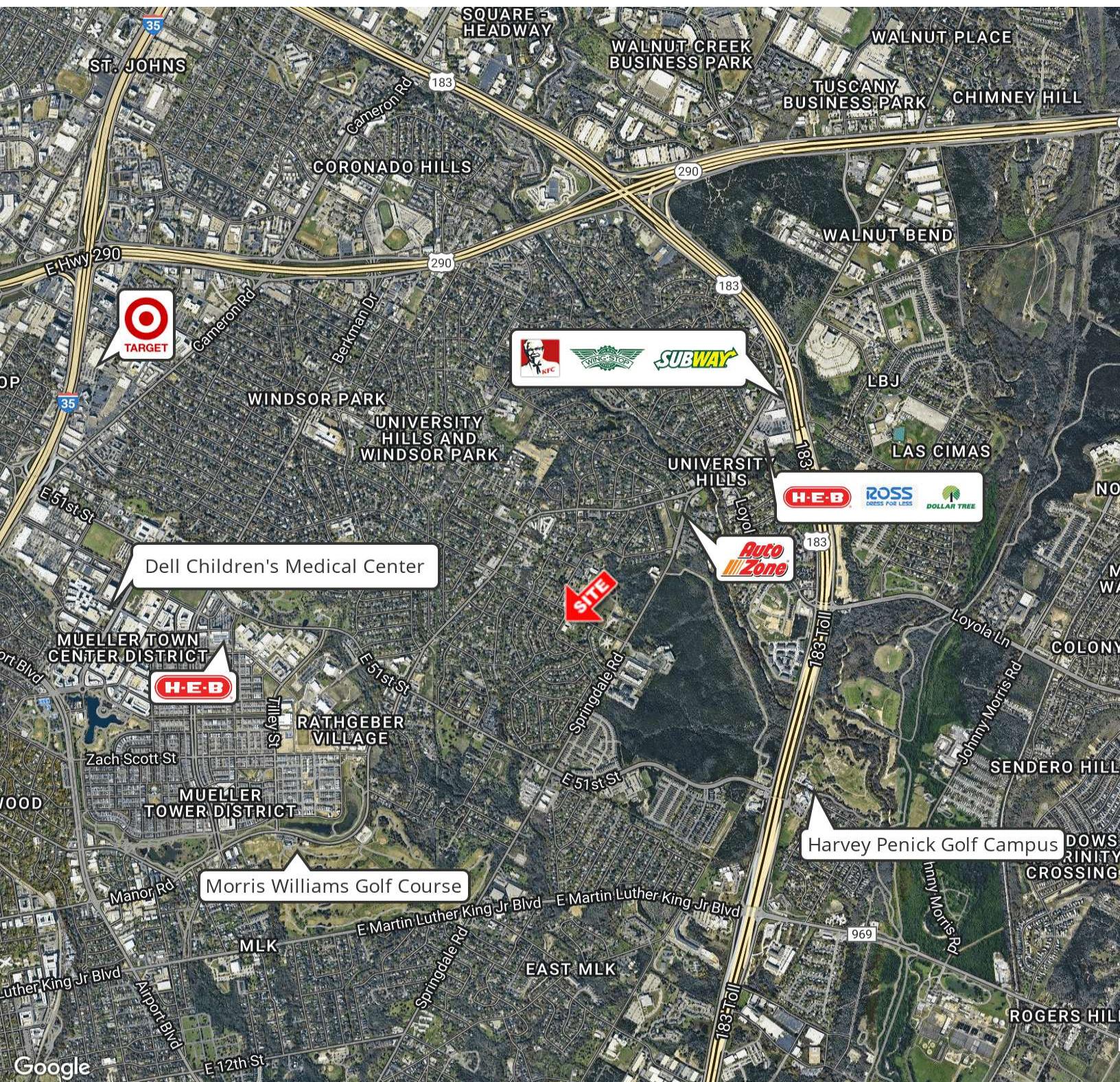
- 20' x 20' Overhead Doors (2x)
- 24' Clear Height
- Single-phase, 400 amps, 120 volt electric service
- Mixture of open space, office, and storage
- 721 square foot conditioned container office
- Easy access to US-183 & I-35
- Close proximity to numerous restaurants

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## Aerial Overview



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## Site Plan



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## Warehouse Exterior Photos



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## Warehouse Interior Photos



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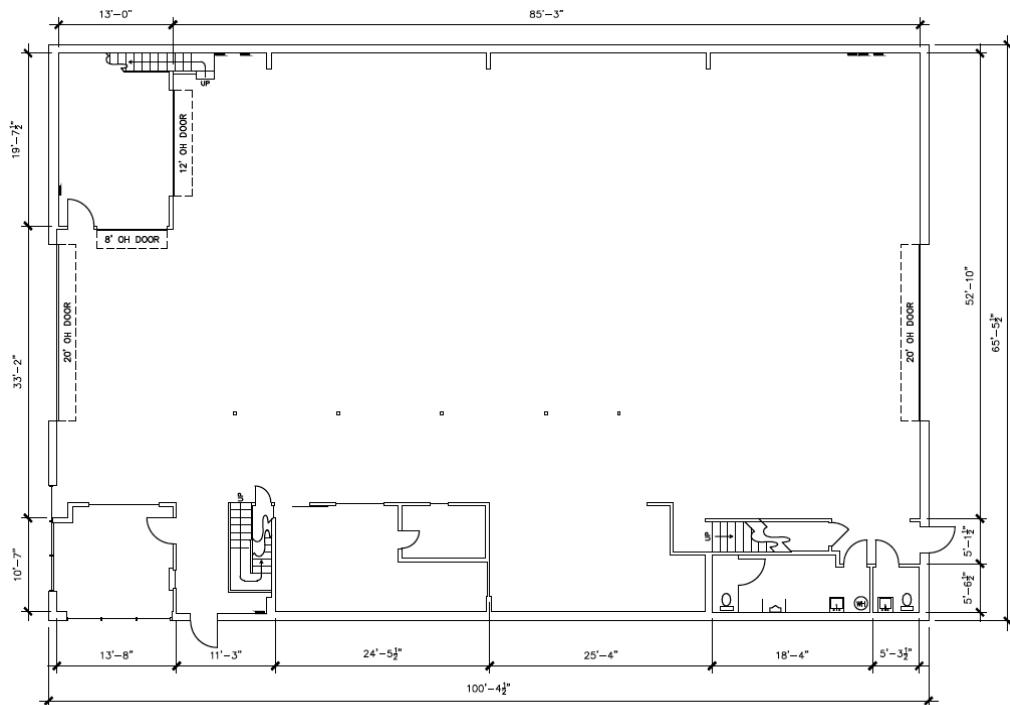
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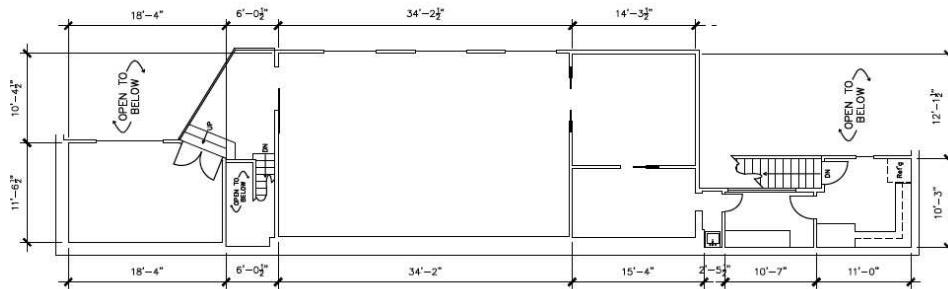
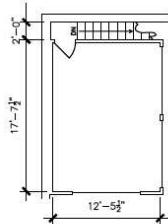
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## Warehouse Floor Plan



1st Floor



2nd Floor

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## Container Photos



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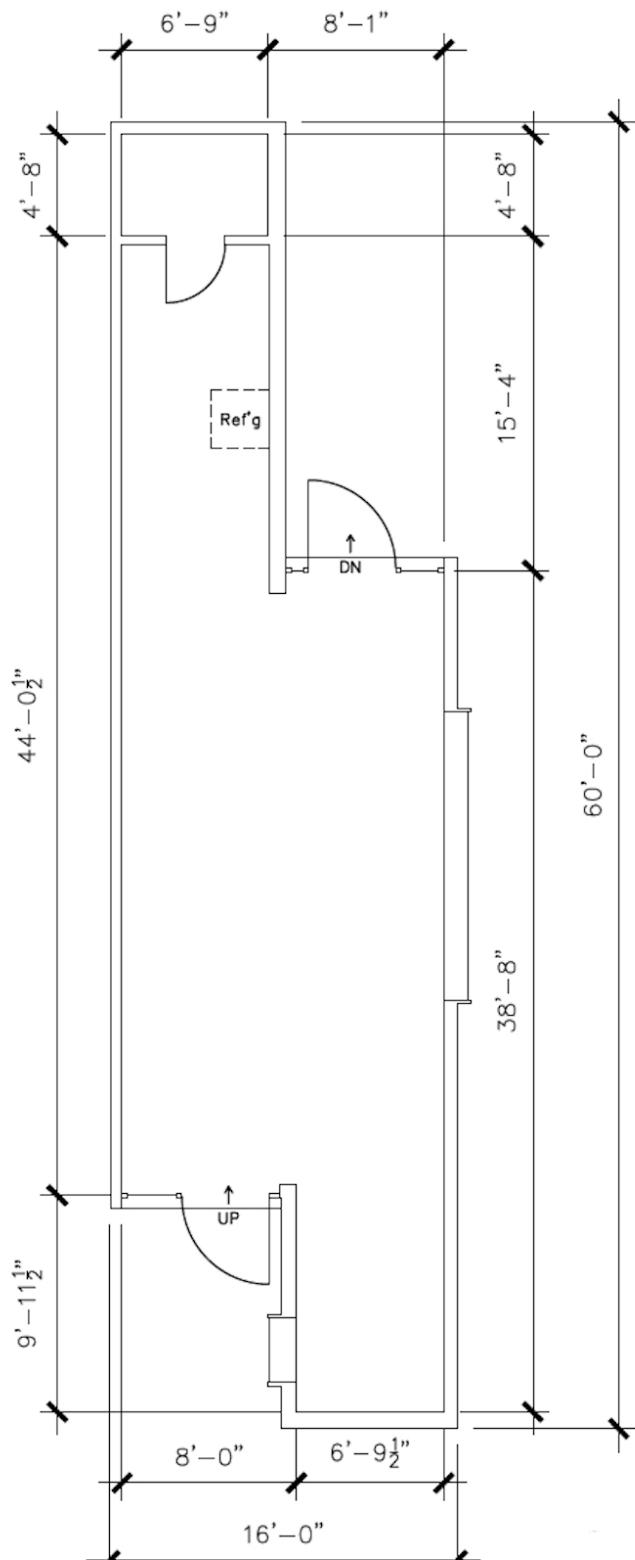
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## Container Floor Plan



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## Zoning

# GR

## Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

## Site Development Standards

Lot	Massing		
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

## Permitted and Conditional Uses

### Residential

Bed and Breakfast Residential (Group I) \*      Bed and Breakfast Residential (Group 2) \*

### Civic

Club or Lodge (c)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—General (c)
Community Recreation—Private *	Hospital Services—Limited
Community Recreation—Public *	Local Utility Services
Congregate Living	Private Primary Educational Services *
Counseling Services	Private Secondary Educational Services *
Cultural Services	Public Primary Educational Services *
Day Care Services—Commercial	Public Secondary Educational Services *
Day Care Services—General	Religious Assembly
Day Care Services—Limited	Residential Treatment
Family Home *	Safety Services
Group Home Class I—General *	Telecommunication Tower (PC) *

### Commercial

Art Gallery	Automotive Repair Services
Alternative Financial Services	Automotive Sales
Art Workshop *	Automotive Washing of any type
Administrative and Business Offices	Bail Bond Services (PC)

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## Zoning

### Commercial (continued)

Business or Trade School Business  
Support Services Commercial Off-Street Parking Communications  
Services Consumer Convenience  
Services Consumer Repair Services  
Drop-Off Recycling Collection Facility \*  
Exterminating Services  
Financial Services  
Food Preparation (c)  
Food Sales  
Funeral Services  
General Retail Sales—Convenience  
General Retail Sales—General  
Hotel-Motel  
Indoor Entertainment  
Indoor Sports and Recreation  
Medical Offices—not exceeding 5,000 sq/ft of gross floor space  
Medical Offices—exceeding 5,000 sq/ft of gross floor space  
Off-Site Accessory Parking  
Outdoor Entertainment (c)  
Outdoor Sports and Recreation  
Pawn Shop Services  
Pedicab Storage and Dispatch  
Personal Improvement Services  
Personal Services  
Pet Services  
Plant Nursery (c)  
Printing and Publishing  
Professional Office  
Research Services  
Restaurant—General  
Restaurant—Limited  
Service Station  
Software Development  
Special use Historic (c)  
Theater

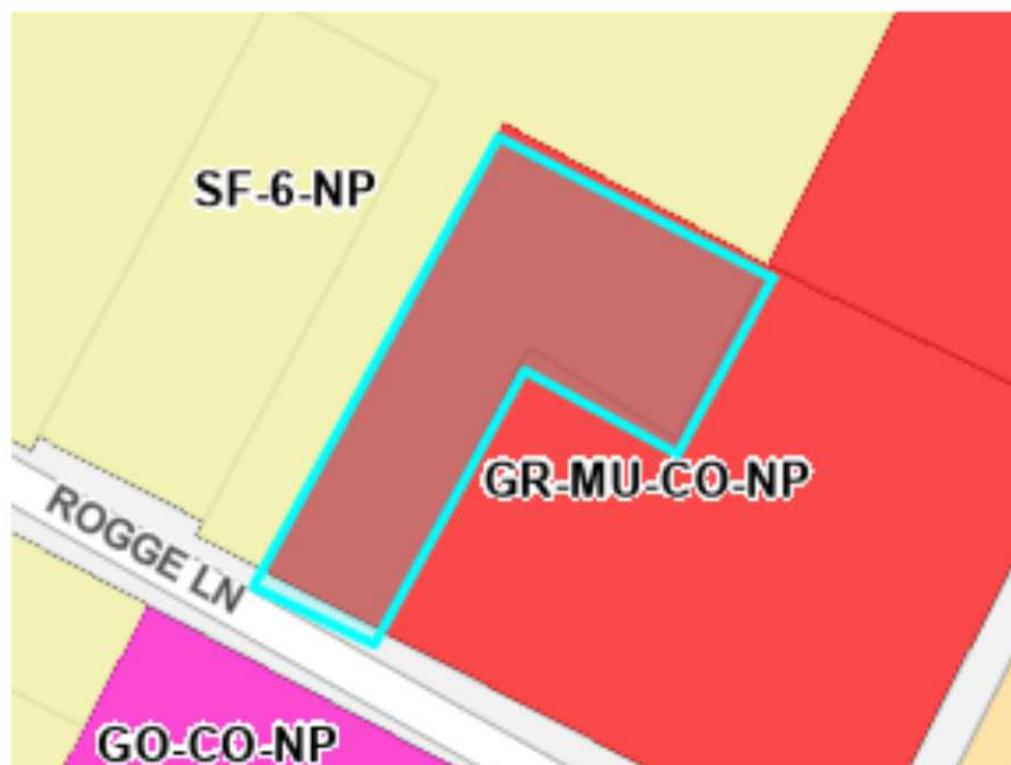
### Industrial

Custom Manufacturing (c)

### Agricultural

Community Garden

Urban Farm \*



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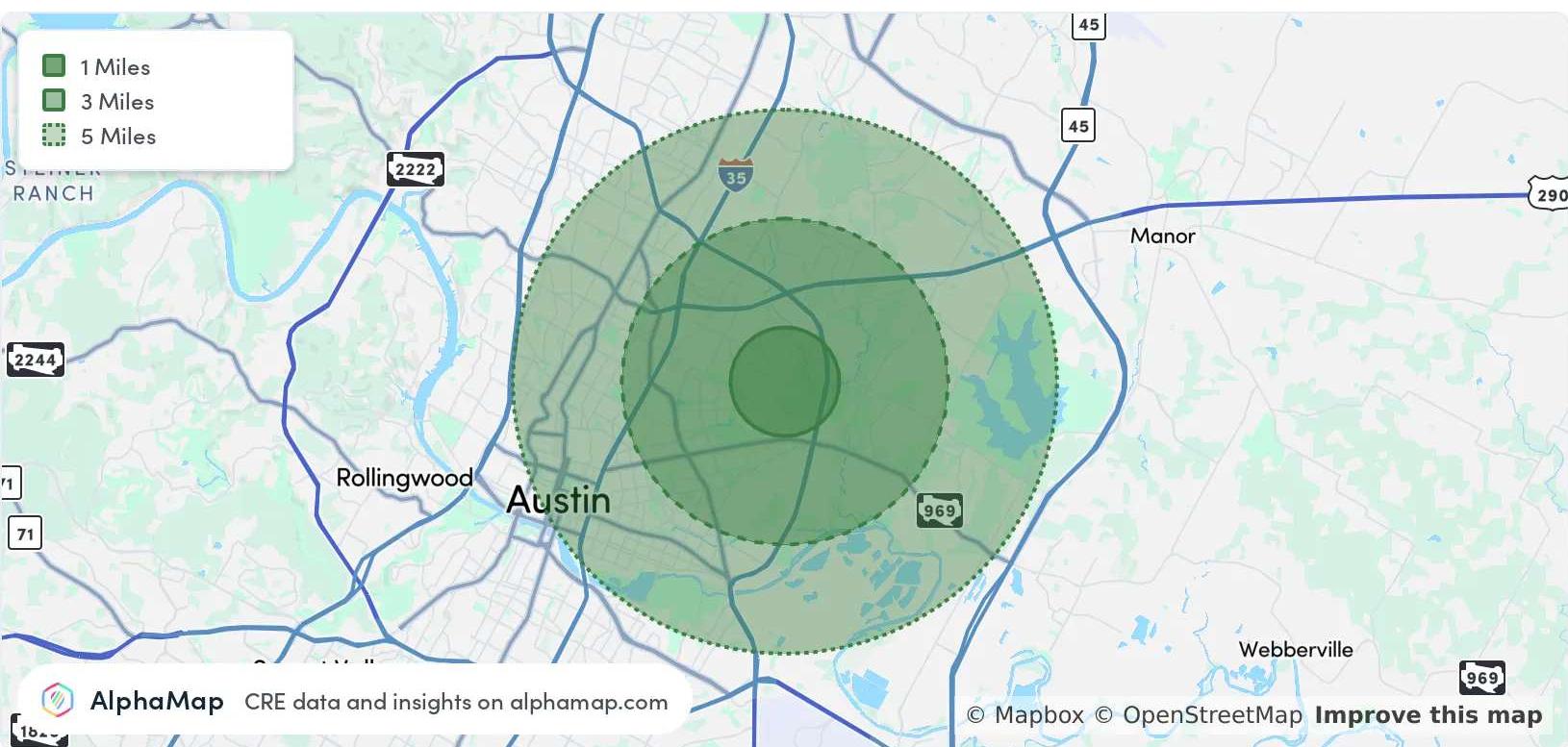
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## Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,637	103,656	286,697
Average Age	38	36	34
Average Age (Male)	37	35	34
Average Age (Female)	39	36	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,715	41,573	119,216
Persons per HH	2.5	2.5	2.4
Average HH Income	\$109,563	\$105,596	\$95,362
Average House Value	\$529,289	\$509,436	\$554,477
Per Capita Income	\$43,825	\$42,238	\$39,734

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>SAGE COMMERCIAL</b>	<b>9015061</b>	<b>jim@sagecommercialtx.com</b>	<b>(512) 921-1234</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JAMES ROURKE</b>	<b>559994</b>	<b>jim@sagecommercialtx.com</b>	<b>(512) 921-1234</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	