

# WAREHOUSE / OFFICES FOR LEASE



***Large warehouse building with great exposure shared by a high use storage facility and car wash located in southeast Austin with great access to multiple highways. The space offers flexible space options with a 3 bay loading dock accessible through the attached yard for excellent forklift handling.***



- ◇ 3 Bay loading dock
- ◇ Grade level roll up doors with pass through from yard to loading dock.
- ◇ 24/7 Access

- ◇ Warehouse—5,960 sq. ft. with attached fenced storage yard—3,600 sq. ft.
- ◇ Separate Office—1,650 sq. ft.
- ◇ Easy access to HWY 71 & IH 35, 183 & Toll Road

**Please Contact:  
Robert Carlson**

**Phone: 512.442.3085  
Email: [carlsonent1@gmail.com](mailto:carlsonent1@gmail.com)**



# WAREHOUSE / OFFICES FOR LEASE



- ◇ Big 3,600 sq. ft. fenced yard with 900 sq. ft. covered area
- ◇ HI Visibility area with Car Wash/Self Storage
- ◇ Sign Space Available
- ◇ Warehouse has 4 possible offices, if needed
- ◇ Multiple Electrical Options including 240volt 3 phase

