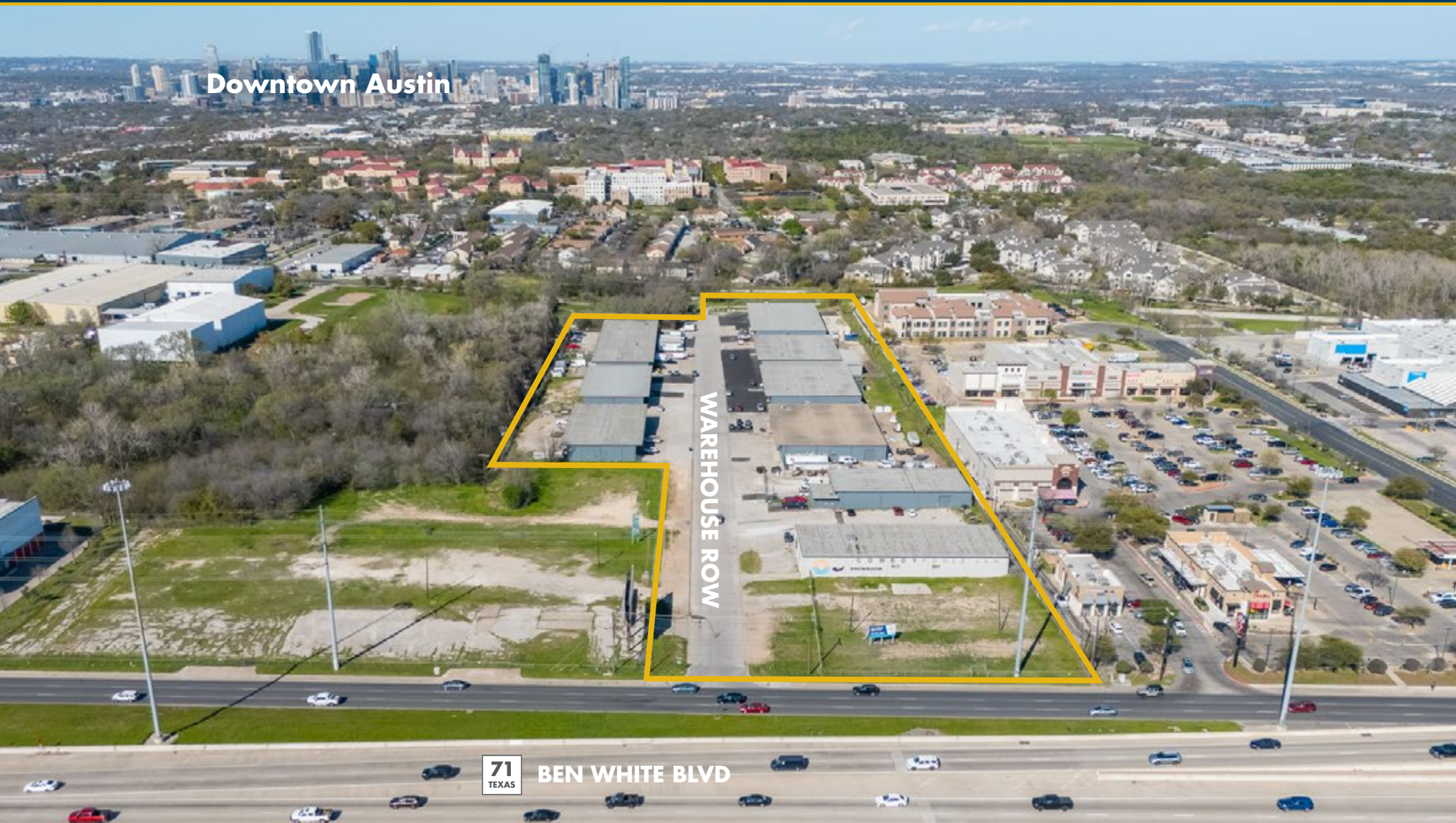


Warehouse Row

INDUSTRIAL FOR LEASE

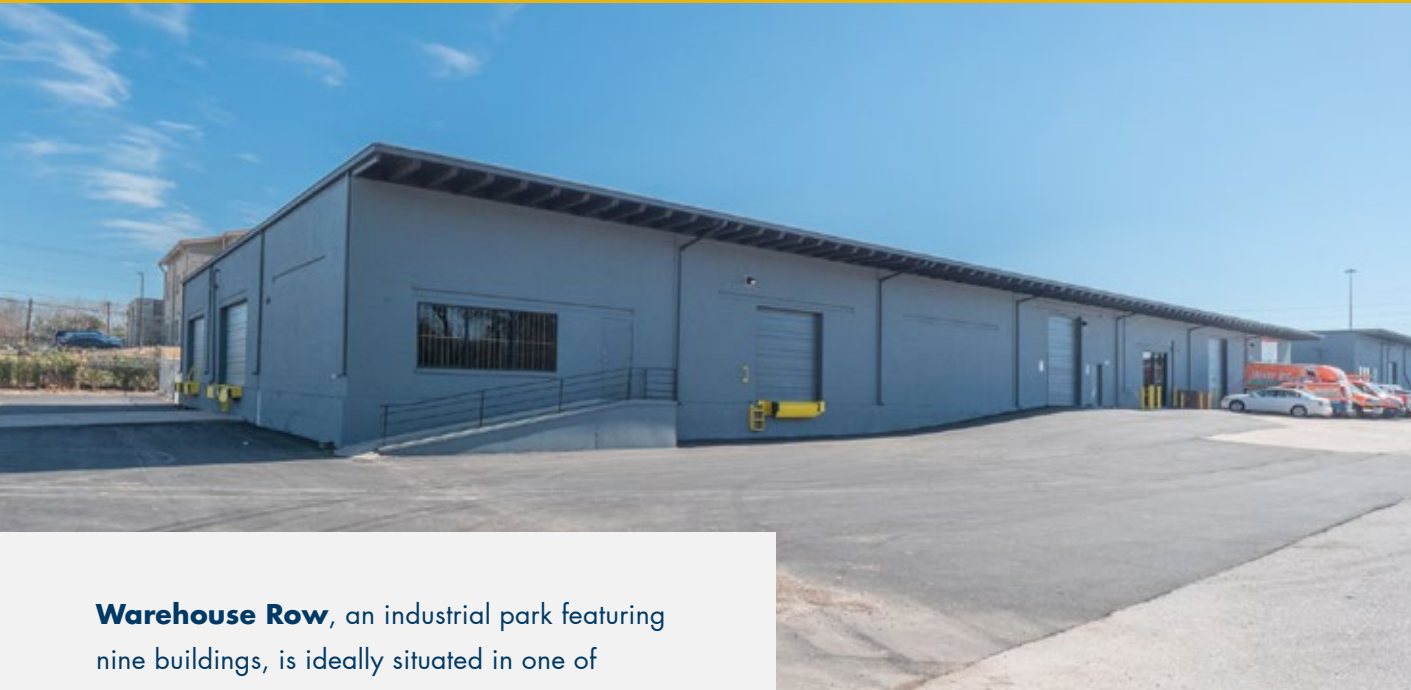
3904 - 4001 Warehouse Row
Austin, Texas 78704



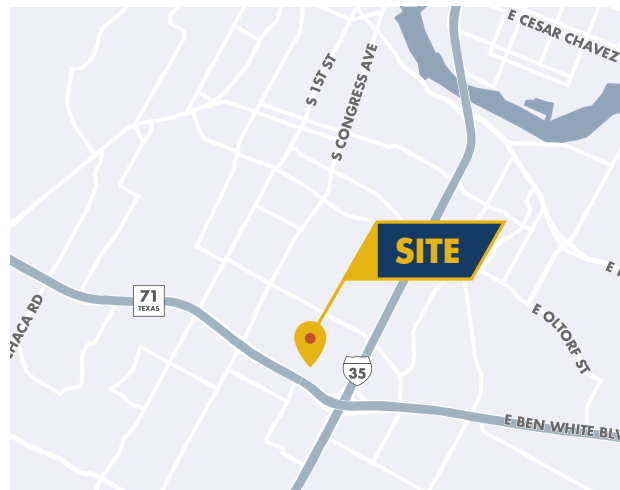
Leigh Ellis, SIOR
512.684.3802
ellis@aquilacommercial.com

Will Sikora
512.684.3837
sikora@aquilacommercial.com

aquilacommercial.com/Warehouse-Row



Warehouse Row, an industrial park featuring nine buildings, is ideally situated in one of Austin's most sought-after zip codes, 78704. Its strategic location provides direct access to US-71 and IH-35, ensuring seamless connectivity across Austin. Designed to cater to businesses that prioritize functionality and accessibility, the park meets a diverse range of operational needs. With its proximity to major transit routes, local amenities, and Downtown Austin, Warehouse Row stands out as a prime choice for companies seeking a central and efficient location.



Current Availability

- Building 3904, Suite C: 4,834 SF
- Building 3907: 16,442 SF

Future Availability

- Building 4001: 9,933 SF available 12/1/26

Features

- Located off the Highway 71 access road just a half mile from IH-35, and about 8 miles from Austin-Bergstrom Intl Airport
- Secured outside storage available
- Make-ready suites, exterior painting, new pylon signage and more

2024 Demographics

1-MILE	3-MILE	5-MILE
Population		
12,740	161,389	351,096
Average HH Income		
\$60,532	\$72,193	\$75,915
Households		
5,759	76,788	157,238



Leigh Ellis, SIOR
512.684.3802

ellis@aquilacommercial.com

Will Sikora
512.684.3837

sikora@aquilacommercial.com

Warehouse Row

INDUSTRIAL FOR LEASE

3904 - 4001 Warehouse Row
Austin, Texas 78704

Availability

BUILDING	SIZE	AVAILABLE DATE
3904	4,834 SF	Immediately
3907	16,442 SF	Immediately
4001	9,933 SF	12/1/2026



Leigh Ellis, SIOR
512.684.3802
ellis@aquilacommercial.com

Will Sikora
512.684.3837
sikora@aquilacommercial.com

aquilacommercial.com/Warehouse-Row

Warehouse Row

INDUSTRIAL FOR LEASE

3904 - 4001 Warehouse Row
Austin, Texas 78704

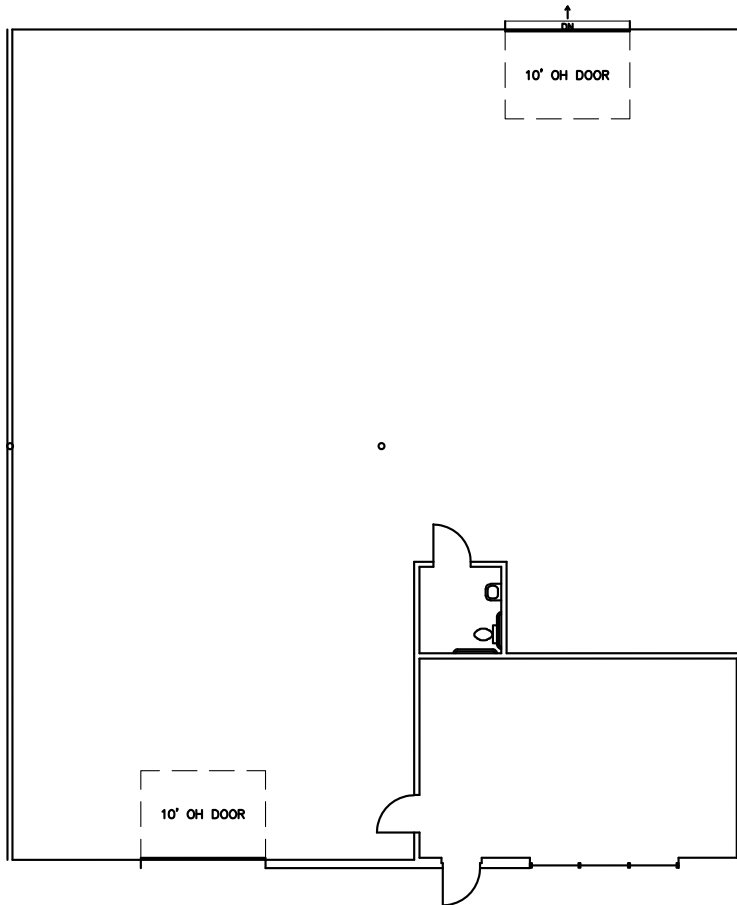


Leigh Ellis, SIOR
512.684.3802
ellis@aquilacommercial.com

Will Sikora
512.684.3837
sikora@aquilacommercial.com

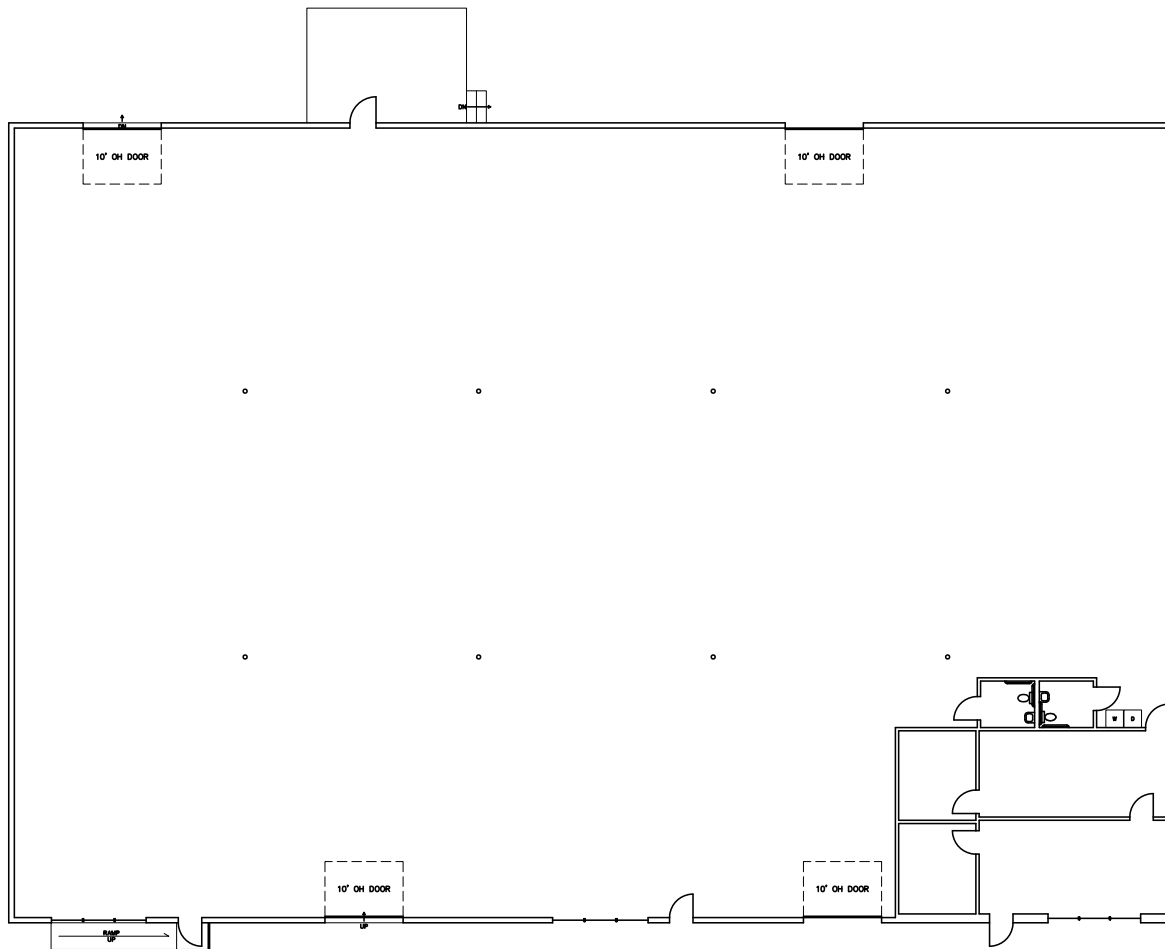
aquilacommercial.com/Warehouse-Row

Building 3904, Suite C | 4,834 SF

**Suite C Specs**

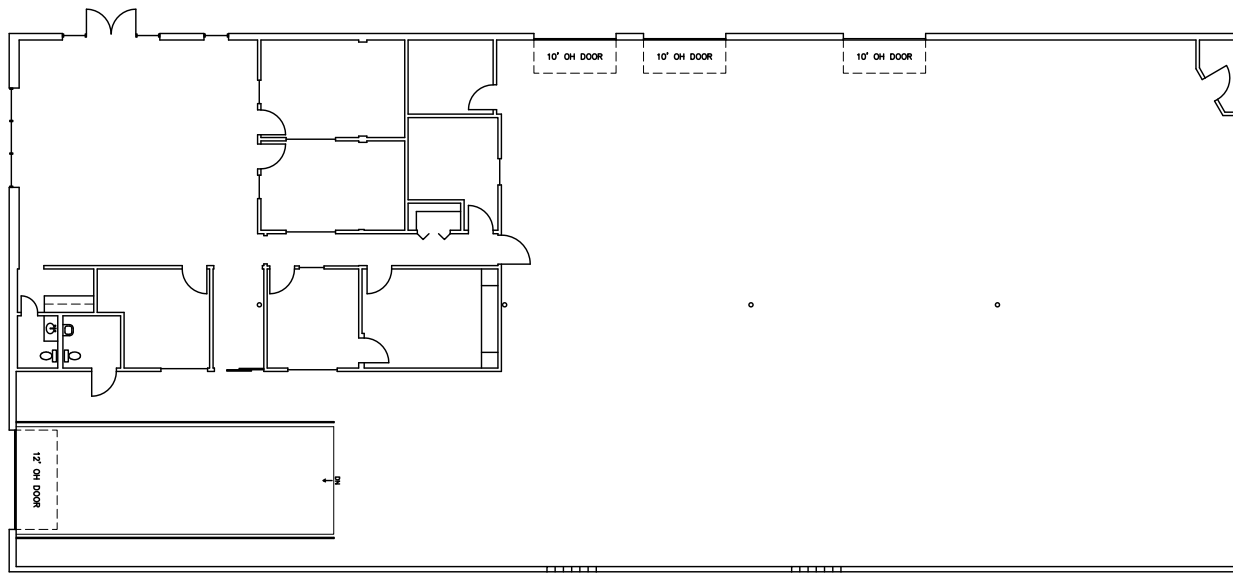
- 600-RSF office
- 15' - 11" clear height
- 1 grade-level door
- 1 dock-high door
- Secured outside storage
- Available immediately

Building 3907 | 16,442 SF

**Building Specs**

- Standalone building
- 1,644-RSF office
- 15' - 11" clear height
- 2 dock-high doors
- 2 grade-level doors
- Secured outside storage
- Available immediately

Building 4001 | 9,933 SF



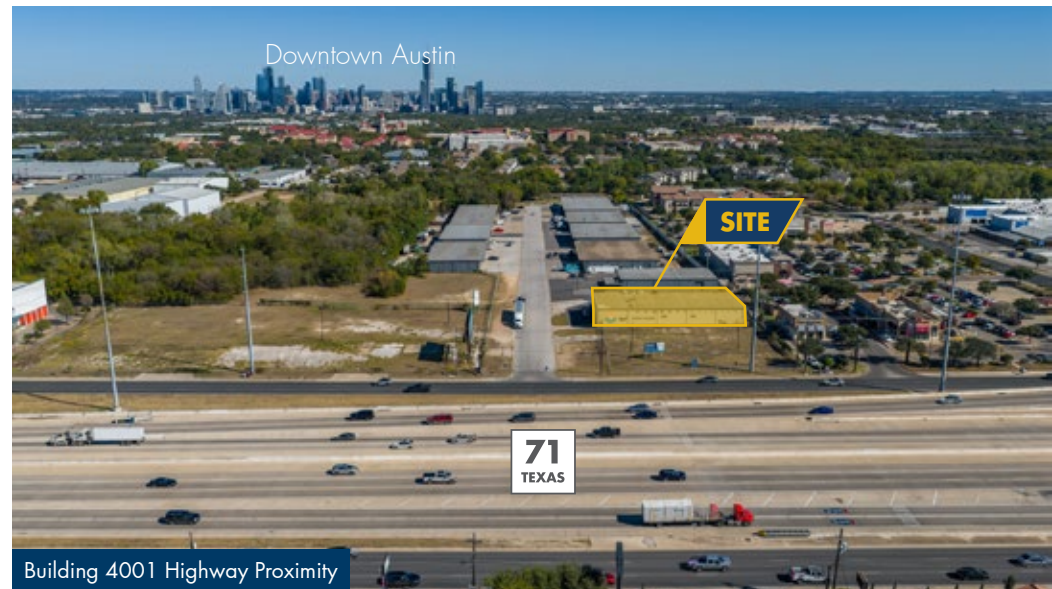
Building Specs

- 2,438-RSF office
- Stand alone building with highway exposure
- Showroom opportunity
- 15' clear height
- 1 dock-high door
- 3 grade-level doors
- Available 12/1/26

Warehouse Row

INDUSTRIAL FOR LEASE

3904 - 4001 Warehouse Row
Austin, Texas 78704



Leigh Ellis, SIOR
512.684.3802
ellis@aquilacommercial.com

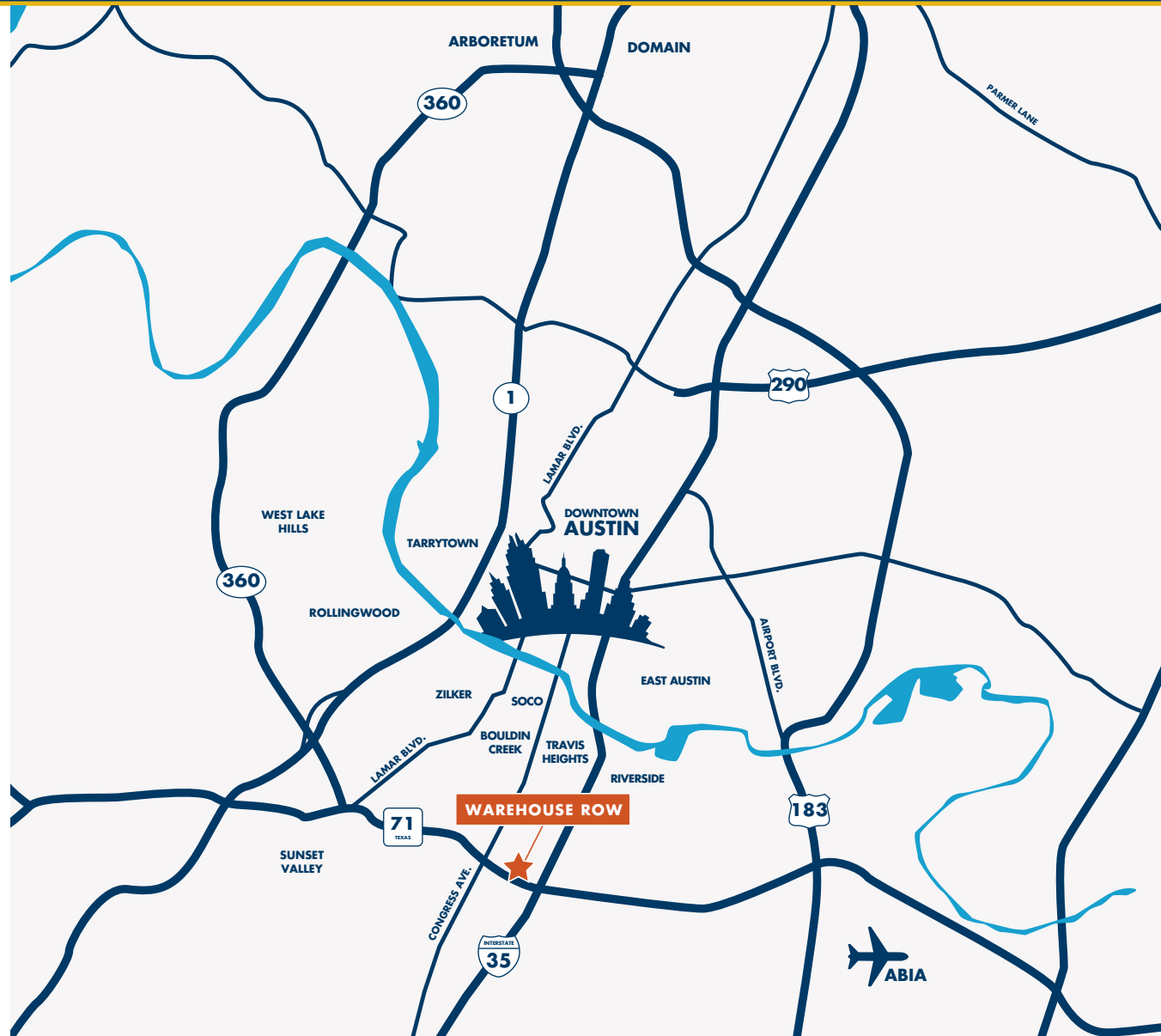
Will Sikora
512.684.3837
sikora@aquilacommercial.com

aquilacommercial.com/Warehouse-Row



Drive Times

DESTINATION	DISTANCE	DRIVE TIME
SoCo District	2 mi.	5 min.
ABIA Airport	7 mi.	8 min.
Downtown Austin	4.5 mi.	15 min.
The Domain	17 mi.	20 min.
San Antonio	77 mi.	1.25 hours
Houston	160 mi.	2.5 hours
Dallas/Ft. Worth	200 mi.	3 hours





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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0