

3827 Promontory Point Dr

3827 Promontory Point Dr, Austin, TX 78744

Presented by
Prophet Properties



Price: \$22.00 /SF/YR + NNN (~\$4.28/SF/YR)

Single or double tenant lease flex building.
Located near the Austin airport in the rapidly growing Southeast sub-market and corridor. Rare stand-alone flex (retail/office/warehouse) property. Generous surface parking and private lot.

Standalone Flex Building (retail/office/warehouse)
Tilt Wall Reinforced Concrete Construction
Dock and Grade-Level Doors
Commercial Kitchen & COLD STORAGE
Zoning LI-NP
65 Surface Parking (4.28/1,000)

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Close proximity to I-35, State Highway 71, and Highway 183. Commercial Kitchen & Cold Storage.

Near Austin-Bergstrom International Airport



HD Perkins

hd@coldwatereg.com

(512) 797-2900

Prophet Properties

3112 Windsor Rd, Suite 528
Austin, TX 78703

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Aerial



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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Affinity Group	-	Vacant
Synergy	-	7/31/2026
Texas Flooring Professionals	-	Vacant

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Listing space

1st Floor

Space Available	15,175 SF
Rental Rate	\$22.00 /SF/YR
Date Available	August 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex (Office / Warehouse / Commercial Kitchen)
Lease Term	3 - 10 Years

Single or double tenant lease flex building. Ten offices, two large bull-pens, two sets of bathrooms, large cafeteria hall, commercial kitchen, dock & grade level door, 16-foot warehouse clearance, and all secured under fob HID security system.Standalone Flex Building (retail/office/warehouse)Tilt Wall Reinforced Concrete ConstructionDock and Grade-Level DoorsCommercial KitchenZoning LI-NP65 Surface Parking (4.28/1,000)

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Property Photos



Interior Photo



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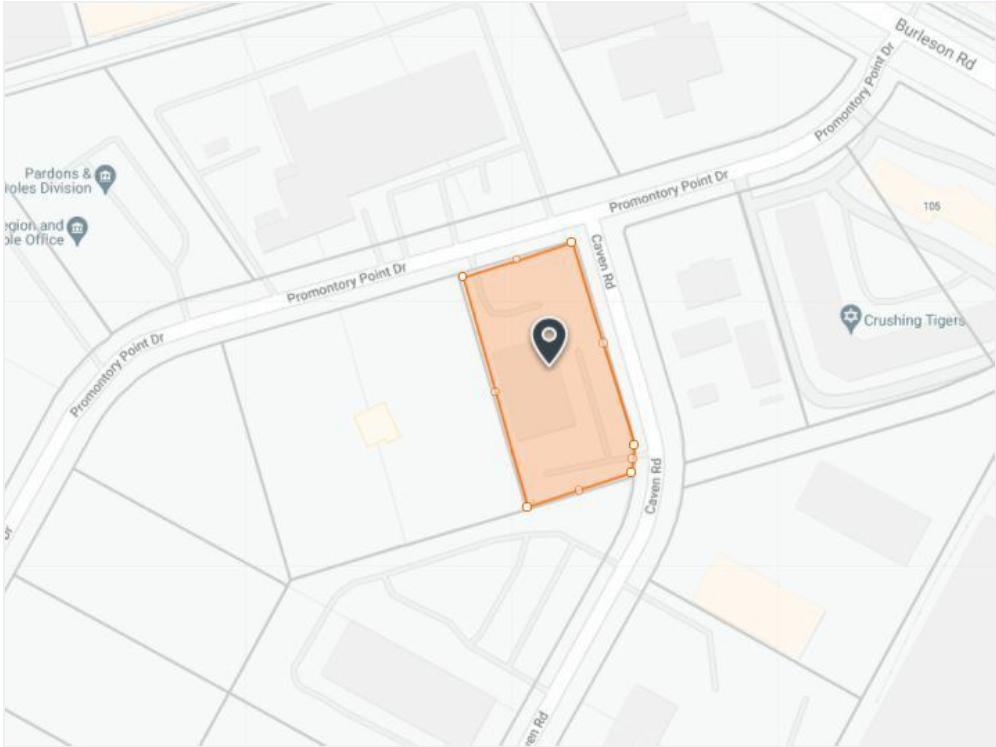


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Plat Map

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Location

