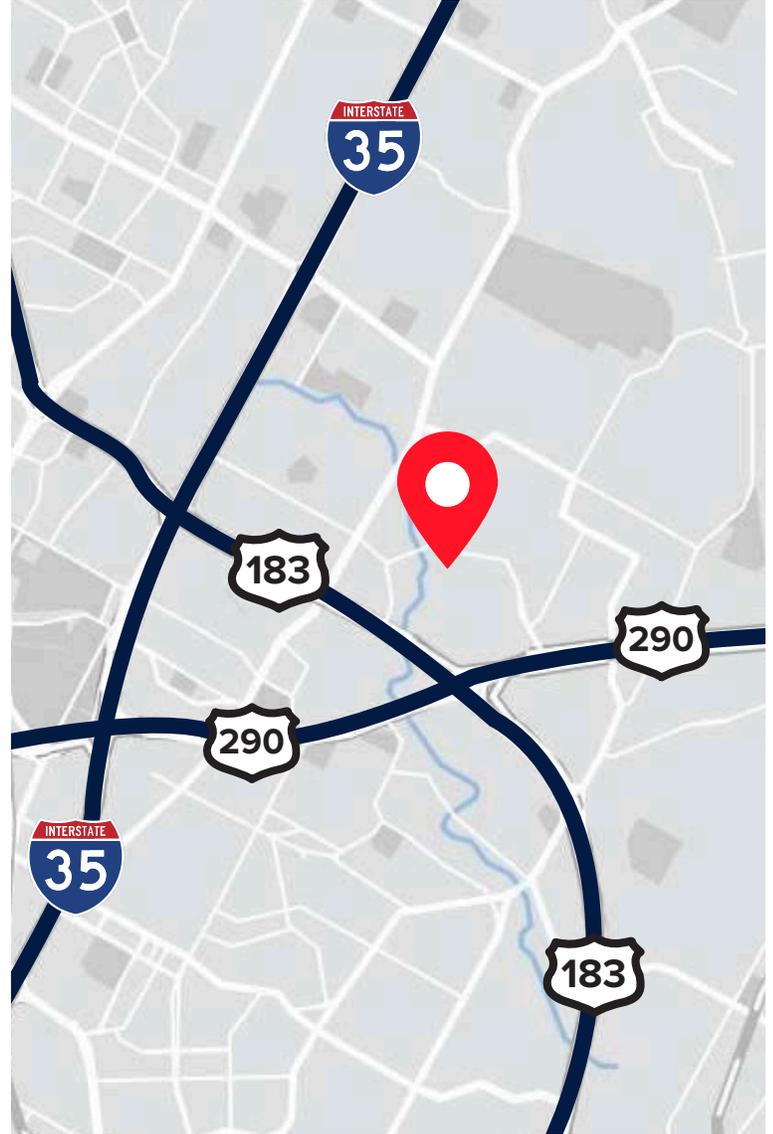




# FOR LEASE

± 3,739 RSF Flex Warehouse Space  
2204 Forbes Drive, Suite 104  
Austin, TX 78754



## PROPERTY FEATURES

- **Building Size:** ± 18,229 SF
- **Availability:** ± 3,739 SF
- **Term:** Flexible
- **Base Rental Rate:** Contact Broker
- **Operating Expenses:** Contact Broker
- **Loading:** 1 Grade Level Door
- **Layout:** Approx. 33% Office, 67% Conditioned Warehouse
- **Location:** Close proximity to US 183 and I-35

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

**ANDY SWANSON** • mobile: (512) 777 9916  
• email: [swanson@centric-re.com](mailto:swanson@centric-re.com)



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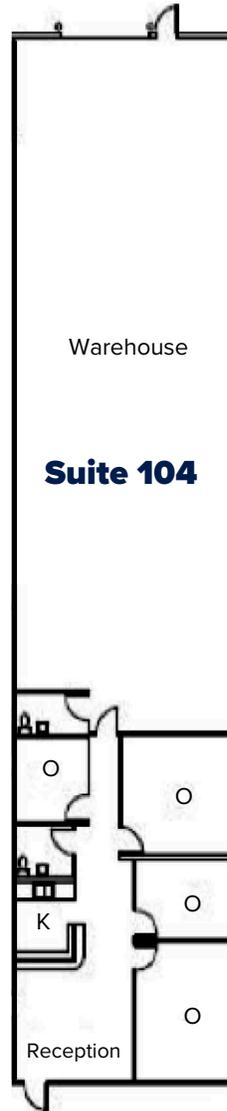
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## FLOOR PLAN

Suite 104

± 3,739 RSF



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