



FOR LEASE

13419 IMMANUEL RD.

PFLUGERVILLE, TX 78660

Jackson Elder

Director

+1 816 309 2017

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SITE

**9,000 SF Industrial Warehouse
with Outdoor Storage**

- With an additional 16,000 SF of covered shed storage

**2 Oversized Grade Level
Drive-in Doors**

24' Clear Height

4.64-Acre IOS Site



**DIRECT ACCESS TO
E. HOWARD LANE**



**INFILL
LOCATION**



**RARE OUTDOOR STORAGE
SPACE AVAILABLE**



**NORTHEAST
AUSTIN SUBMARKET**



PROPERTY SPECIFICATIONS

Size:

- Main Building: 9,000 SF
- Office: 1,120 SF
- Covered Shed Storage
- Shed 1: 5,000 SF | Shed 2 11,500 SF

Loading: 2 Oversized Grade Level Drive-in Doors

Clear Height: 24'

Outdoor Storage: 3.2 acres of usable outdoor storage space with paved and crushed gravel surface

Fully Secured Site

Permitted Uses:

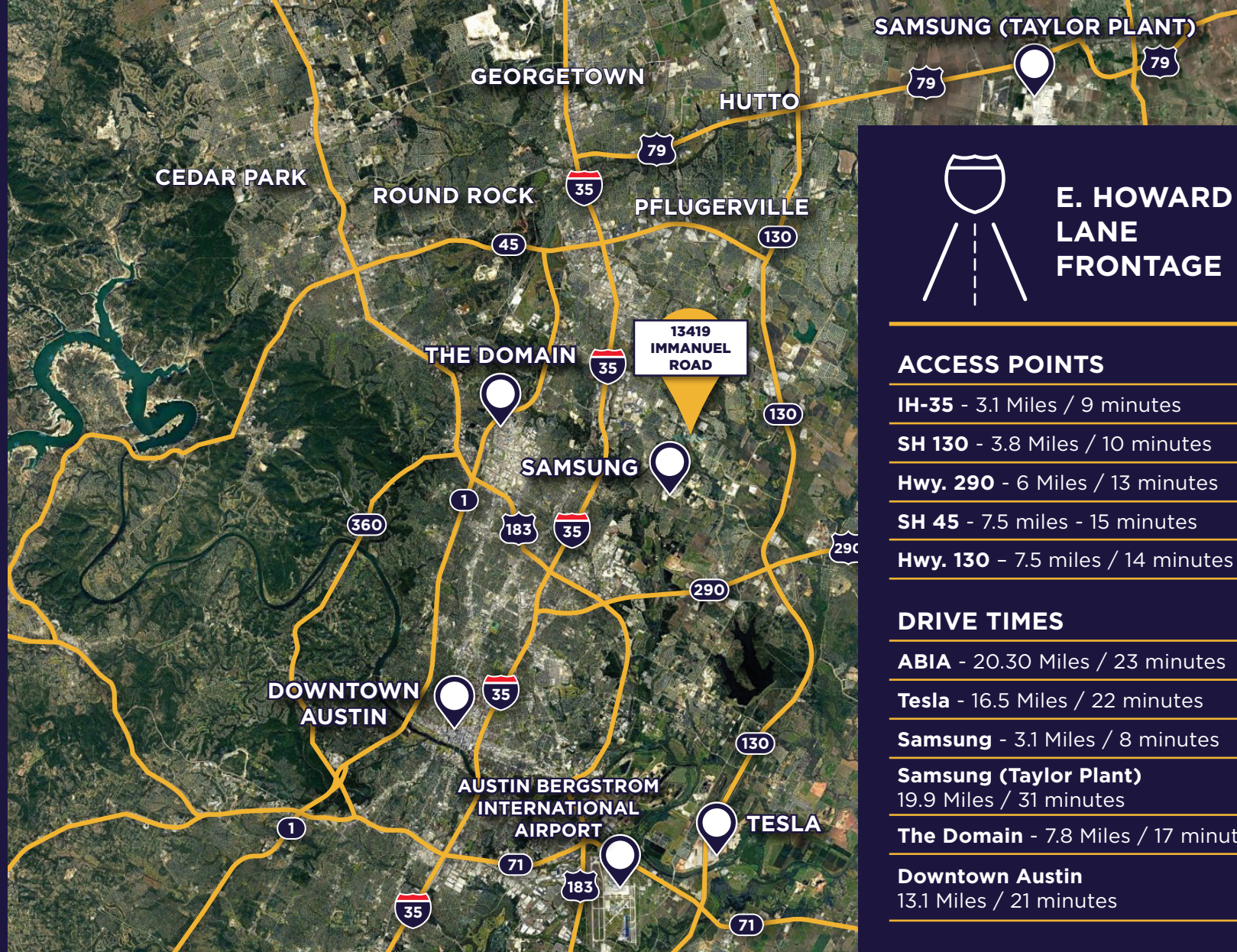
- Automotive Parking
- Maintenance & Service
- Construction Sales & Services
- Equipment & Machinery Sales & Rental Services
- Warehousing, Distribution & Light Manufacturing Services
- Machine Shop

Zoning: Light Industrial (LI)

ACCESS MAP



ACCESSIBILITY REDEFINED



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