

FOR LEASE

Owned and Operated by



Longhorn Center

3206 Industrial Terrace – Suite 102, Austin, TX 78758



Explore Virtual Tour

27,830 SF



BUILDING SPECIFICATIONS

Suite Size:	27,830 SF
Office:	1,406 SF (5%)
Warehouse:	26,424 SF (95%)
Truck Loading:	(7) Dock High (5) Grade Level Cross Dock
Clear Height:	18'
Car Parking:	1.5/1000 SF (41 Spaces)
Occupancy	Available Now

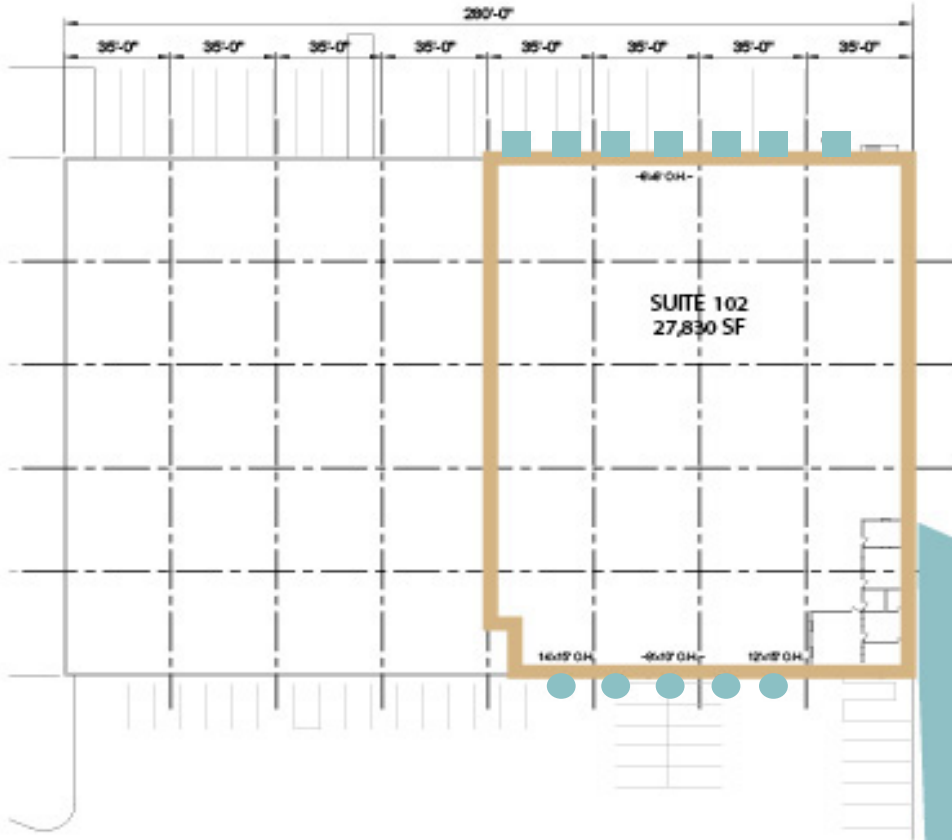


LEASING INFO & CONTACT

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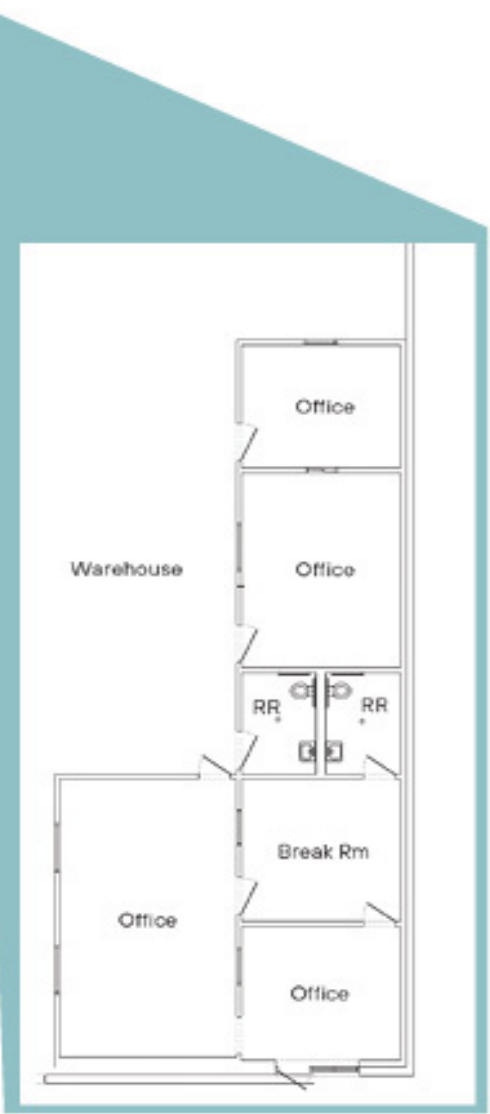


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LEGEND

-  Dock High
-  Grade Level



TRANSIT OVERVIEW

TRANSPORTATION

US 183	0.5 miles
MoPac	1.0 mile
Loop 360	2.0 miles
IH-35	3.5 miles
US 290	4.9 miles
Austin-Bergstrom International Airport	15.1 miles

ATTRACTIONS

Q2 Stadium	1.0 mile
Domain	1.0 mile
Shops at Arbor Walk	2.5 miles
Arboretum	3.5 miles
University of Texas	4.9 miles

MAJOR CITIES

Downtown Austin	9.9 miles
Round Rock	13.1 miles
Georgetown	22 miles
San Marcos	39.8 miles
San Antonio	104.4 miles
Houston	160.5 miles
Dallas	189.1 miles

