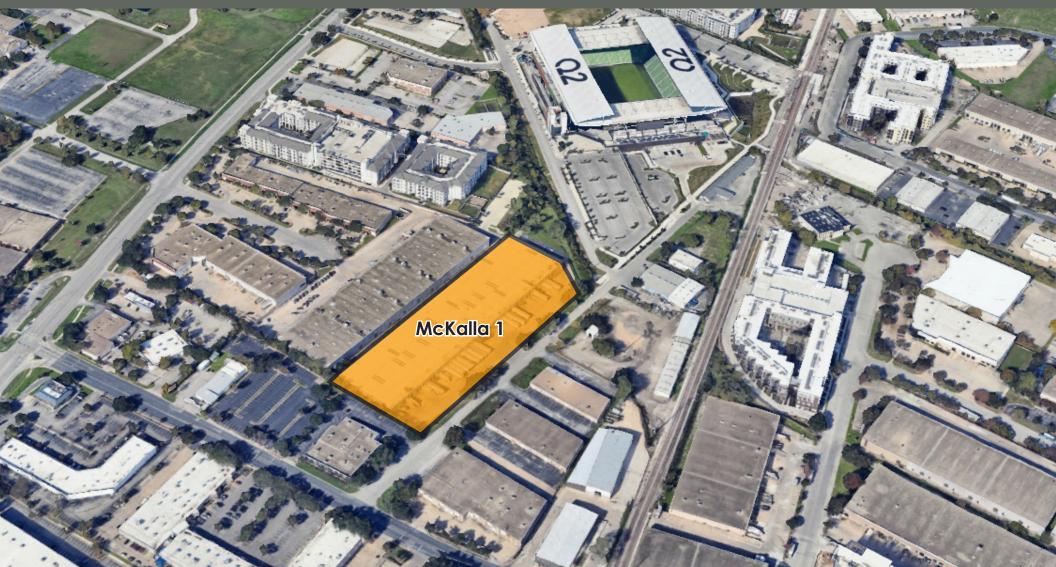
McKalla 1

10200 MCKALLA PLACE | AUSTIN, TX | 78758

5,400 SF & 27,000 SF AVAILABLE

NORTH AUSTIN SUBMARKET

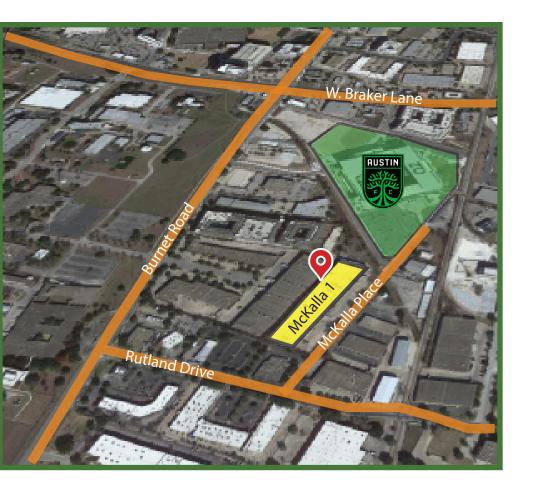




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ABOUT MCKALLA 1

McKalla 1 is a 135,000 square foot, front load, bulk warehouse building located in North Central Austin.

The building is located just off Rutland Drive with access to Highway 183 and MoPac Expressway and is within close proximity to The Domain.

MCKALLA 1 10200 MCKALLA PLACE

- Suite 100C: 5,400 SF Available Immediately
- Suite 300: 27,000 SF Available Immediately



Doug Thomas 512.695.3985 doug@liveoak.com

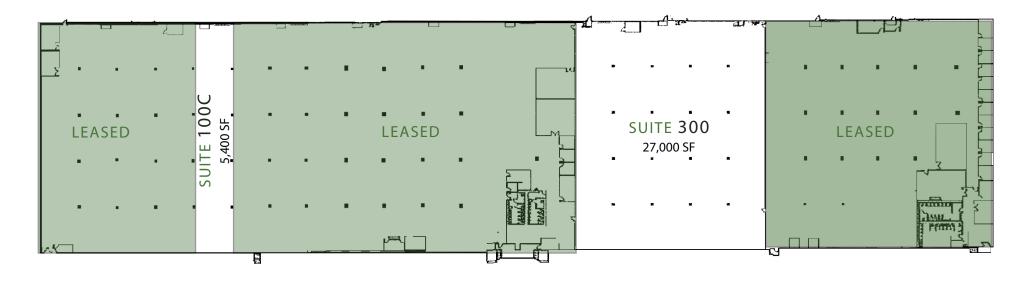
Dax Benkendorfer

512.848.2581 dax@liveoak.com Ryan Whalen 512.803.9928 rwhalen@liveoak.com

McKalla 1

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5,400 SF & 27,000 SF AVAILABLE



SUITE 100C

Square Feet	5,400 SF
Loading	dock high
Clear Height	22'
Warehouse	100%
Climate Controlled	Insulated warehouse
Available Beginning	Immediately

SUITE 300

Square Feet	27,000 SF
Loading	6 dock high
Clear Height	22'
Warehouse	100%
Climate Controlled	Insulated warehouse
Available Beginning	Immediately





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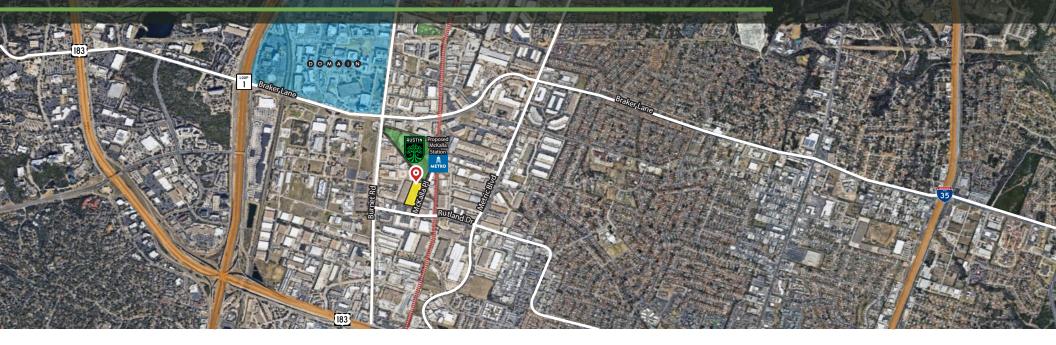


Ryan Whalen 512.803.9928 rwhalen@liveoak.com

McKalla 1

10200 MCKALLA PLACE | AUSTIN, TX | 78758

LOCATION & DRIVE DISTANCES



The Domain	2 miles
Downtown Austin	10 miles
Round Rock	13 miles
Austin-Bergstrom International Airport	16 miles

Dripping Springs	30 miles
Bastrop	39 miles
San Antonio	88 miles



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Phone	р	Email	License No.	of Sales Agent/	Licensed Supervisor of Sales Agent, Associate
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H: Julated.	ARLY ESTABLISH nent. ent will be calc	 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. 	TWEEN YOU AND A I as to you, and your ob provided to you, wher	5, ALL AGREEMENTS BE uties and responsibilitie he broker for services p	 TO AVOID DISPUTES The broker's di Who will pay ti
resent the	eement to repr e owner first.	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.	subagent when aidin does not represent th	cense holder acts as a s an assist the buyer but o	AS SUBAGENT: A lic buyer. A subagent ca
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yer, usually through a orm the buyer of any agent by the seller or	t the buyer, usi must inform th d to the agent I	AS AGENT FOR BUYEK/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.	's agent must perform transaction known b	THE INTEGRATION OF A BENEFICIAL STREEMENT. A buyer on agreement. A buyer of about the property or	AS AGENT FOR BUYEK/I written representation ag material information abo seller's agent.
greement with the e broker's minimum the agent, including	ough an agreer erform the brok nown by the a	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.	RD): The broker be r property managem of any material inform jent by the buyer or b	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the powner, usually in a written listing to sell or property management agreement duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	AS AGENT FOR OV owner, usually in a duties above and m information disclose
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	er;	 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. 	BY LAW (A client is t Il others, including th mation about the pr sent any offer to or c action honestly and fa	DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the p Put the interests of the client above all others, including the br Inform the client of any material information about the prope Answer the client's questions and present any offer to or coun Treat all parties to a real estate transaction honestly and fairly.	 A BROKER'S MINIM Put the interes Inform the clie Answer the clii Treat all partie
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