

Industrial  
Warehouse / Fleet  
Service Center

**FOR  
LEASE**

# 744 FM 609



**\$0.75/Sqft +  
\$0.06 NNN**



HIGHLY VISIBLE  
LOCATION



37.71 ACRE LOT  
20,737 SF



FULL BUILT OUT  
FACILITY

**SHOWINGS BY APPOINTMENT**



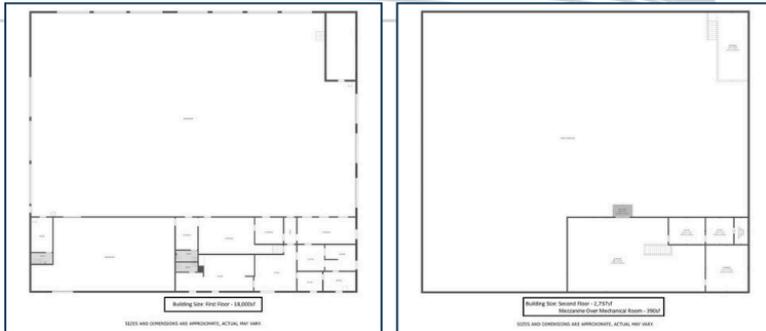
## Get In Touch

- 📞 512-332-1864
- ✉️ pritchard@hpaoffice.com
- 🌐 www.harrisonpearson.com
- 📍 4014 Medical Pkwy #100,  
Austin, TX 78756



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## PROPERTY INFORMATION



### Property Features

#### Financial Info

- ▶ Base Rent: \$15,750/monthly
- ▶ NNN - \$1,244.22/monthly

#### Versatile Space

- ▶ 20,737 SF total: 18,000 SF industrial + 2,737 SF office/storage
- ▶ 3-5 year lease options

\*This industrial building offers 12 spacious drive-in bays, making it perfectly suited for high-volume fleet maintenance, truck repair operations, or a full-service auto center.

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## PROPERTY INFORMATION



### Property Features

- ▶ 12 oversized drive-in bays + ideal for fleet or service operations
- ▶ 4.0-acre fenced yard + secure parking & equipment staging
- ▶ 18' clear height + accommodates heavy vehicles & equipment
- ▶ Zoned I-2 Industrial with 3-phase power
- ▶ Prime location near Highway 71 + great for regional access

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