

FM 1826 BIZ PARK | 12100 FM 1826, AUSTIN, TX

FOR LEASE



10,900 SF OF FLEX INDUSTRIAL SPACE AVAILABLE

Kathy Bayliss, CPM, CCIM

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OVERVIEW

Property Type:	Flex / Industrial
Available:	5,900 SF (Bldg 8 - Unit 830) 5,000 SF (Bldg 10 - Unit 2)
Lease Rate:	\$1.25 - \$1.75/SF NNN
NNN (Estimated):	\$0.31/SF

Features

- Great flex/industrial property located on FM 1826 at the intersection of State Highway 45
- Easily accessible from MoPac and SH-130.
- Highly visible location
- Landlord can turn-key tenant finish-outs

Drive Times from the Site

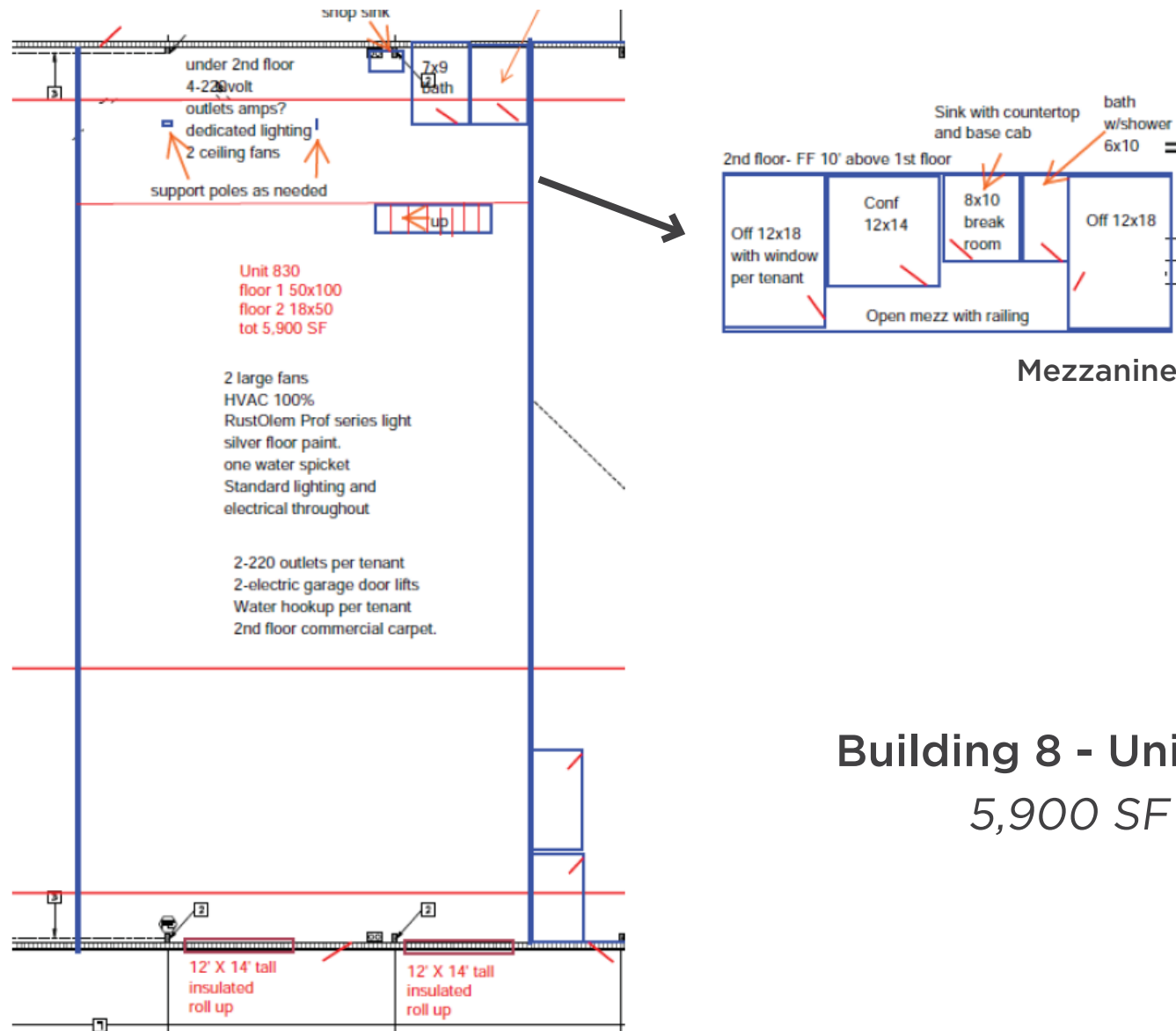
Highway 45	1 Min	Austin	19 Min
Highway 290	7 Min	Austin Airport (AUS)	22 Min
Interstate 35	20 Min		



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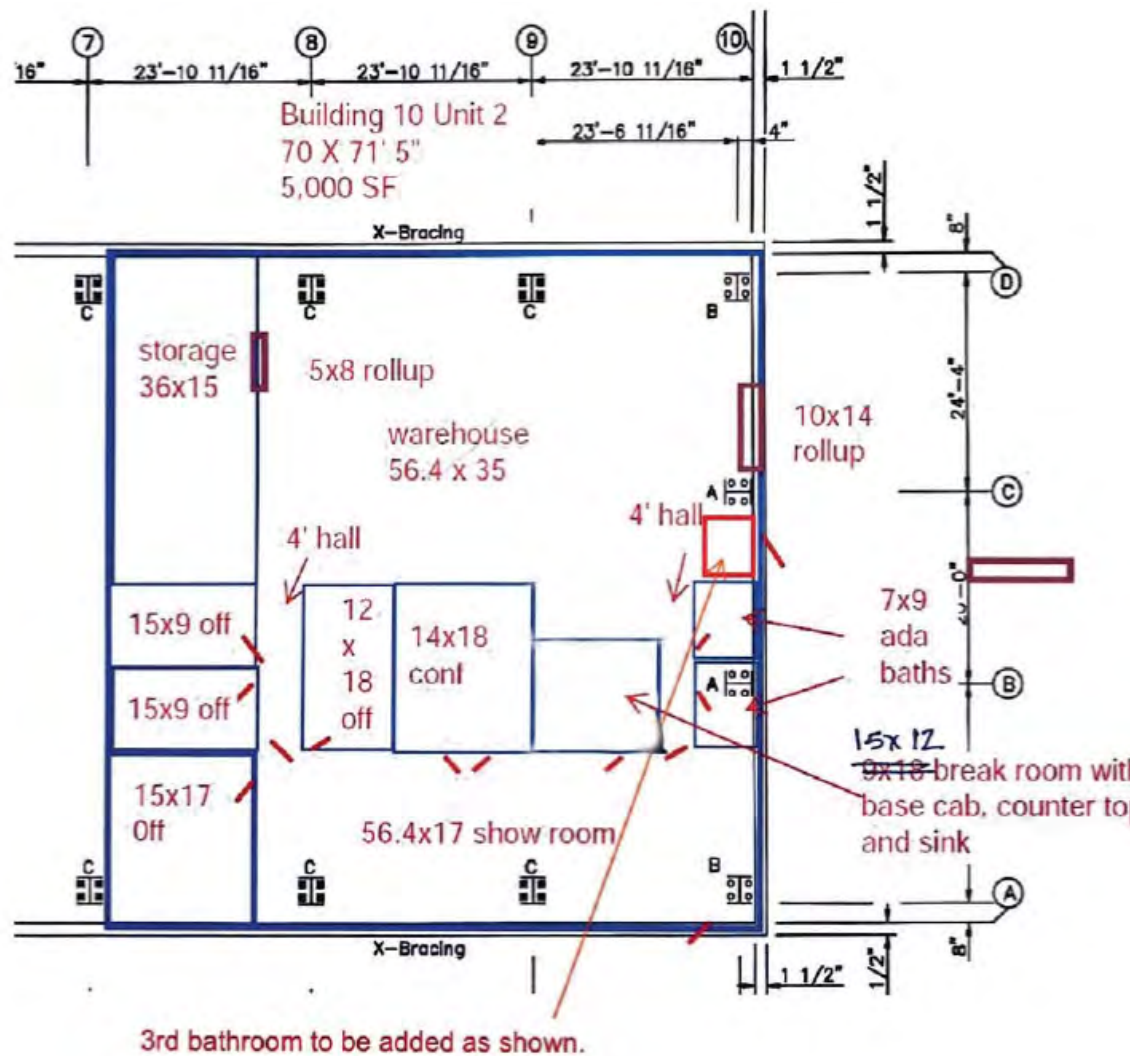




Building 8 - Unit 830
 5,900 SF

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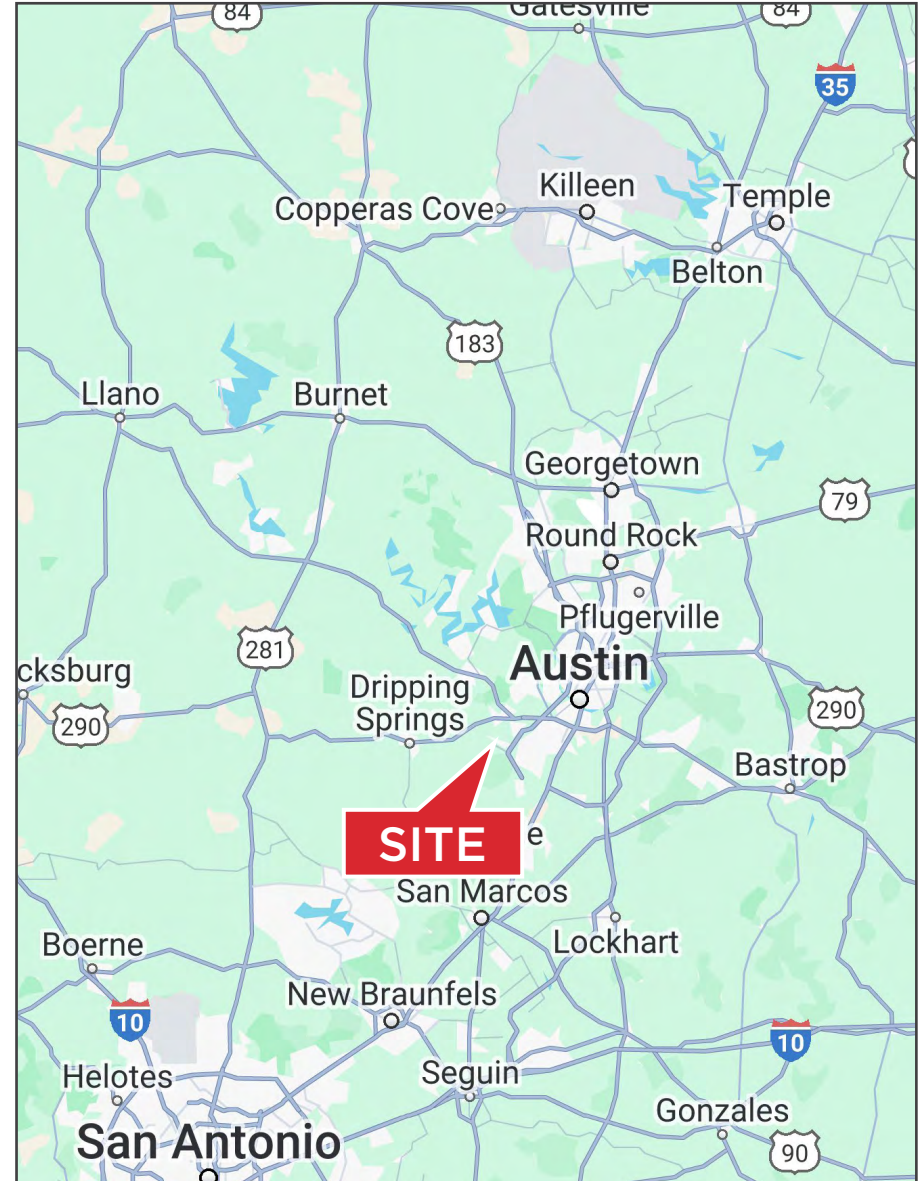
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Building 10 - Unit 2
5,000 SF

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