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**STANBERRY
COMMERCIAL**

FOR LEASE
10020 DARDEN HILL RD
AUSTIN
\$1.35 + NNN PSF

Seize the opportunity to position your business in this 3,750 square foot office/warehouse unit! Located within close proximity to both Austin and Dripping Springs, this property is part of an exciting new Warehouse Business Park, set to meet the needs of dynamic businesses. The unit consists of 1,250sqft of Office Space and 2,500sqft of Warehouse space, both are fully serviced by HVAC for year-round comfort and efficiency. It includes 5 dedicated parking spots, enhancing accessibility and convenience. Additionally, sustainability is key with one 2,500-gallon rainwater collection tanks on-site. The future space will offer modern amenities and a professional environment perfect for businesses looking to expand or establish a presence near Austin. Don't miss out on this exceptional leasing opportunity in a fast-developing area.

