

1205 SHELDON COVE, SUITE 2-K

AUSTIN, TEXAS

FOR SALE

1205 SHELDON COVE, SUITE 2-K
AUSTIN, TX 78753

+7,428 SF FLEX / OFFICE / SHOWROOM CONDO



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

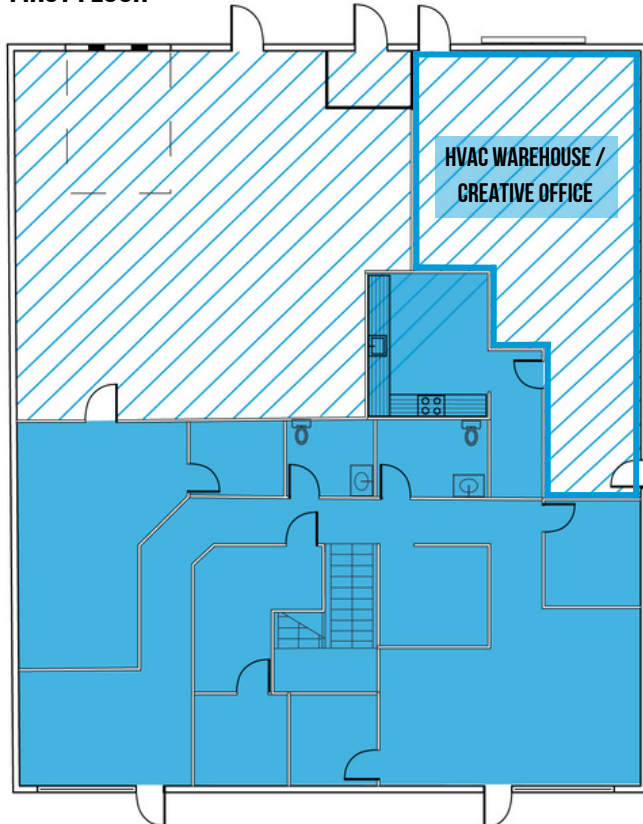
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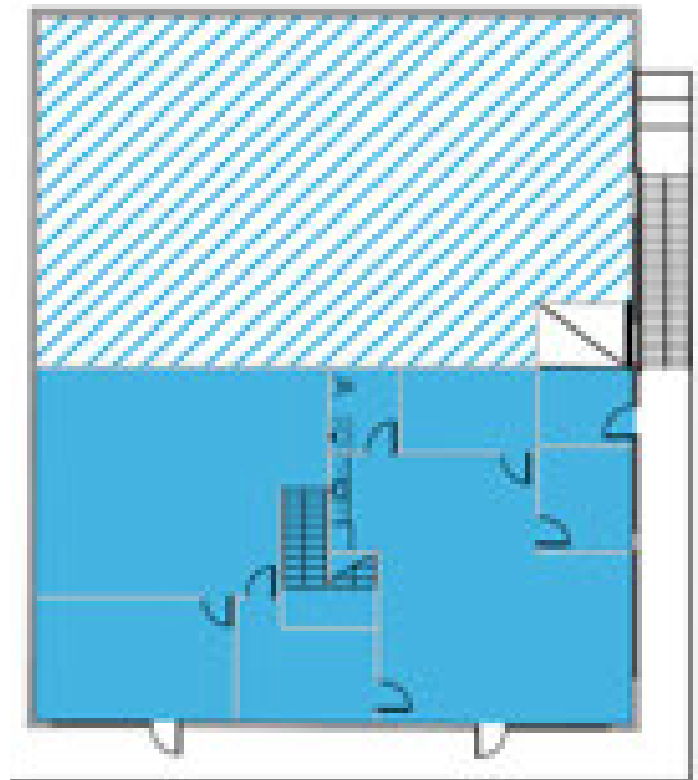
FLOOR PLANS

Located in **North Austin, 1205 Sheldon Cove** provides easy access across the city - just 15 minutes from Downtown Austin and 20 minutes from Austin-Bergstrom International Airport.

FIRST FLOOR



SECOND FLOOR

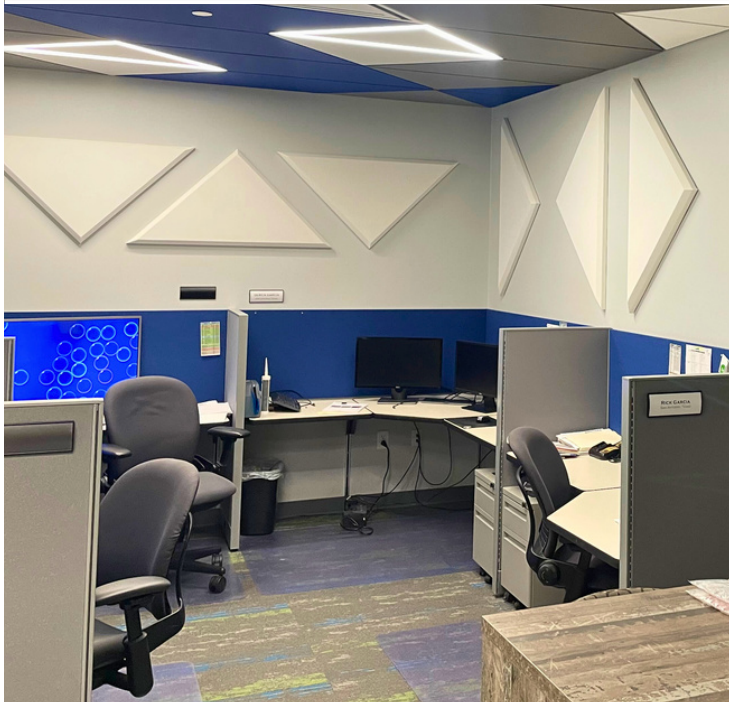


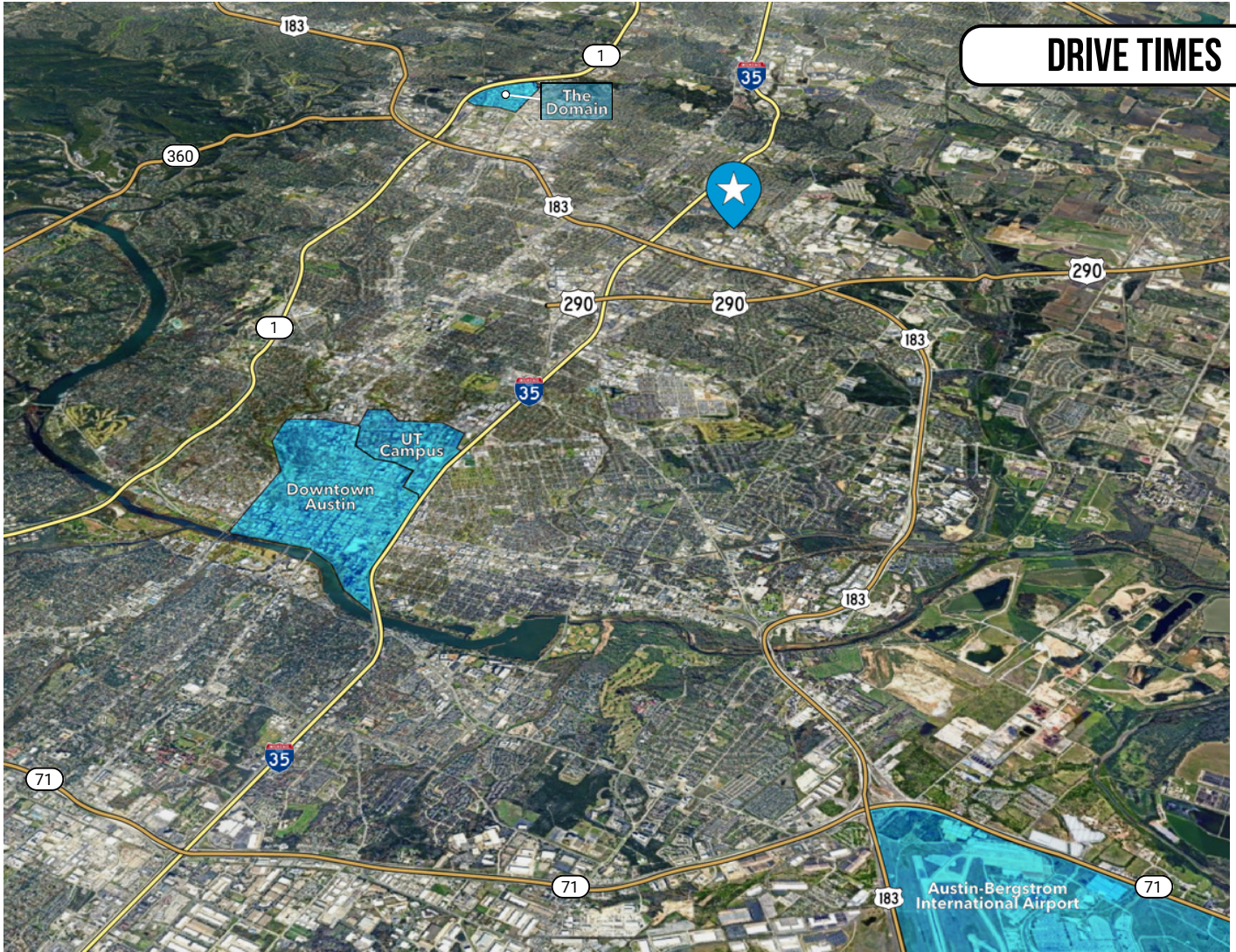
PROPERTY HIGHLIGHTS:

- $\pm 24'$ Clear Height
- Shared 130' Truck Court
- Two (2) Grade Level Doors
- LI-NP Zoning
- $\pm 7,428$ SF Available
 - $\pm 6,148$ SF of Newly Renovated Office
 - $\pm 1,280$ SF of Warehouse

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AUSTIN, TEXAS





DRIVE TIMES

1.2

MILES TO
INTERSTATE
I-35



1.3

MILES TO
HIGHWAY 183



2.0

MILES TO
HIGHWAY
290



7.0

MILES TO
THE DOMAIN



7.3

MILES TO
DOWNTOWN
AUSTIN



12

MILES TO
AUSTIN
BERGSTROM
AIRPORT



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