



INDUSTRIAL SUBLEASE OPPORTUNITY

3006 LONGHORN BOULEVARD

SUITE 107 | AUSTIN, TEXAS 78758



PROPERTY SUMMARY

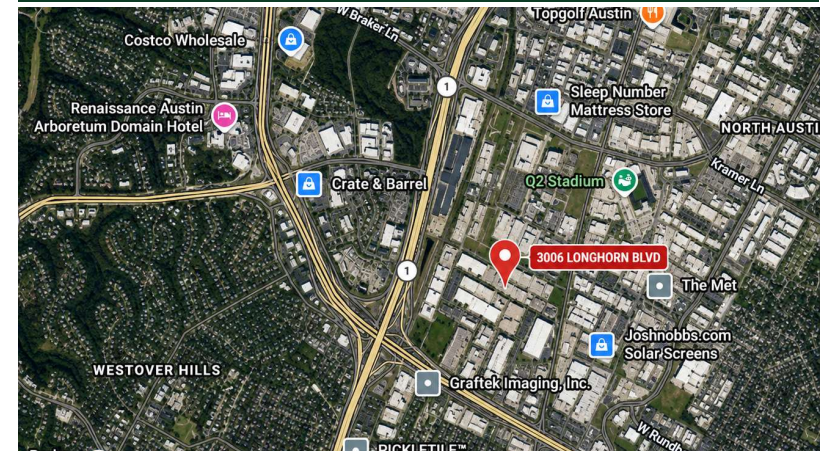
ADDRESS	3006 Longhorn Boulevard, Suite 107, Austin, Texas
AVAILABLE AREA	9,667 SF
OCCUPANCY	Immediate
LEASE EXPIRATION	August 31, 2029
RENTAL RATE	\$15.00 PSF Gross
OPERATING EXPENSES	Included
LEASE TYPE	Sublease
BUILDING TYPE	Industrial / Flex

STRATEGIC DISTRIBUTION SPACE IN NORTH AUSTIN

Realty Insight Group is pleased to present an exceptional industrial sublease opportunity offering 9,667 square feet of functional warehouse and distribution space at 3006 Longhorn Boulevard, Suite 107, located in one of Austin's most established industrial and distribution corridors. The property offers exceptional access to Austin's labor force, major transportation corridors, and the region's expanding distribution network.

Available for immediate occupancy, the property provides an efficient warehouse layout well suited for logistics, warehousing, e-commerce fulfillment, light manufacturing, and service-related operations. The sublease extends through August 31, 2029, providing an attractive mid-term solution with a competitive \$15.00 PSF Gross rental rate.

AERIAL LOCATION



FOR MORE INFORMATION CONTACT:

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