

# 3206 Industrial Terrace

NORTH SUBMARKET

3206 Industrial Terrace, Suite 102  
Austin, TX 78758

## Suite 102

FOR LEASE

**Suite Size**  
27,830 SF

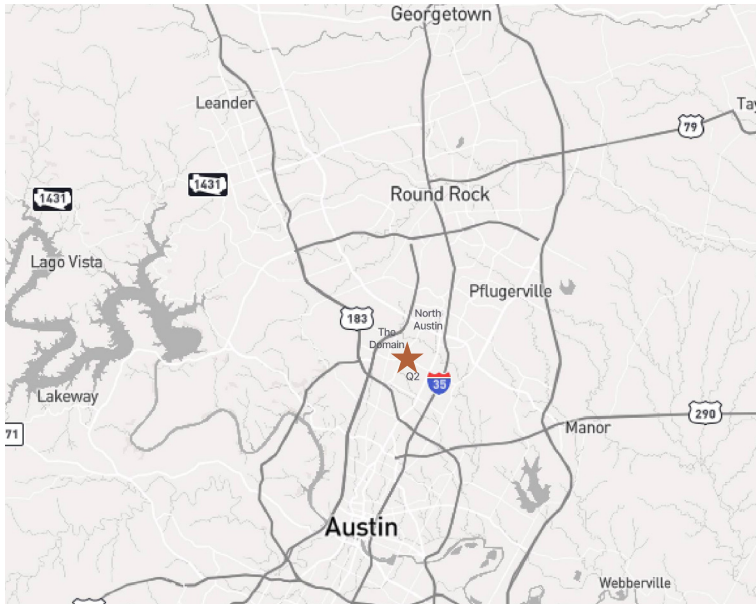
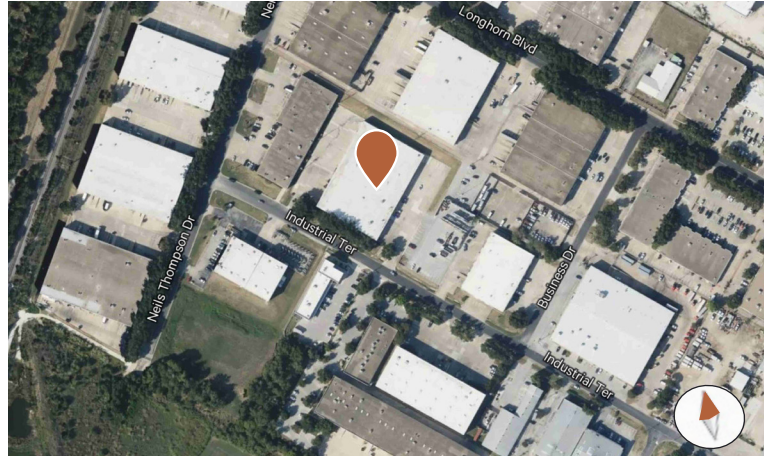
**Office**  
±1,406 SF (5%)

**Warehouse**  
±26,424 (95%)

**Loading**  
7 Dock High, 5 Grade Level

**Clear Height**  
18'

**Occupancy**  
Available Now



### Additional Information

- Quick Connections to TX-183 and MoPac Expy Hwy 1
- 1 mile from Q2 Stadium & The Domain
- <5 miles from the Arboretum & The Shops at Arbor Walk

**Darryl Dadon**  
darryl.dadon@cbre.com  
(512) 499 4953

**Olivia Reed**  
olivia.reed@cbre.com  
(512) 482 5591

**Jake Frickenschmidt**  
jake.frickenschmidt@cbre.com  
(512) 418 3238



LEASED BY **CBRE**

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- Dock High
- ▲ Grade Level

## Suite 102

Warehouse: 26,424 SF

Office: 1,406 SF

