

FOR LEASE
±6,000 SF AVAILABLE

8107 SPRINGDALE ROAD
SUITE 101

FULL MAKE READY COMPLETE

DOWNTOWN AUSTIN

6,000-SF
AVAILABLE

SPRINGDALE ROAD



±6,000 SF
INDUSTRIAL / OFFICE



NORTHEAST
SUBMARKET



0.3 MILES
SOUTH OF HWY 270



0.7 MILES NORTH
EAST OF HWY 183



7.3 MILES FROM
DOWNTOWN AUSTIN

MAKE READY COMPLETE!
AVAILABLE FOR LEASE TODAY

LEIGH ELLIS
(M) 512-635-7167
ELLIS@AQUILACOMMERCIAL.COM

WILL SIKORA
(M) 713-591-1465
SIKORA@AQUILACOMMERCIAL.COM



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**SPACE FOR LEASE
INFORMATION**

±6,000 SF
AVAILABLE

±3,206 SF
OFFICE

2
DOCK HIGH DOORS, 1 LIFT

PREMIUM HIGHWAY ACCESS

0.3 MILES South of HWY 290 &
0.7 Miles North of HWY 183

16'
CLEAR HEIGHT

80'
TRUCK COURT DEPTH

100'
BUILDING DEPTH

2020
ROOF AGE

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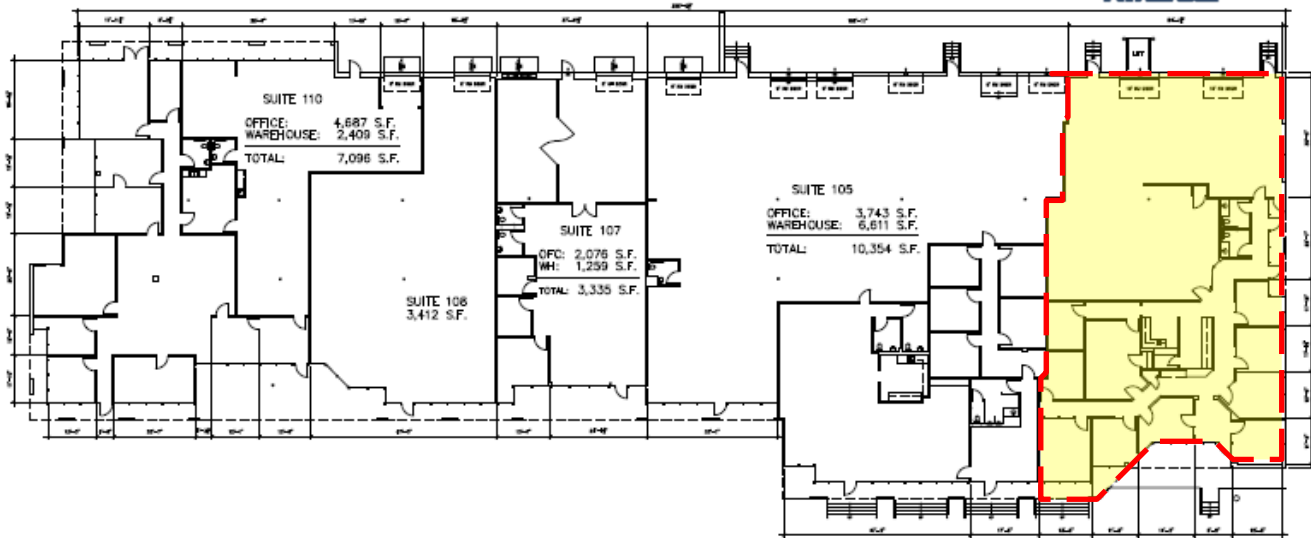
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AVAILABLE SPACE FLOOR PLAN (6,000 SF)

SUITE 101
6,000 SF
AVAILABLE



EXISTING IMPROVEMENTS:

- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- WHITE BOXED WAREHOUSE
- PAINT COLUMNS HAZARD YELLOW
- NEW CARPETS THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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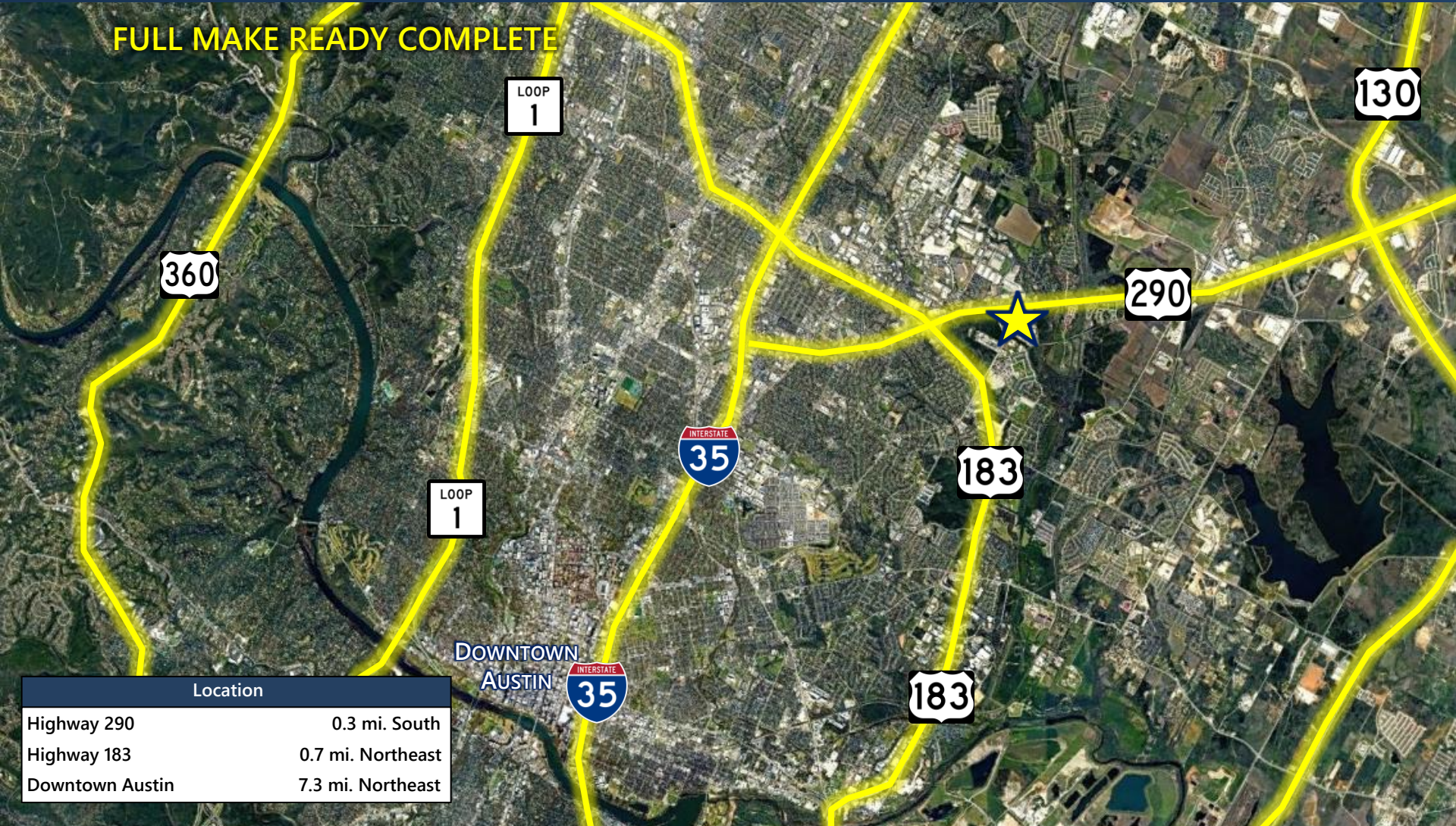


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FULL MAKE READY COMPLETE



Location

Highway 290	0.3 mi. South
Highway 183	0.7 mi. Northeast
Downtown Austin	7.3 mi. Northeast

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