

FOR LEASE



3814
WOODBURY DR

21,600 SF
+ 1 ACRE



**LEASING
CONTACTS**

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

**400 AMPS
3-PHASE**

AVAILABLE
1/1/2027

3814 WOODBURY DR



88,000+
POPULATION
In 3-mile radius



\$118,000+
AVG HH INCOME
Strong purchasing power



PRIME AUSTIN
LOCATION
Minutes from
downtown, I-35,
Hwy 71, and Mopac



10 MINUTES
TO AUS AIRPORT
Austin-Bergstrom
International Airport



ELMOARTS.COM

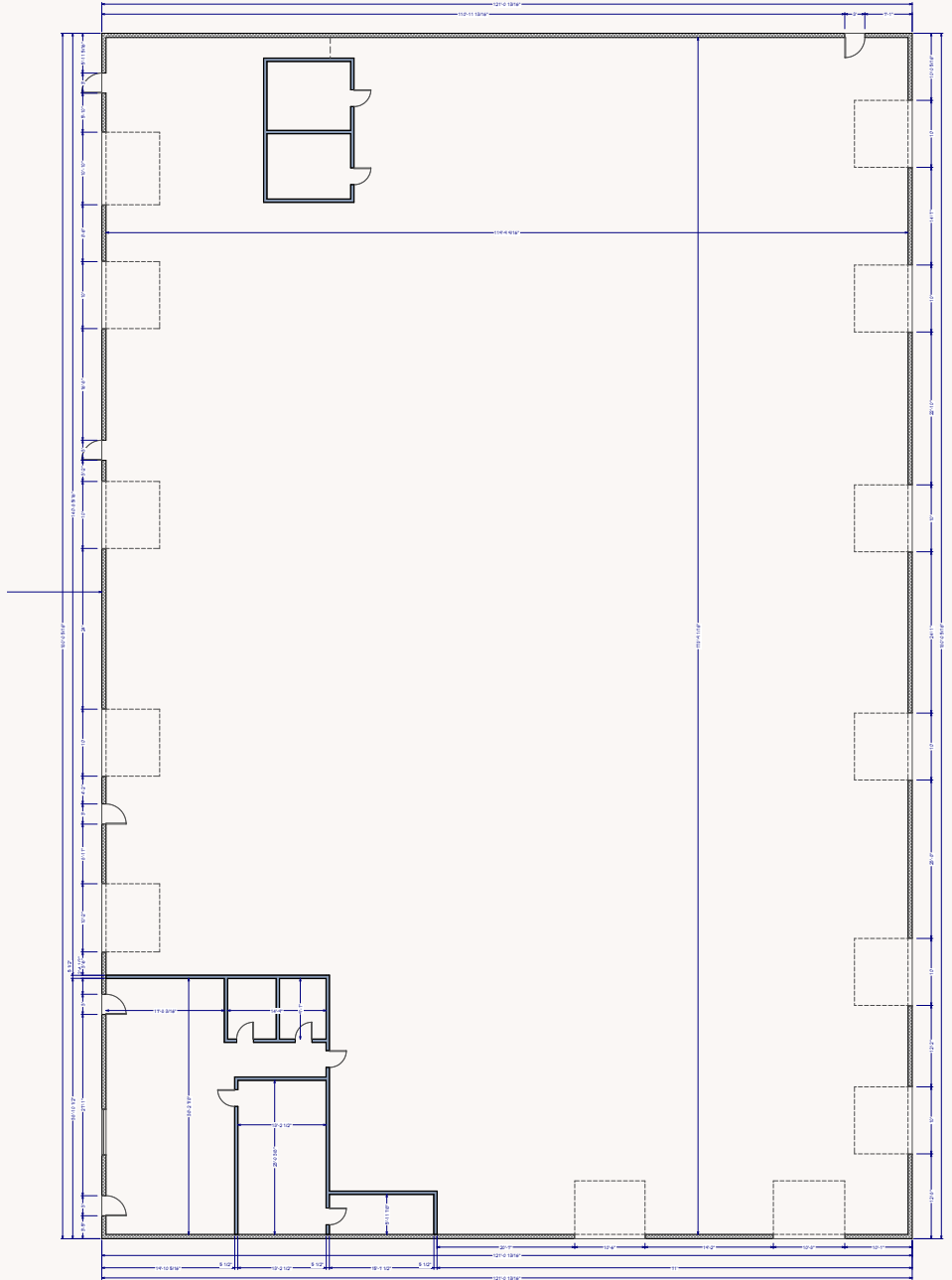
3814 WOODBURY DR



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AMENITIES

- Private courtyard
- Loading dock
- 13 Bay doors
- Private Office
- Parking



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