



**JLL<sup>®</sup>**  
**For Sublease**

**Turn-key Brewing Facility**

Electric Ave Warehouse  
Building 4

5200 Electric Ave  
Spicewood, TX 78669



# Details

## Building 4: 10,850 SF

- Available: Now
- Term: Through 6/30/2027
- Rate: Contact Broker
- OPEX: \$6.13



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# For Sublease

## Electric Ave Warehouse

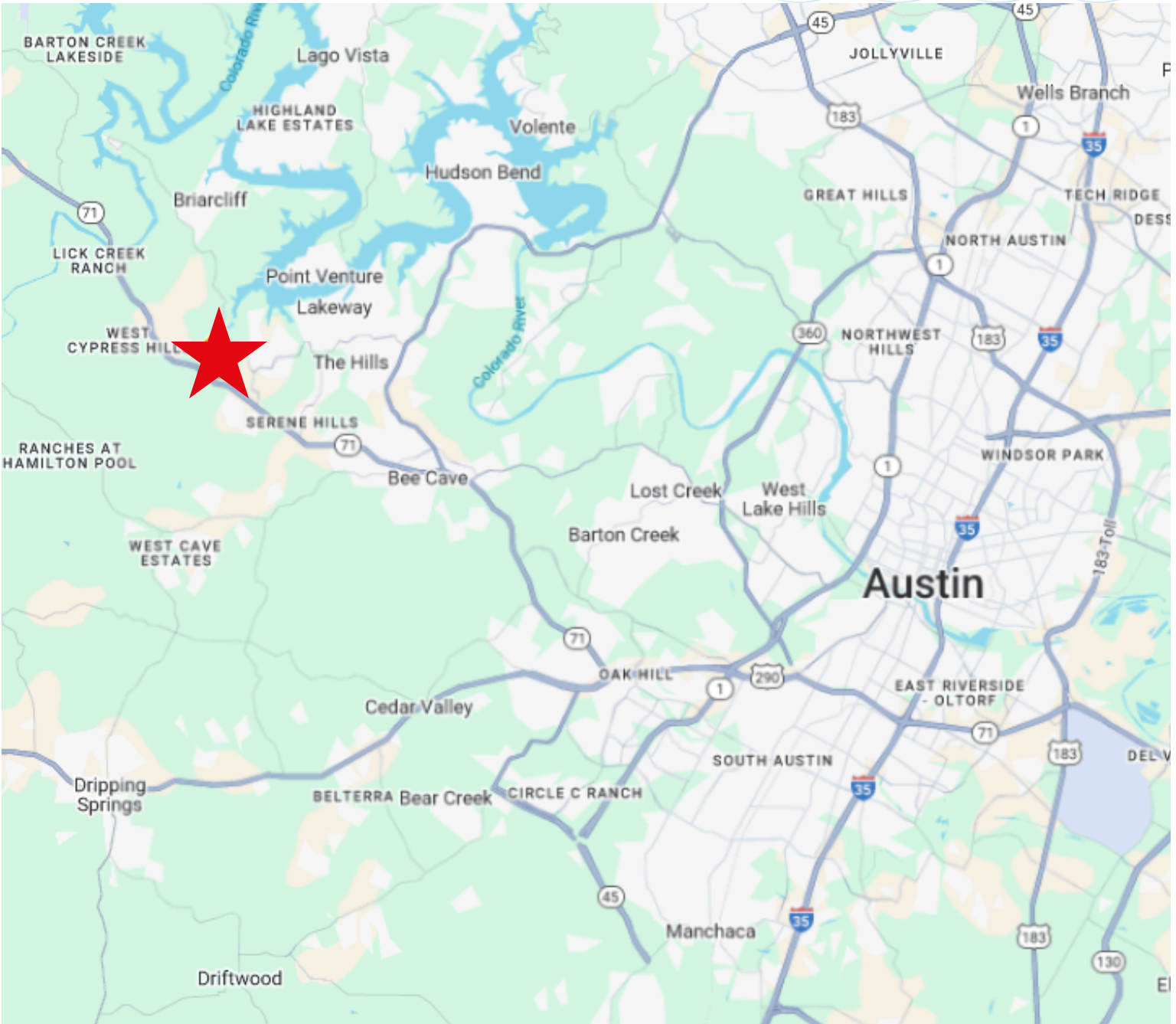
### Features

- Production-ready beverage facility
- Sloped slab and integrated floor drains built specifically for brewing operations
- Dedicated canning and kegging area
- Glycol header system designed for expansion
- 1,400 SF walk-in cooler
- Turn-key setup with purchase or lease of existing equipment
- Located off Hwy 71
- 16' Clear height
- 70' Bay depth
- 3-Phase power
- Climate-controlled office and restrooms



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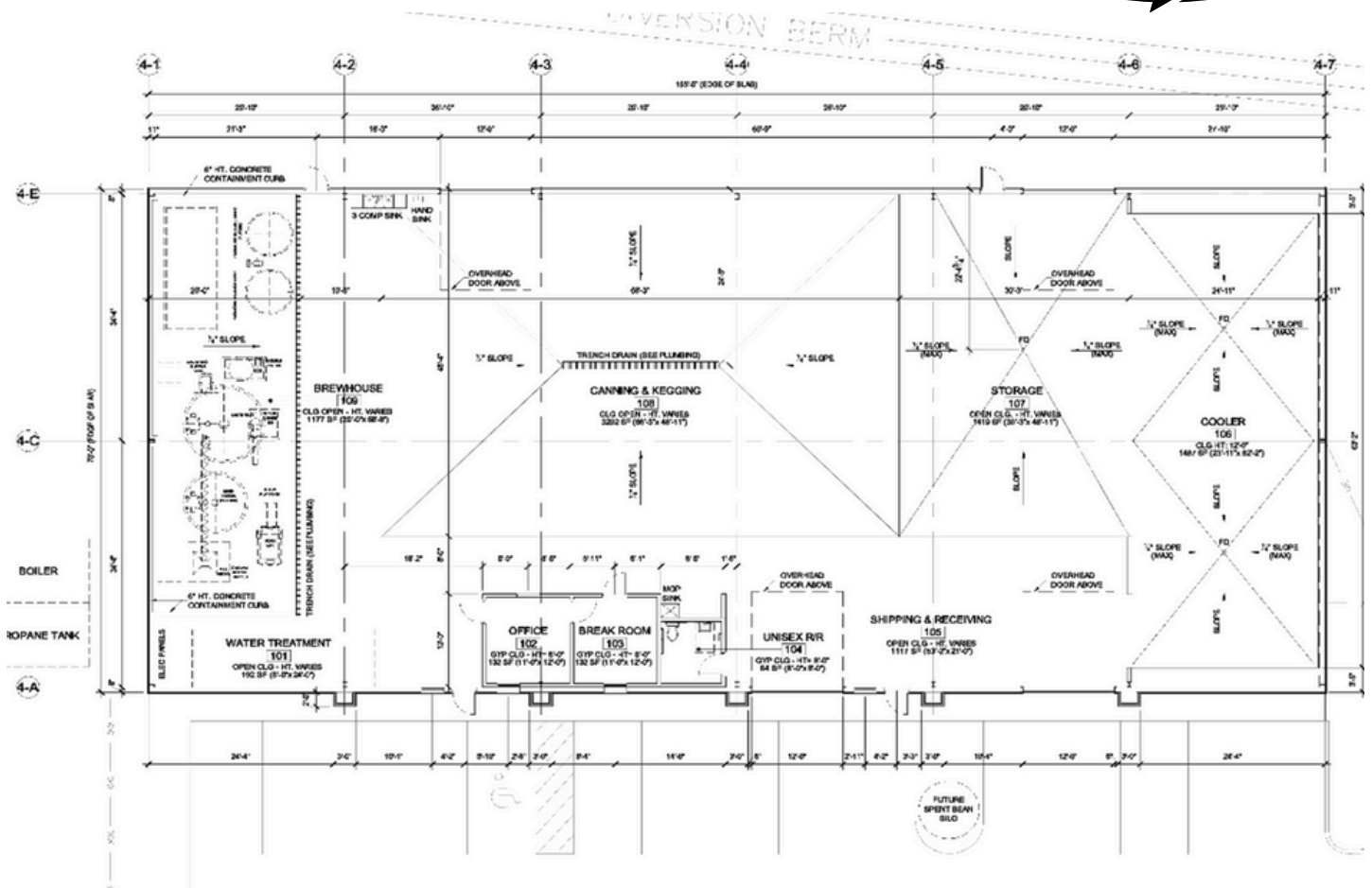


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[Click Here for Virtual Tour](#)



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