

FOR LEASE

2411 PATTERSON INDUSTRIAL DR, PFLUGERVILLE, TX



6,600 SF Industrial Warehouse

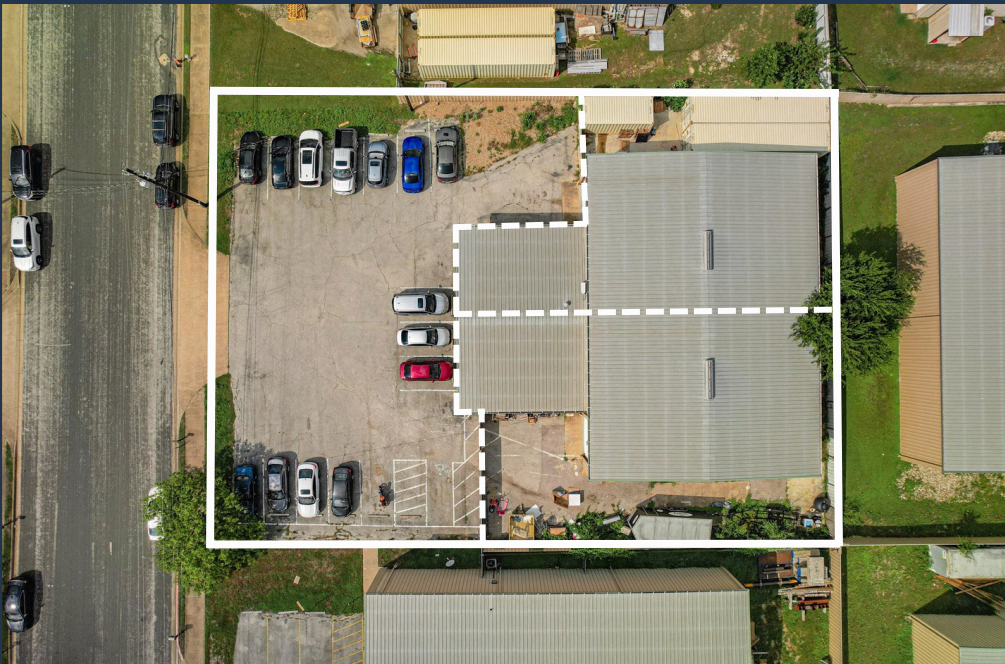
ABOUT THE PROPERTY:

2411 Patterson Industrial Drive is a 3,300 - 6,600 SF multi-tenant industrial warehouse located in Pflugerville, Texas, within the Far Northeast submarket of Austin. This strategically positioned warehouse is situated just off E Howard Lane, conveniently between IH-35 and SH-130, providing easy access to the region's key transportation routes. The property boasts three grade-level doors, fully conditioned warehouse space, 19' - 21' clear height, and heavy power supply, making it an excellent choice for general contractors, manufacturers, distributors, and technology-driven industrial users.

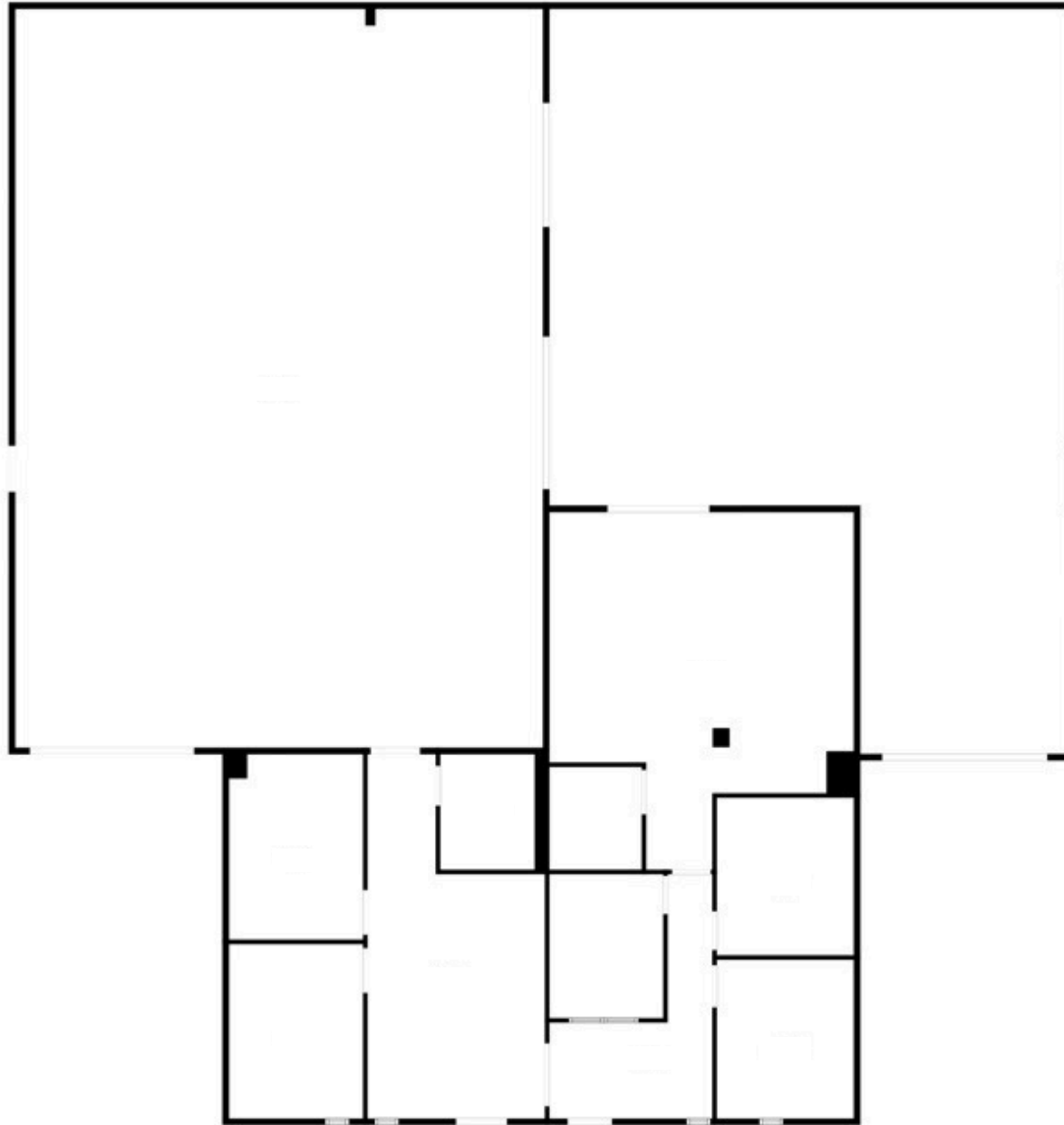
FEATURES:

- 3,300 - 6,600 SF freestanding warehouse
- 0.54 - acre site
- Three (3) grade-level doors (12' x 14')
- 19'-21' clear height
- 3-phase power, 480V, 1,200 amps
- Full HVAC warehouse
- Proximity to major manufacturers (Tesla, SpaceX, Samsung)

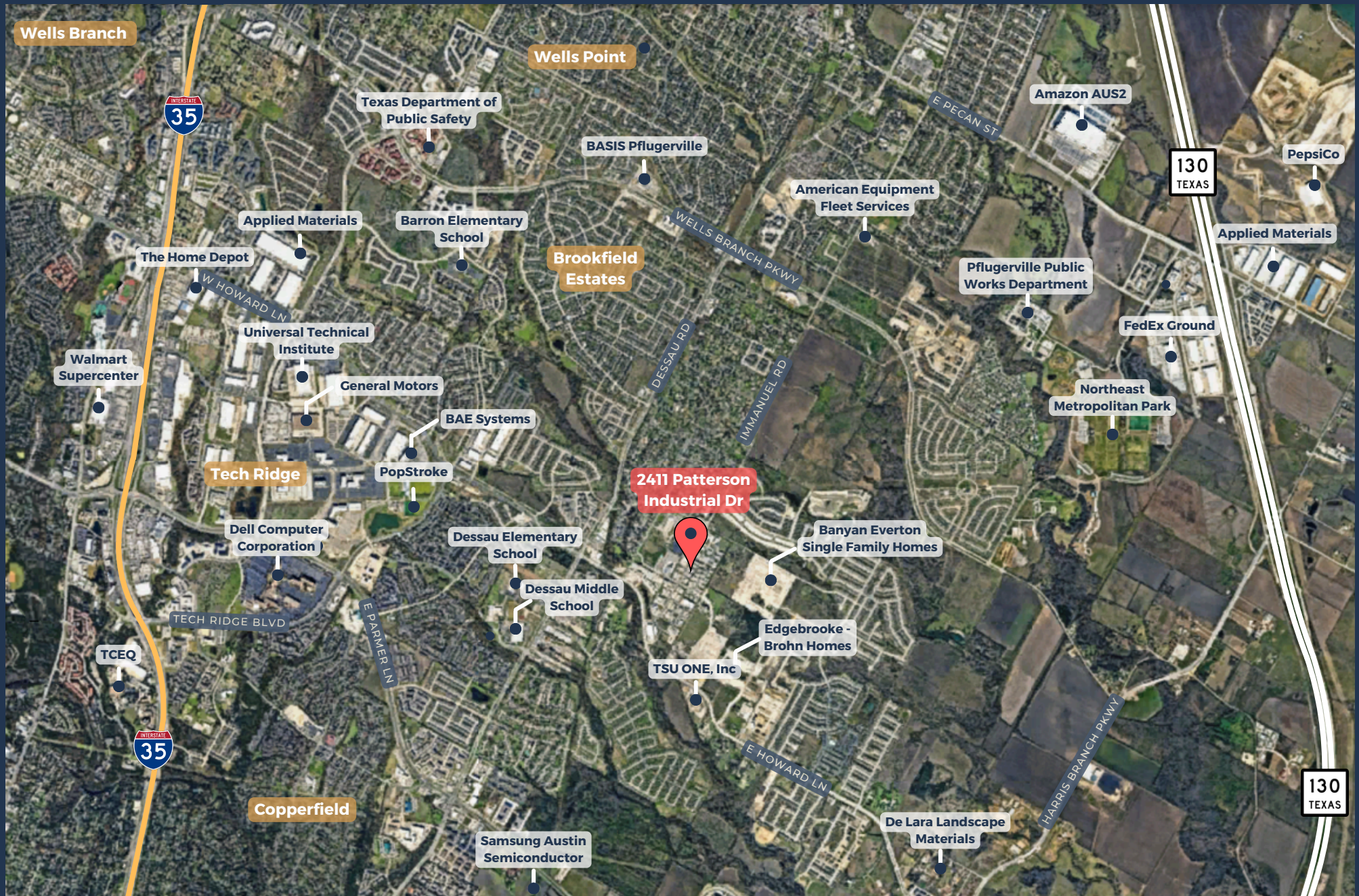
PROPERTY HIGHLIGHTS



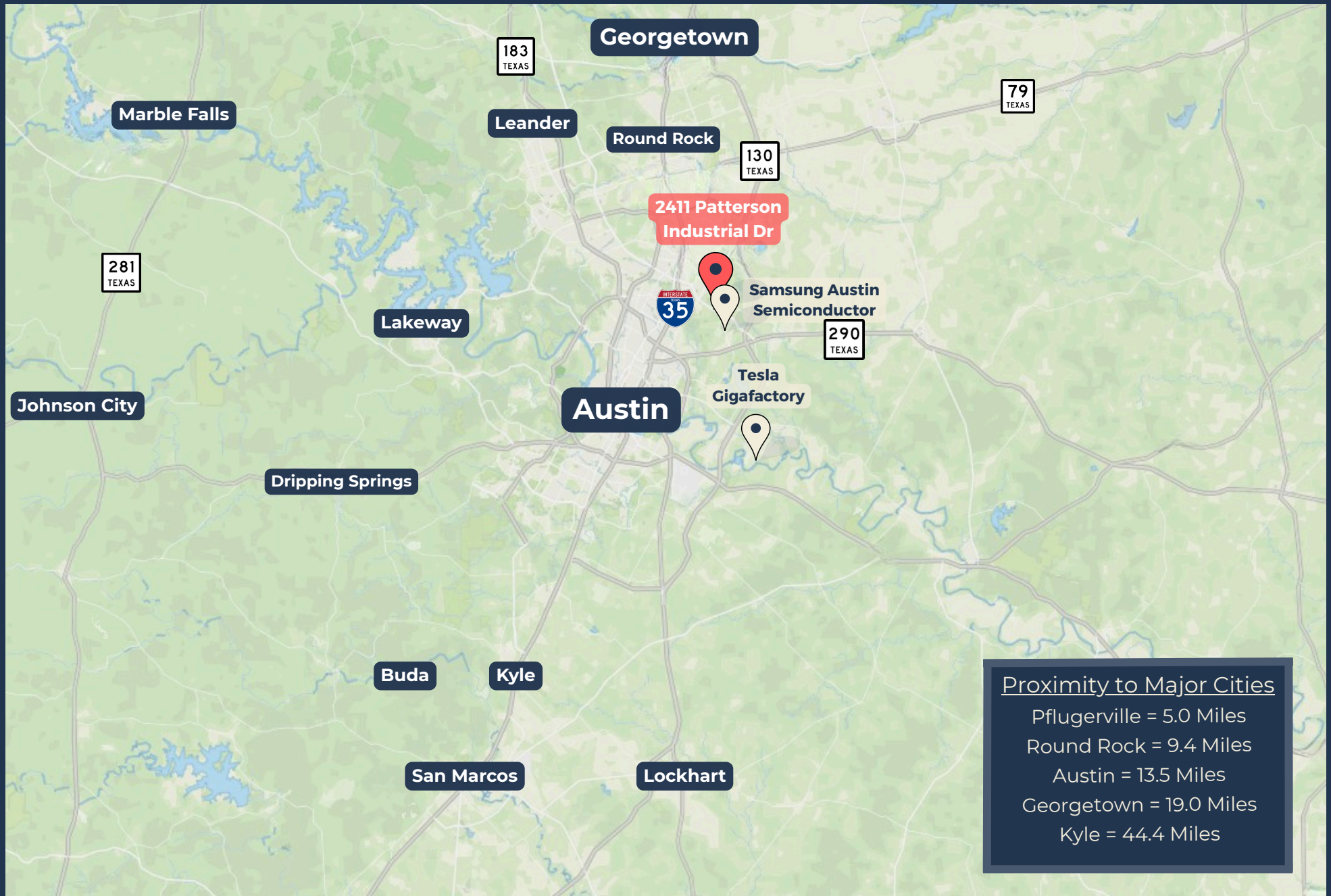
FLOOR PLAN



AREA DETAILS & OVERVIEW



AREA OVERVIEW



Proximity to Major Cities
Pflugerville = 5.0 Miles
Round Rock = 9.4 Miles
Austin = 13.5 Miles
Georgetown = 19.0 Miles
Kyle = 44.4 Miles



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