



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



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved

For Sublease

Electric Ave Warehouse

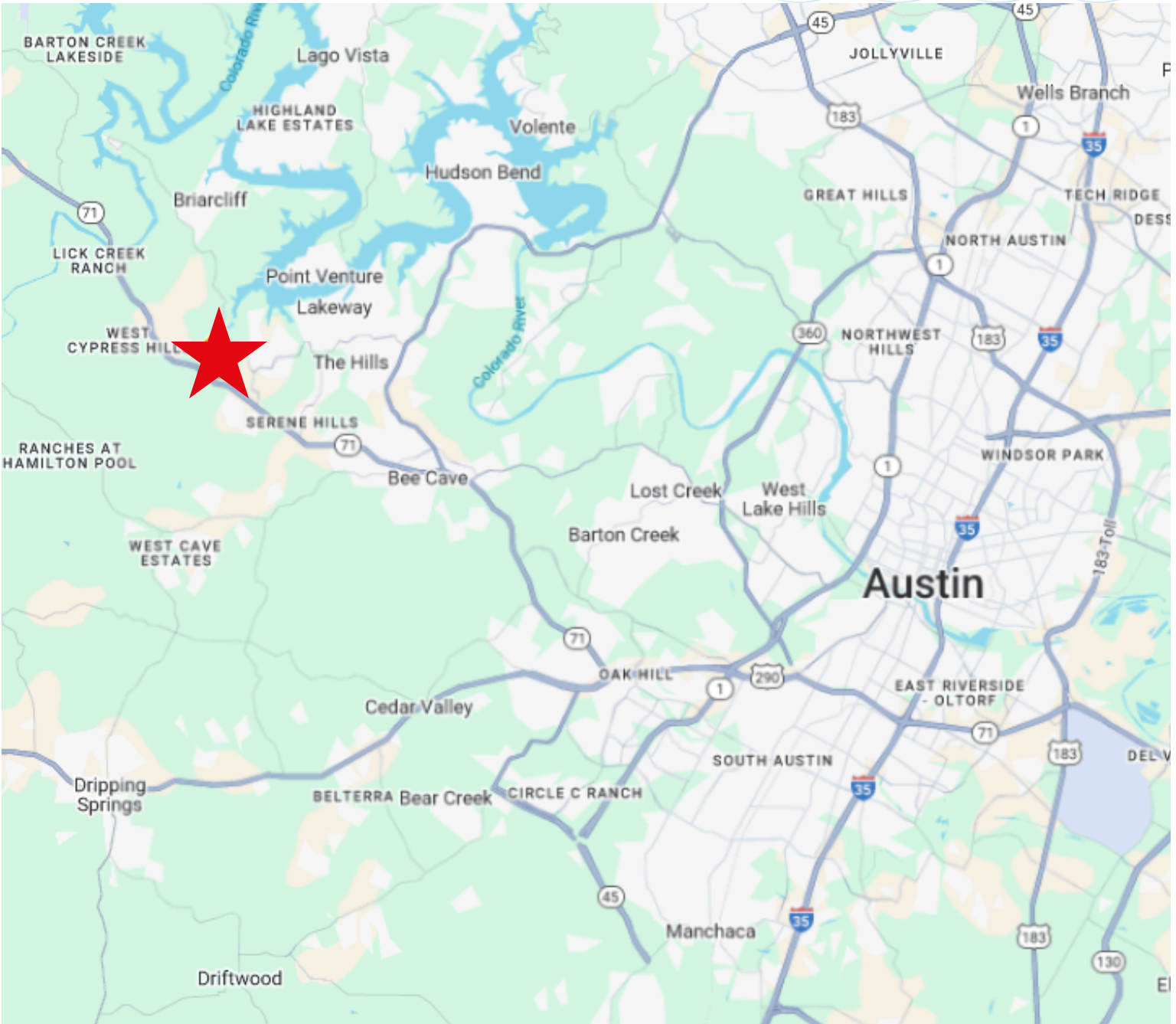
Features

- 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



For Sublease

Electric Ave Warehouse

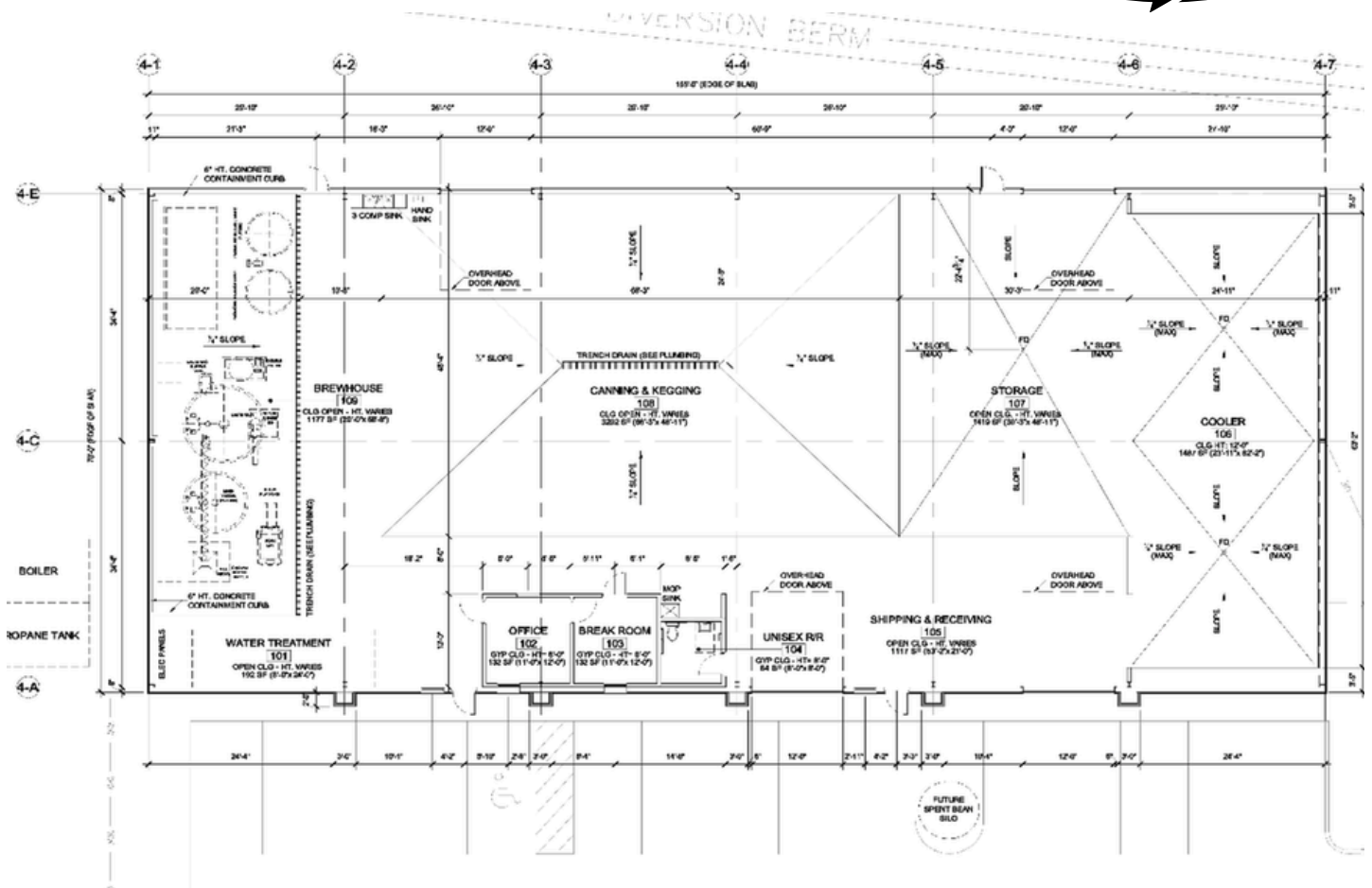


For Sublease

Electric Ave Warehouse

Building 4: 10,850 SF

[Click Here for Virtual Tour](#)



Russell Young
Russell.Young@jll.com
512 225 2721