

±8,000 SF
For Sale

15705 BRENDA STREET
AUSTIN, TEXAS 78728



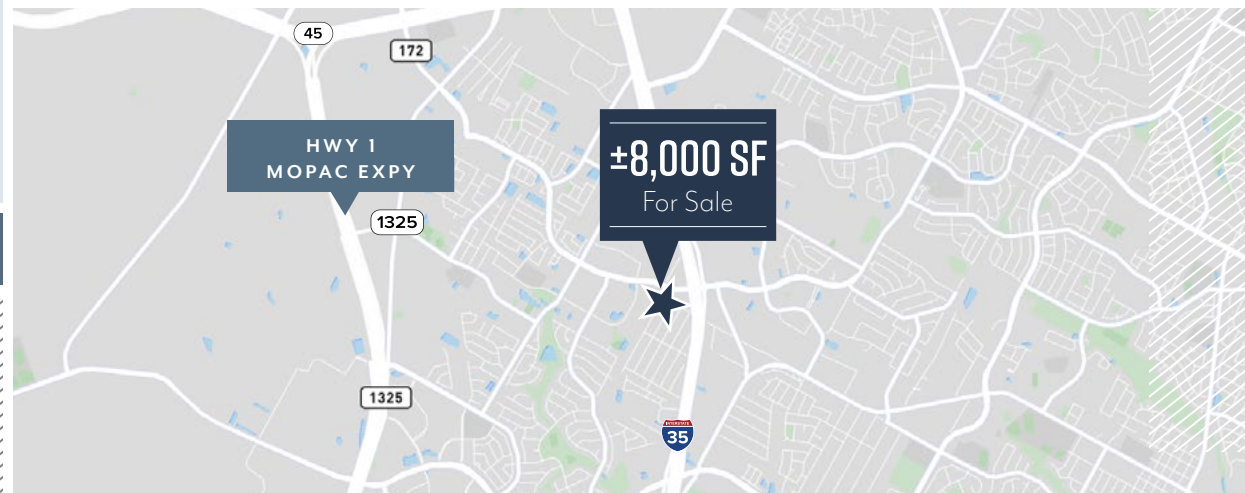
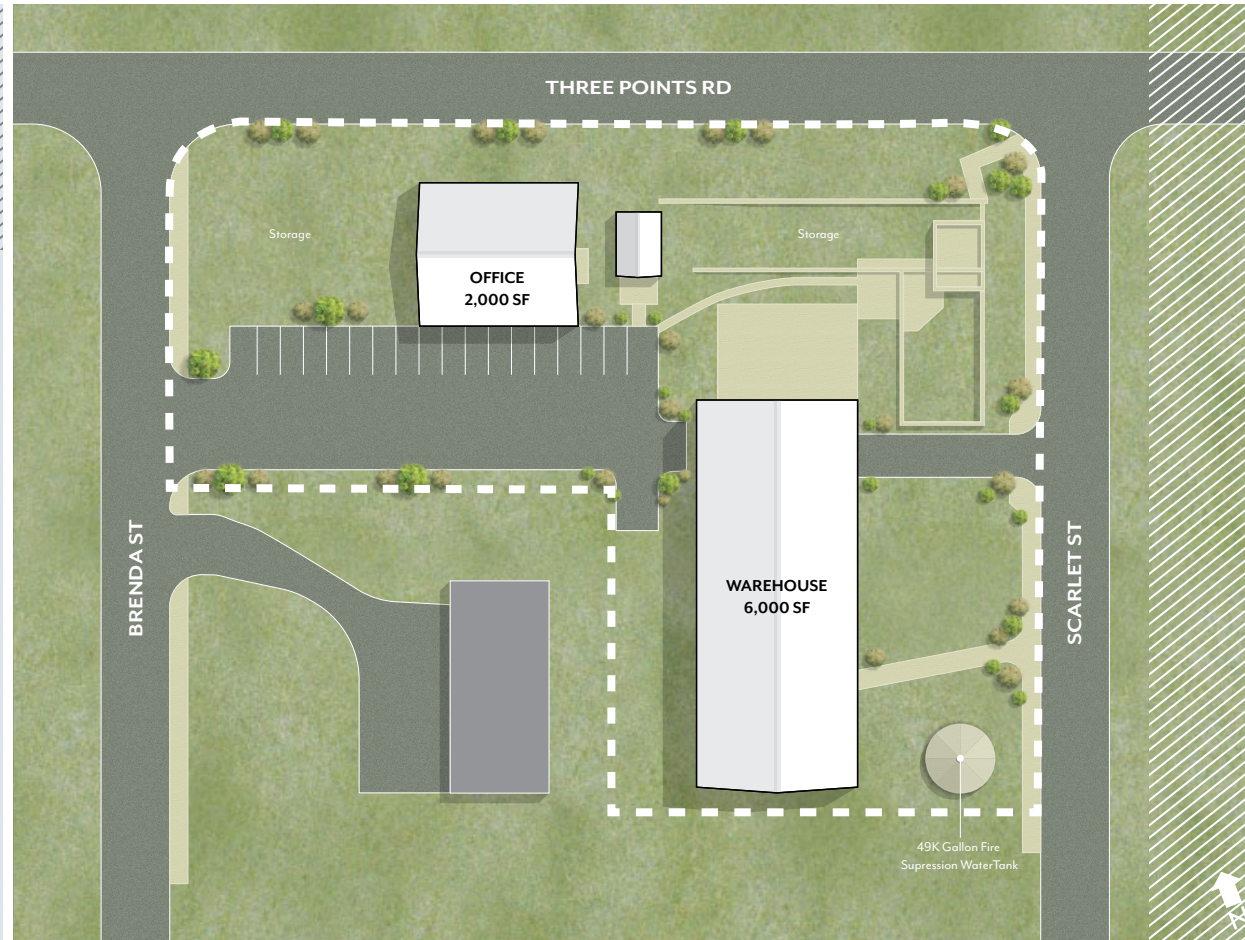
CBRE

EXECUTIVE SUMMARY














CBRE Austin invites you to review 15705 Brenda Street, an 6,000 SF warehouse and 2,000 SF office space in a strategic Austin location. This location, near numerous Austin thoroughfares, provides easy highway access, diverse warehouse options, and numerous amenities catering to companies of all sizes for storage and distributions needs.

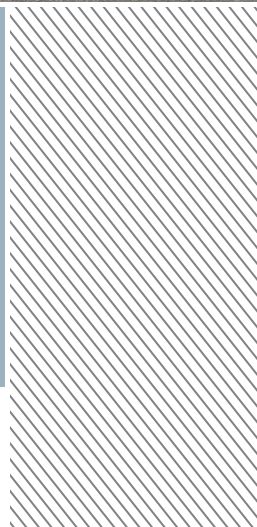
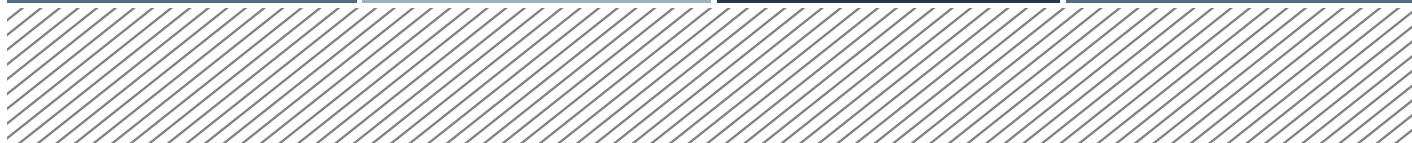
Located just off Interstate 35, and near Mopac, SH 45 and Wells Branch, the Brenda Street site offers ease of access for transportation of goods and services throughout Austin and beyond.

This offering is ideal for businesses looking to expand or establish themselves in the thriving Austin area and is a prime opportunity for entrepreneurs seeking a dynamic, promising investment.



INVESTMENT SUMMARY

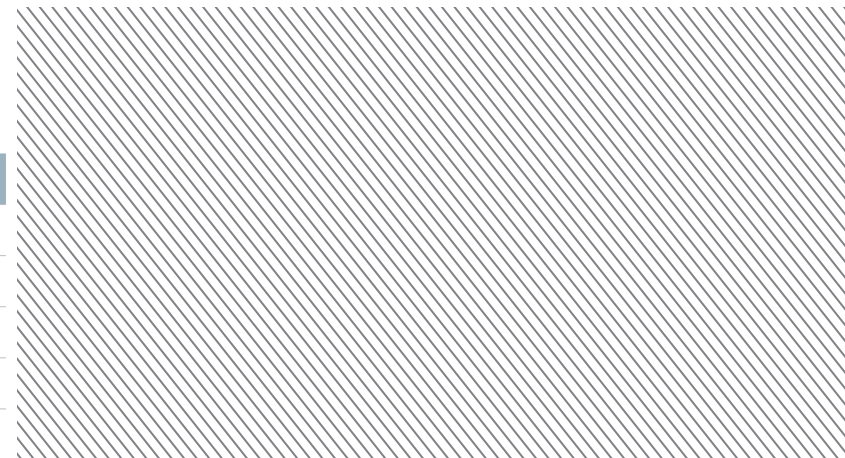
 <p>ADDRESS 15705 Brenda Road Austin, TX 78728</p>	 <p>LAND SIZE 0.87 Acres</p>	 <p>TOTAL SIZE 8,000 SF</p>	 <p>BUILDING 1 2,000 SF</p>	
 <p>BUILDING 2 6,000 SF (Warehouse)</p>	 <p>CONSTRUCTION Metal; Heavy Slab</p>	 <p>LOADING (5) 14' x 14' Oversized Doors, Grade-Level</p>	 <p>CLEAR HEIGHT Clear Span Warehouse 21' on Center w/ 16' Eave</p>	
 <p>PARKING 16 Dedicated Parking Stalls (2:1,000) Secure Lot w/ Exterior Fence</p>	 <p>SECURITY Security and Camera Systems In-Place</p>	 <p>UTILITIES 3-Phase Electric (Oncor) Marsha Water Services (Private) Septic System; AT&T Fiber</p>	 <p>FIRE PROTECTION Not sprinklered; 49,000 gallon water tank on property for fire suppression. Pflugerville Fire Department</p>	 <p>PRICE \$2,400,000</p>

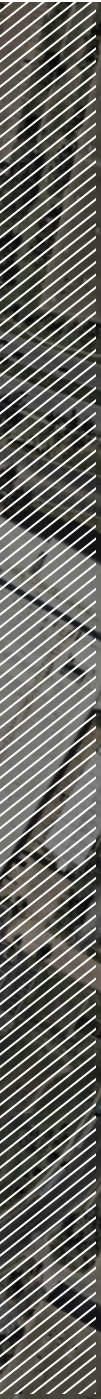




DEMOGRAPHICS

	1 MILE	2 MILES
Austin CBD	15 Miles	20 Minutes
Austin-Bergstrom International Airport	20 Miles	22 Minutes
San Antonio	93 Miles	1 Hour, 44 Minutes
Houston	165 Miles	2 Hours, 51 Minutes
Dallas-Fort Worth	181 Miles	2 Hours, 38 Minutes





KEURIG DR PEPPER

HILLTOP STONES & INTERIORS

MIDWEST TILE MARBLE & GRANITE, INC

UPTOWN SUITES EXTENDED STAY AUSTIN TX - ROUND ROCK

MUTO TECHNOLOGY

MCDONALD'S

HORIZON PRINTING AND MAILING

±8,000 SF
For Sale

7-ELEVEN

OLYMPIA MOVING & STORAGE

AUTONATION USA AUSTIN

EQUIPMENT DEPOT - AUSTIN

LENNOX STORES (PARTS PLUS)

BRENDA STREET

SCARLET STREET

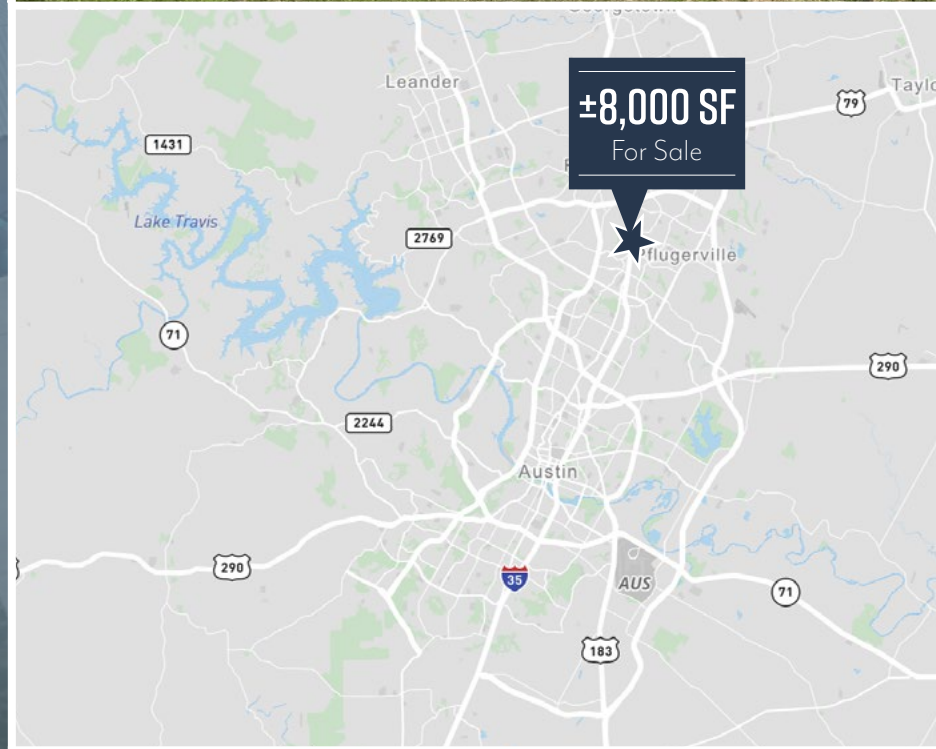
THREE POINTS ROAD

±8,000 SF For Sale

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