

**FOR LEASE**



**3911**  
**WOODBURY DR**

**11,300 SF**  
**+.62 ACRES**



**LEASING  
CONTACTS**

**Rustie Toth**  
512.270.1869  
rustie@elmoarts.com

**ELMOARTS.COM**

**Adam Zimmerman**  
512.270.1869  
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**200 AMPS  
SINGLE-PHASE**

**AVAILABLE  
NOW**

# 3911 WOODBURY DR

## FUTURE POTENTIAL

Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



### ELECTRICAL UPGRADE UNDERWAY

Increased power capacity to support equipment, production, and operations.

**200A**  
SINGLE-PHASE  
CURRENT



**800A**  
3-PHASE  
FUTURE



**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](http://ELMOARTS.COM)

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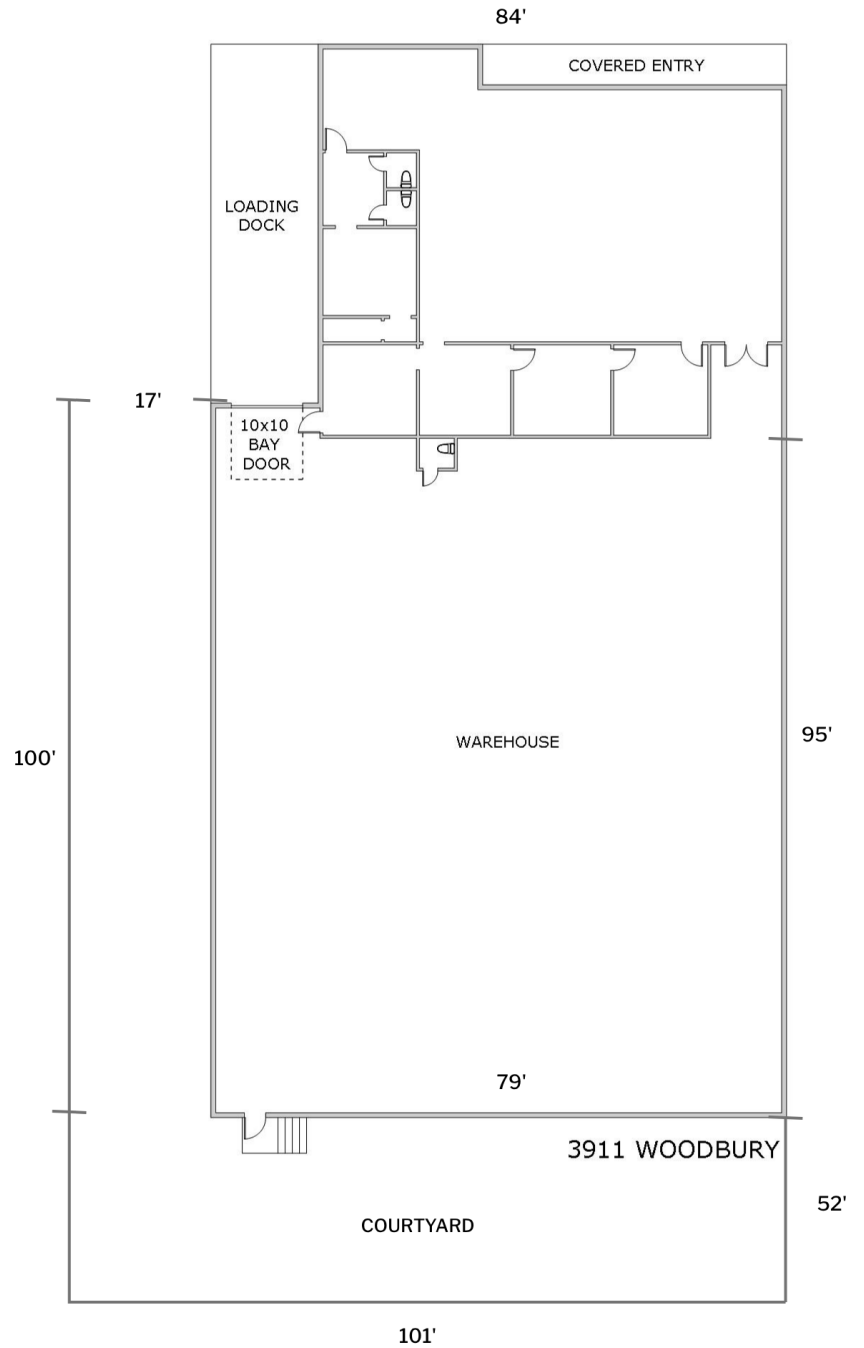
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## AMENITIES

- Private courtyard
- Loading dock
- Bay door
- Highway visible sign
- Parking



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