

FOR LEASE

400 S HEATHERWILDE BLVD, PFLUGERVILLE, TX 78660



42,210 SF Industrial Manufacturing Facility

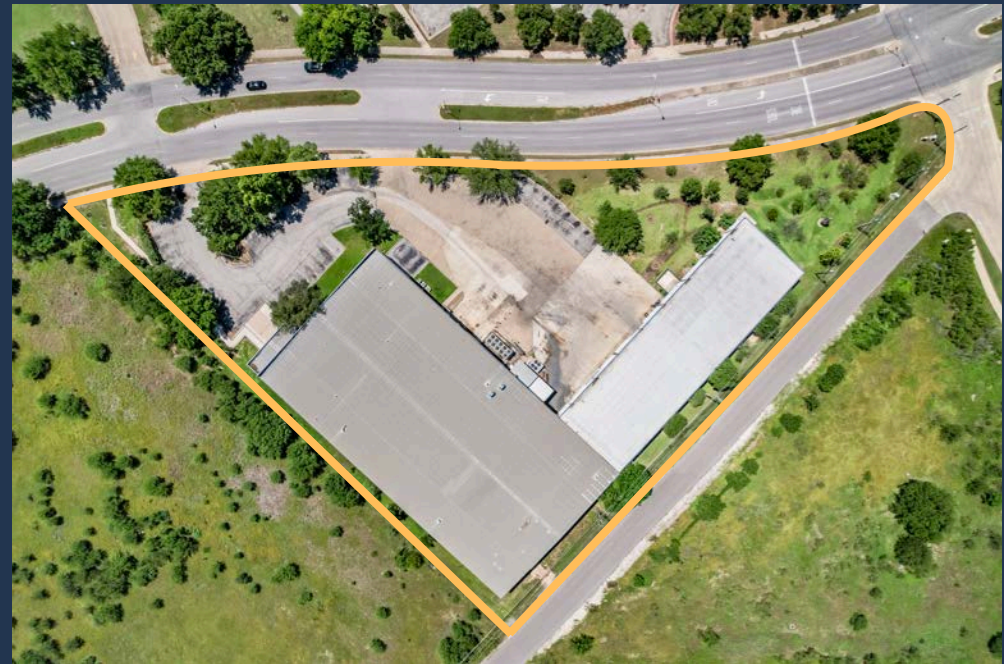
ABOUT THE PROPERTY:

400 S Heatherwilde Blvd is a 42,210 SF single-tenant industrial manufacturing warehouse positioned in Pflugerville, Texas, within the Far Northeast submarket of Austin. Strategically located just off Pecan St. between IH-35 and SH-130, this facility offers immediate access to the region's most critical transportation corridors. The property features 2 dock-high doors, 3 grade-level doors, fully conditioned warehouse space, and heavy power — making it an ideal fit for manufacturers, distributors, and tech-driven industrial users.

FEATURES:

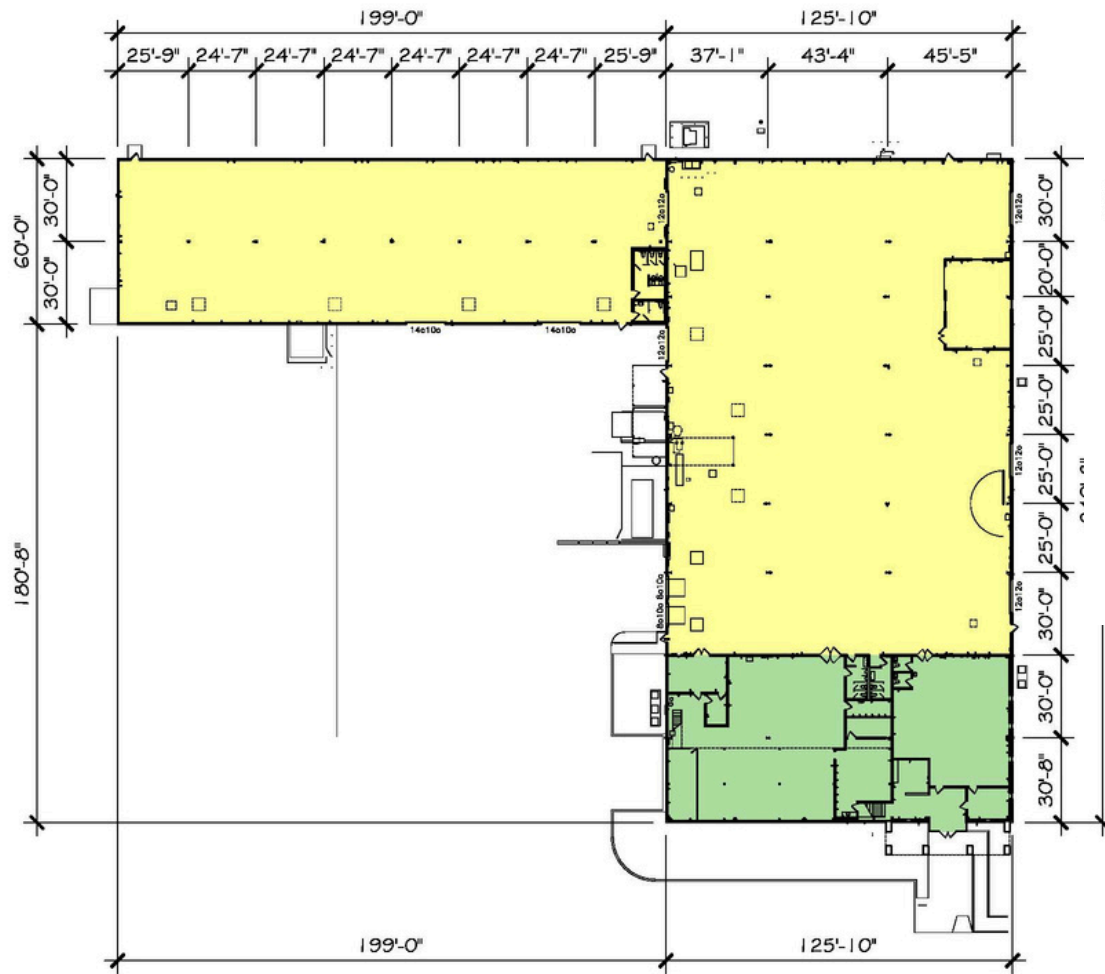
- 42,210 SF freestanding manufacturing facility
- 2.7344- acre site
- Two (2) dock-high doors and three (3) grade-level doors
- 22' clear height
- 3-phase power, 480V, 1,200 amps
- Full HVAC warehouse
- Proximity to major manufacturers (Tesla, SpaceX, Samsung)

PROPERTY HIGHLIGHTS

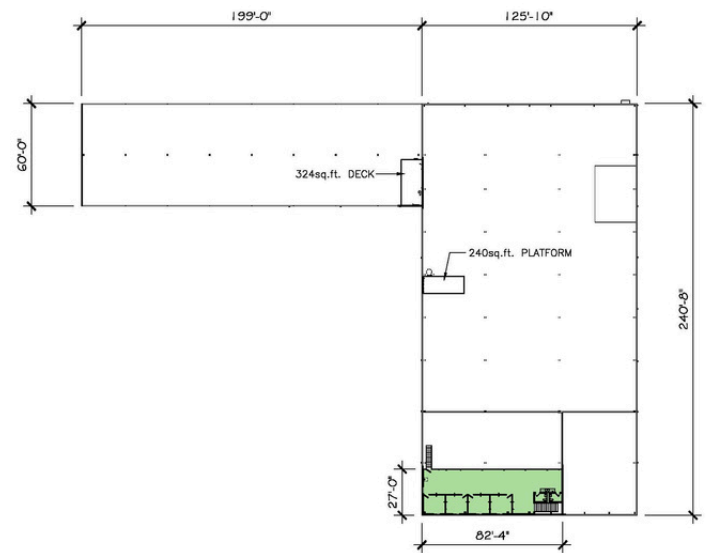


FLOOR PLAN

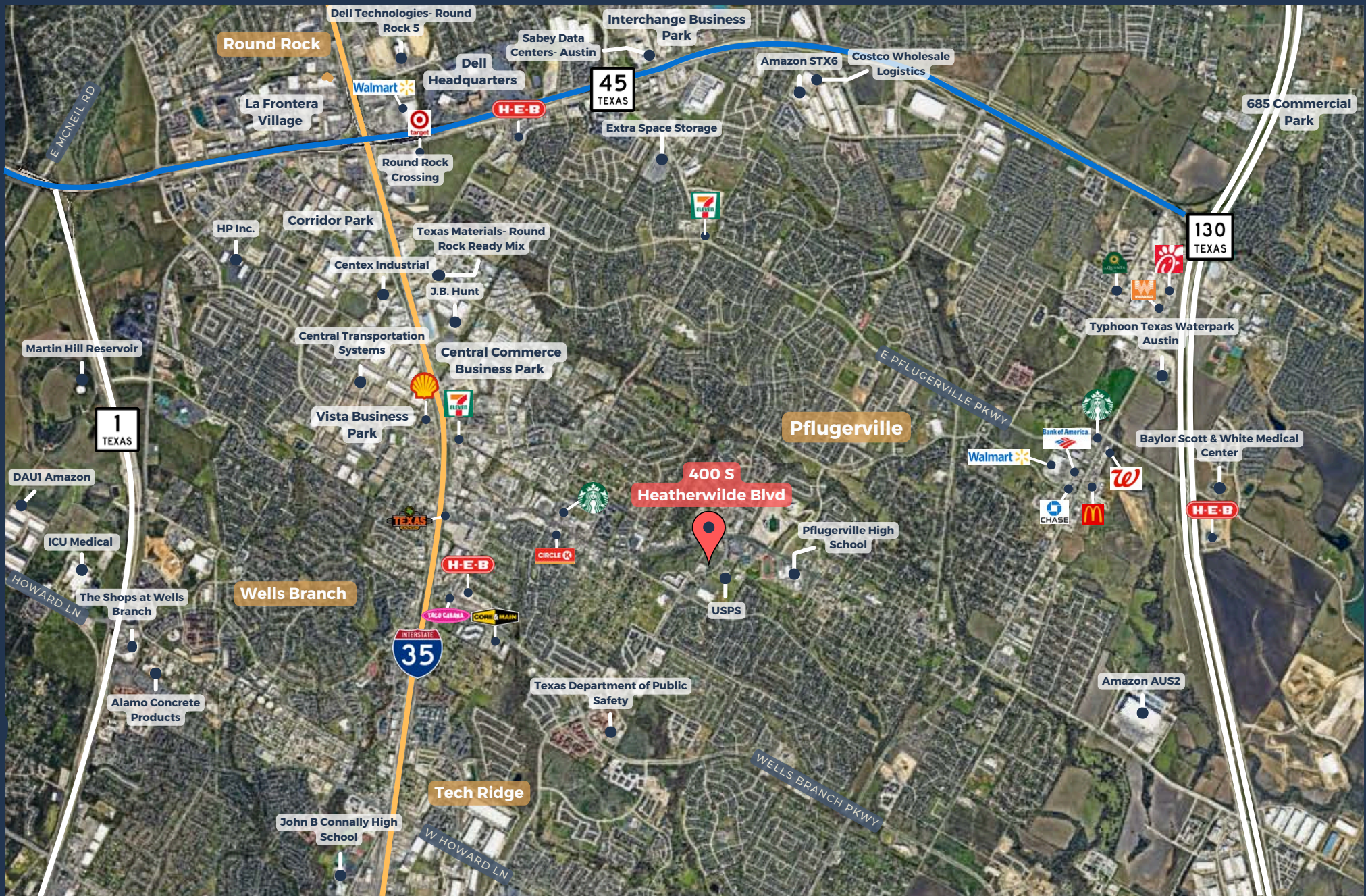
First Floor



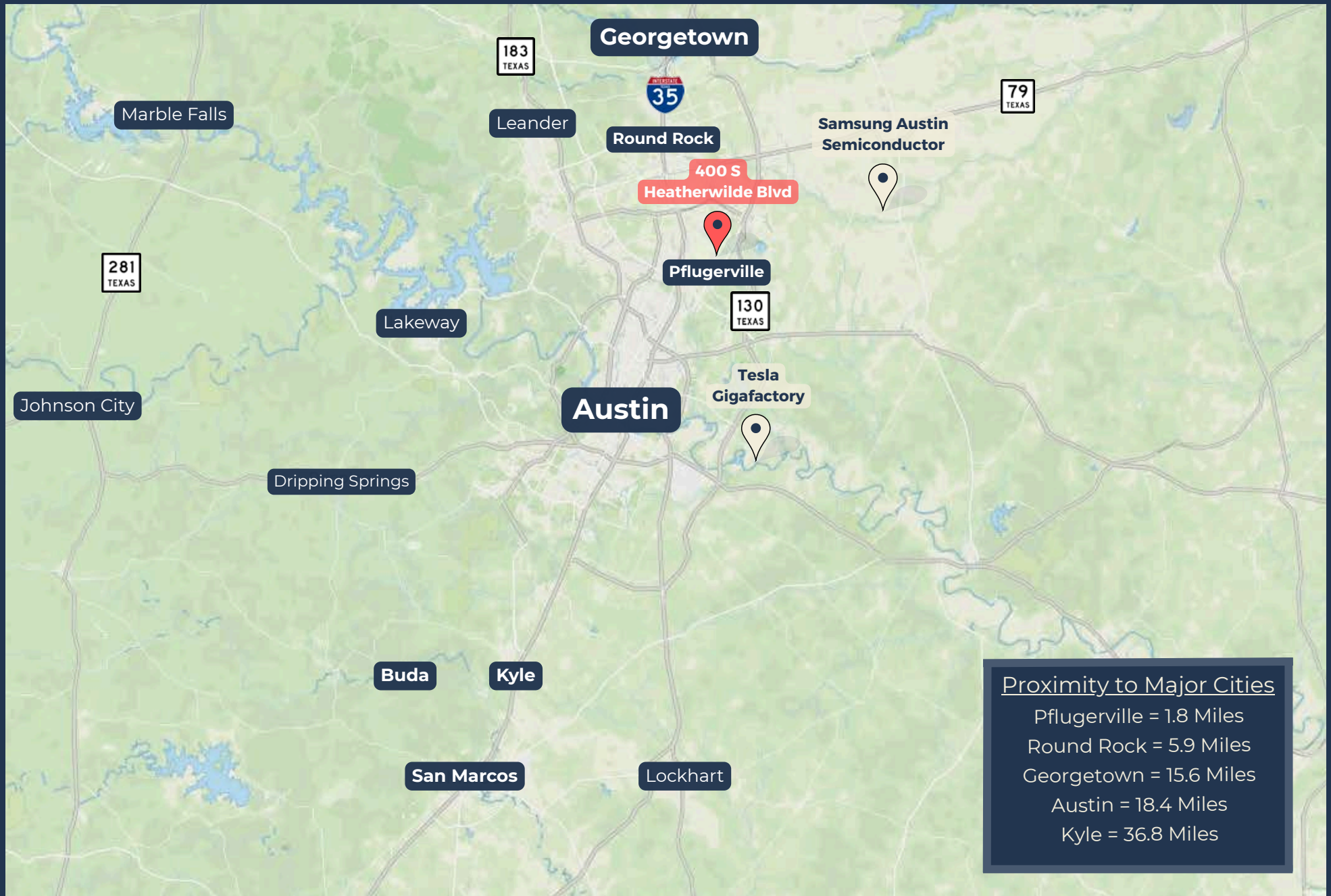
Second Floor



AREA DETAILS & OVERVIEW



AREA OVERVIEW





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