



FOR LEASE

13419 IMMANUEL RD.

PFLUGERVILLE, TX 78660

Jackson Elder

Director

+1 816 309 2017

jackson.elder@cushwake.com



SITE

**10,821 SF Industrial Warehouse
with Outdoor Storage**

- With an additional 16,000 SF of covered shed storage

**2 Oversized Grade Level
Drive-in Doors**

24' Clear Height

4.64-Acre IOS Site



**DIRECT ACCESS TO
E. HOWARD LANE**



**INFILL
LOCATION**



**RARE OUTDOOR STORAGE
SPACE AVAILABLE**



**NORTHEAST
AUSTIN SUBMARKET**



PROPERTY SPECIFICATIONS

Size:

Main Building: 10,821 SF

- Office: 2,361 SF
- Warehouse: 7,013 SF
- Mezzanine: 1,447 SF
- Covered Shed Storage
 - Shed 1: 5,022 SF
 - Shed 2: 11,320 SF

Loading: 2 Oversized Grade Level Drive-in Doors

Clear Height: 24'

Outdoor Storage: 3.2 acres of usable outdoor storage space with paved and crushed gravel surface

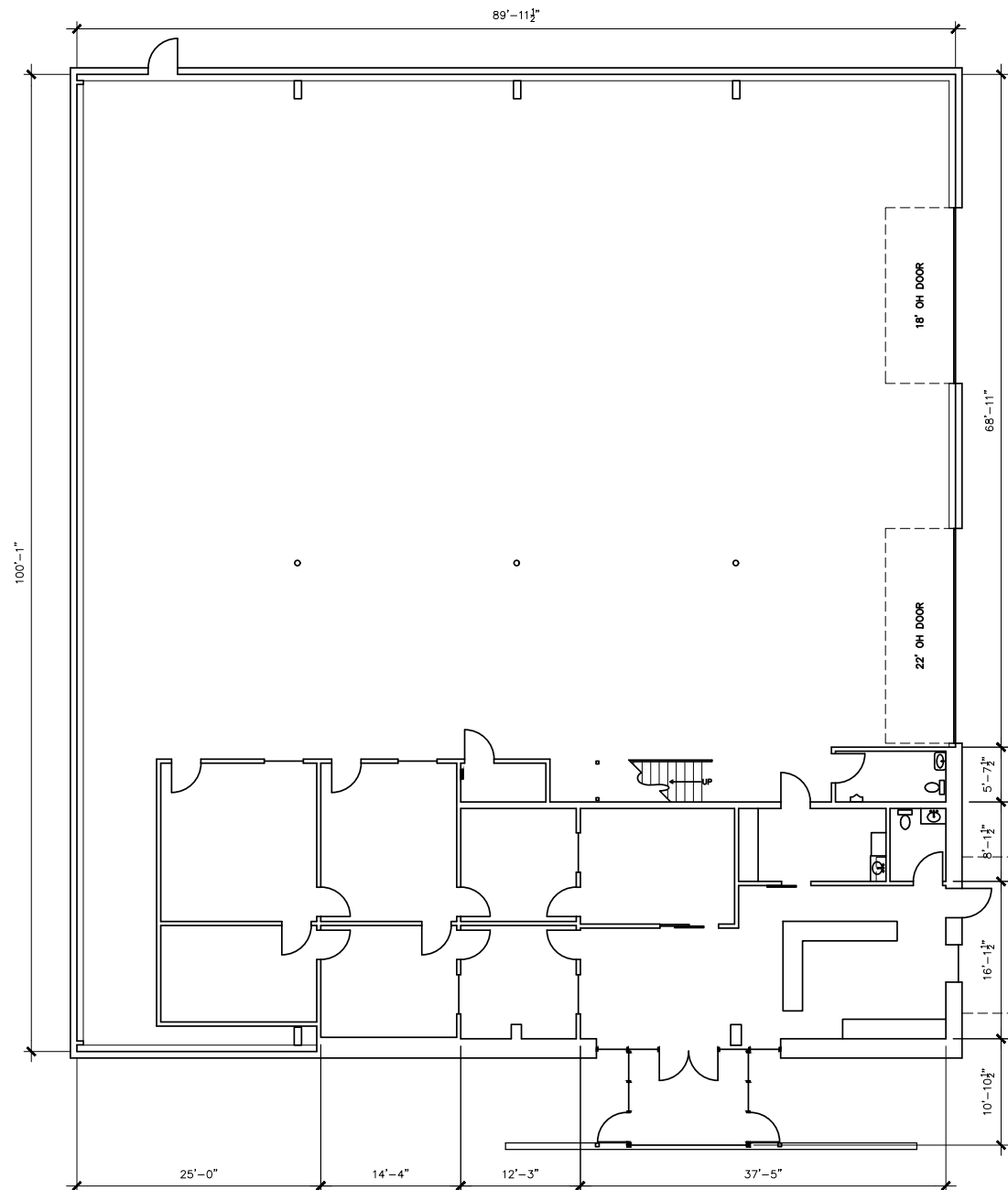
Fully Secured Site

Permitted Uses:

- Automotive Parking
- Maintenance & Service
- Construction Sales & Services
- Equipment & Machinery Sales & Rental Services
- Warehousing, Distribution & Light Manufacturing Services
- Machine Shop

Zoning: Light Industrial (LI)

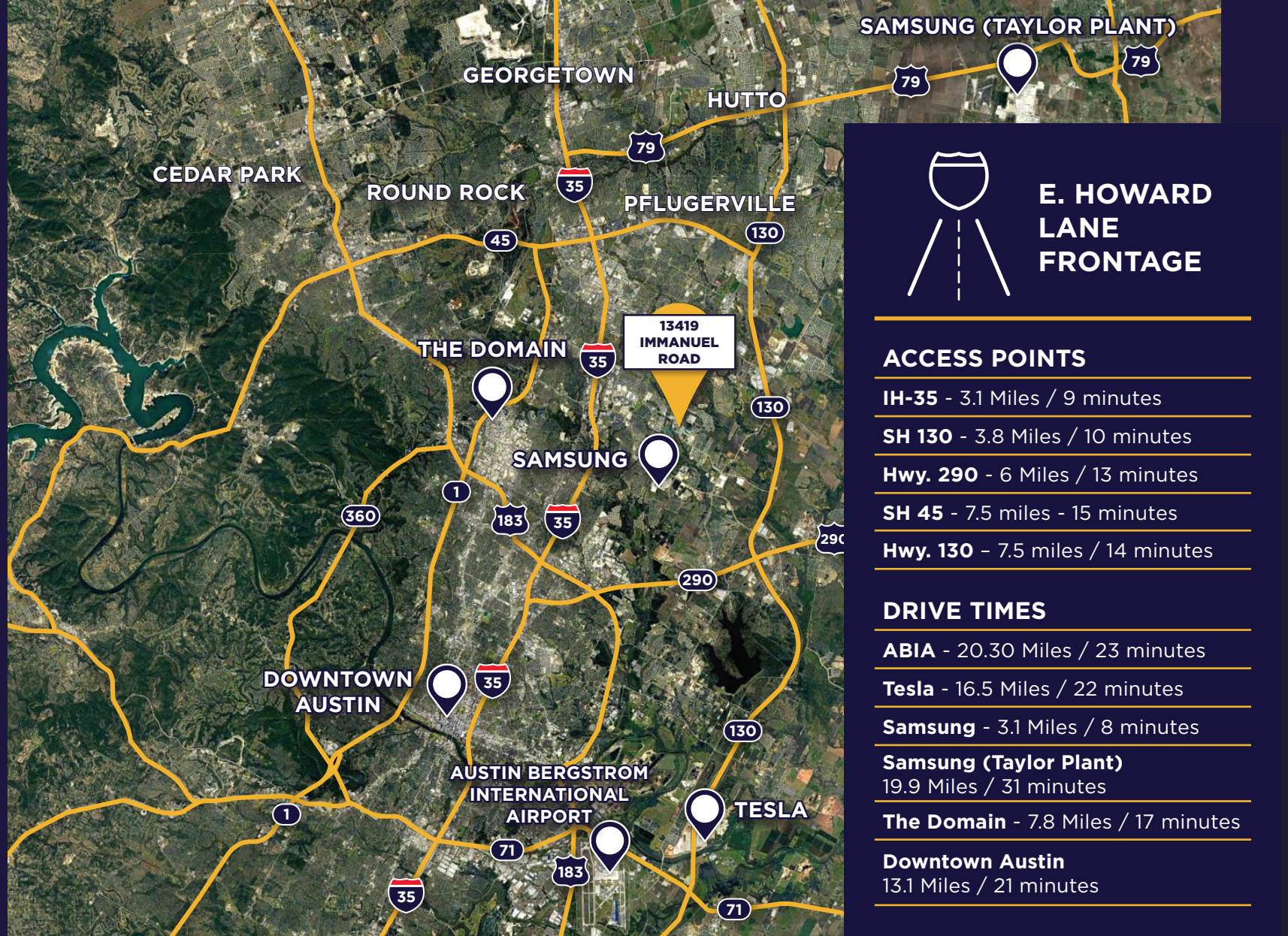
FLOOR PLAN



ACCESS MAP



ACCESSIBILITY REDEFINED



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