

**FOR LEASE**

# **13419 IMMANUEL RD.**

PFLUGERVILLE, TX 78660

**Jackson Elder**

Director

+1 816 309 2017

[jackson.elder@cushwake.com](mailto:jackson.elder@cushwake.com)



**9,000 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: 9,000 SF

- Office: 1,120 SF
- Covered Shed Storage
- Shed 1: 5,000 SF | Shed 2 11,500 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:**

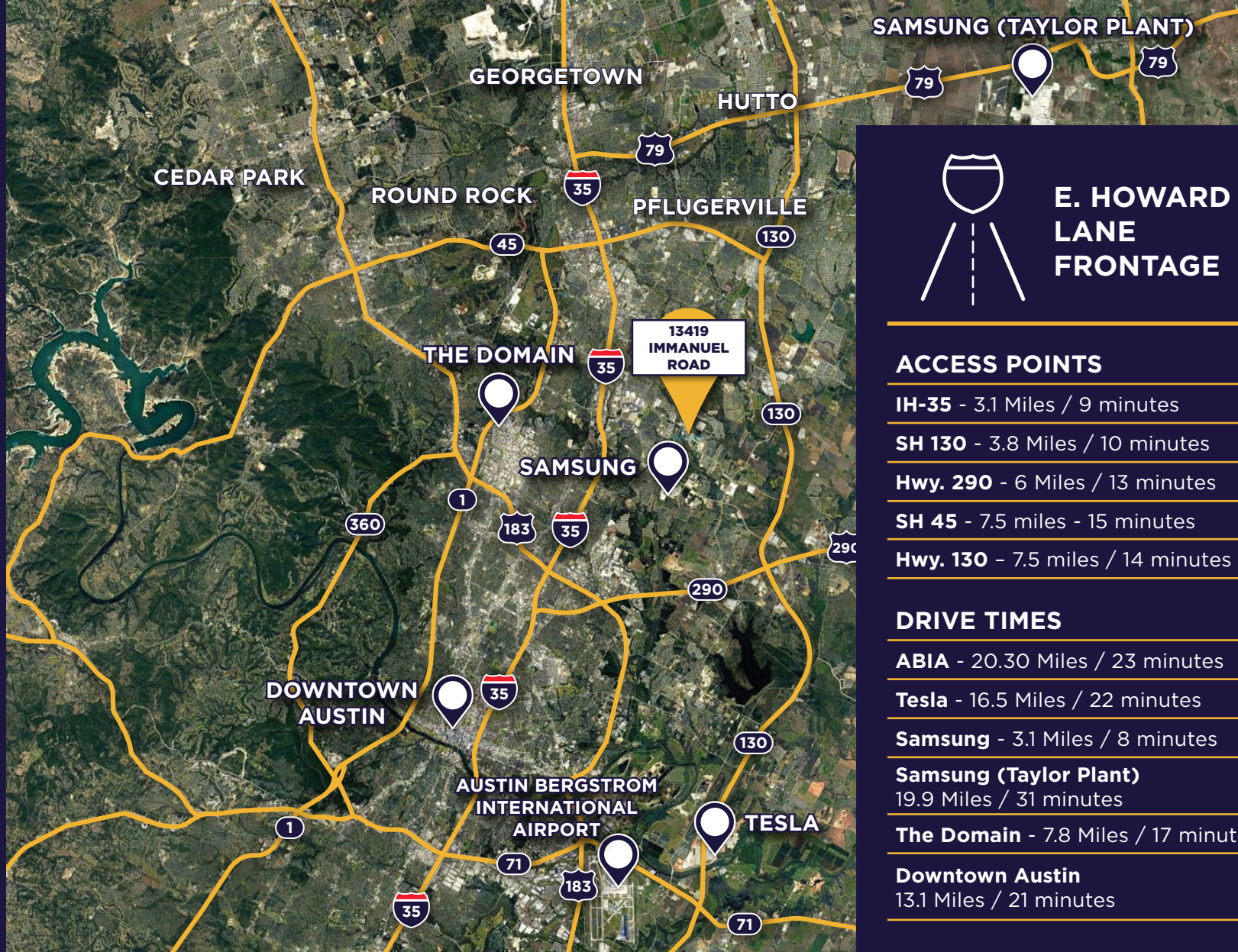
- Automotive Parking
- Maintenance & Service
- Construction Sales & Services
- Equipment & Machinery Sales & Rental Services
- Warehousing, Distribution & Light Manufacturing Services
- Machine Shop

**Zoning:** Light Industrial (LI)

# ACCESS MAP



# ACCESSIBILITY REDEFINED



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