

INDUSTRIAL/FLEX FOR LEASE

DESSAU BUSINESS PARK

13405 IMMANUEL RD. BUILDING 2
PFLUGERVILLE, TEXAS 78660

AQUILA™ 



DESSAU BUSINESS PARK

THE BUILDING

13405 Immanuel Road Building 2 is a standalone building featuring 8,250 SF of warehouse space with a fenced yard for outdoor storage.

The building features an efficient layout with approximately 30% office, including 10 private offices and a large training room, complemented by 70% warehouse space with three 12' x 14' grade-level doors. Additional highlights include 15 dedicated parking spaces and access to a shared truck court.

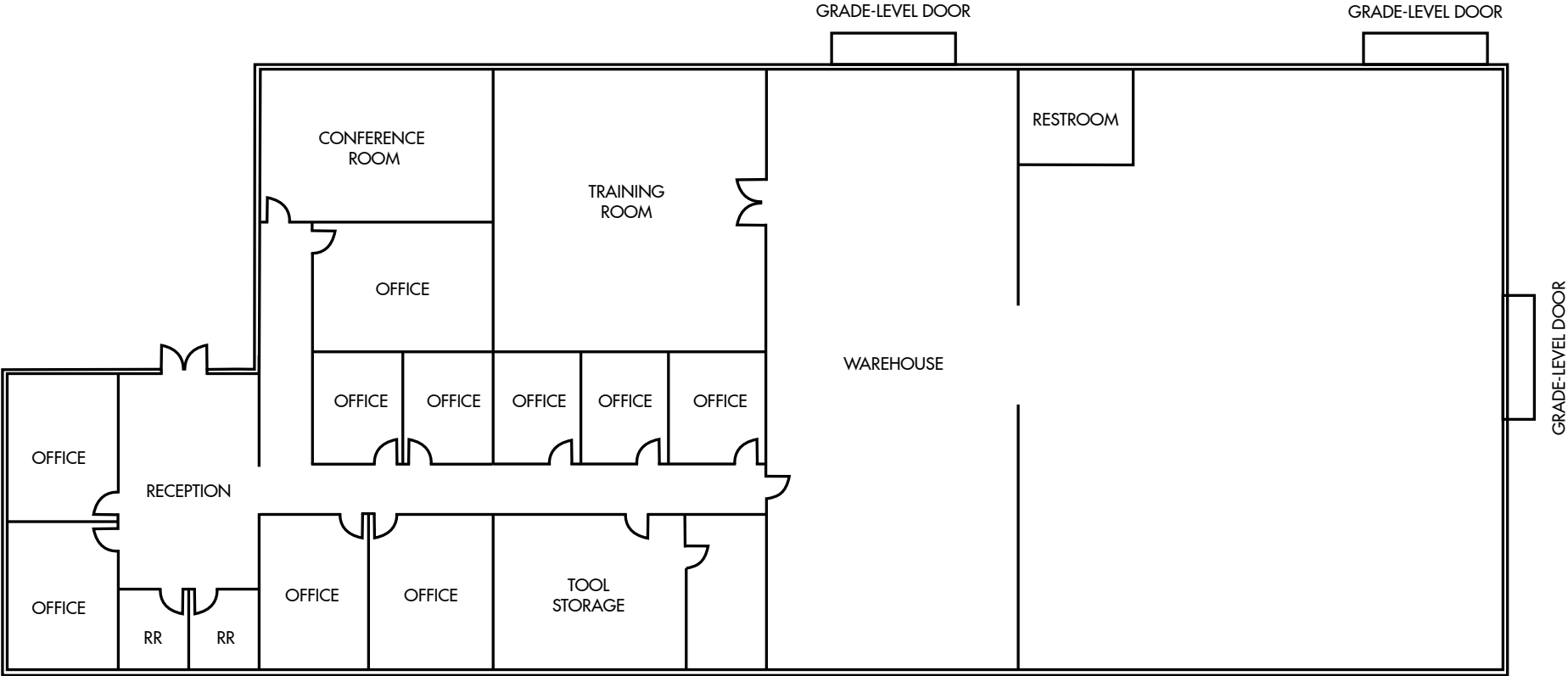
BUILDING 2 AT A GLANCE

UNIT SIZE	± 8,250 SF
AVAILABLE	30 days
CLEAR HEIGHT	20'
PARKING	15 spaces

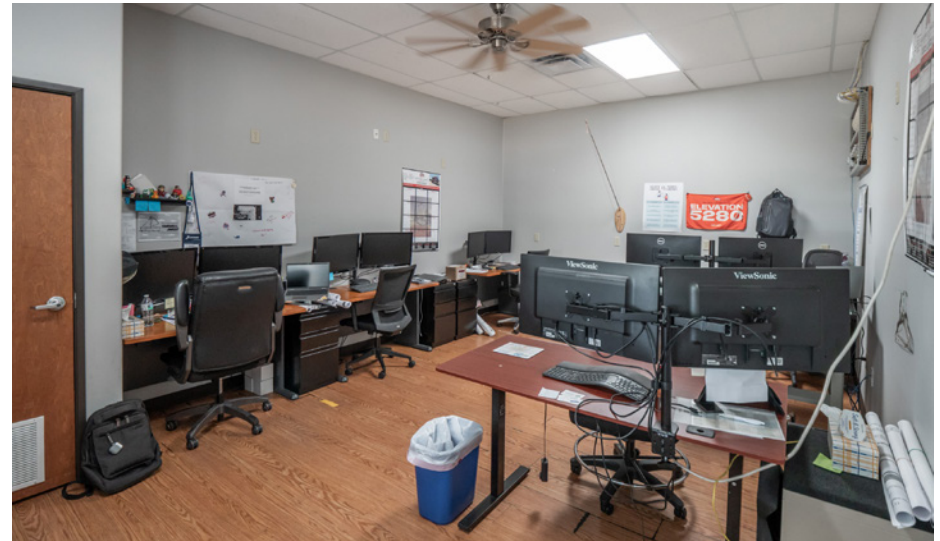




FLOORPLAN



INTERIOR PHOTOS



Proximity to Major Roadways

- 0.4 mile to Howard Lane
- 0.9 mile to Dessau Road
- 3.4 miles to IH-35
- 5 miles to SH-130



For Inquiries

BLAKE PATTERSON

patterson@aquilacommercial.com

512.684.3717

MADISON LEWIS

lewis@aquilacommercial.com

512.684.3720