

REDUCED

Office/Warehouse For Sale Southwest Austin

**11025 Signal Hill Drive
Austin, Tx 78737**



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- **Approx. 11,168 SF Building on one acre**
- **1,464 SF Office**
- **Fully insulated and partially air-conditioned warehouse**
- **Ample 3-Phase power**
- **Grade level loading**
- **12 to 22 FT ceiling height**
- **Air compressor lines throughout the warehouse**
- **14X14 grade level door**
- **75% Imperious cover will allow for additional parking**
- **High weight capacity for storage on mezzanine level**
- **Reduced from \$1,080,000 to **\$995,000****

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