

15,175 SF
FOR SALE OR LEASE

INDUSTRIAL KITCHEN + WAREHOUSE

3827 PROMONTORY POINT DRIVE | AUSTIN, TEXAS

CBRE

BUILDING SPECIFICATIONS



Total SF
15,175 SF



OFFICE SF
9,624 SF



CLEAR HEIGHT
18' to 20'



SPRINKLERS
None



PARKING
50 dedicated parking spaces



Power
3-Phase, 350 AMPS



EQUIPMENT
Freezer cooler equipment in place



DOCKS
1 (10') Grade level; 1 (10') Dock High

Base Rent

\$19.50 NNN

Operating Expenses

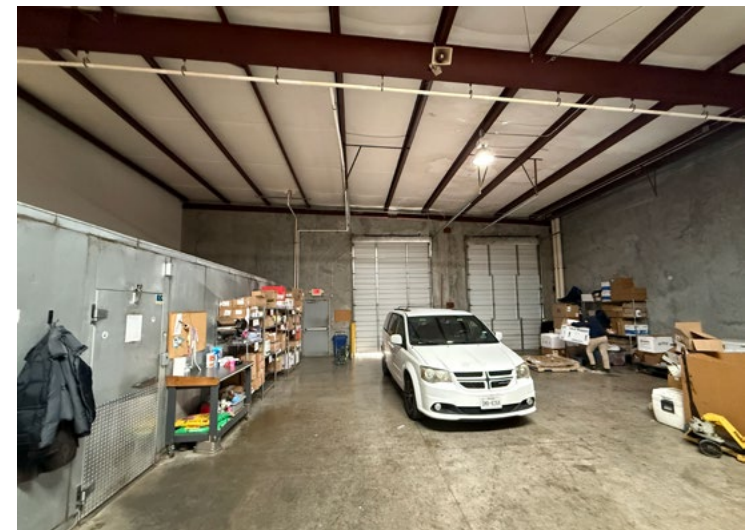
\$3.62 (taxes and insurance only)

Sale Price

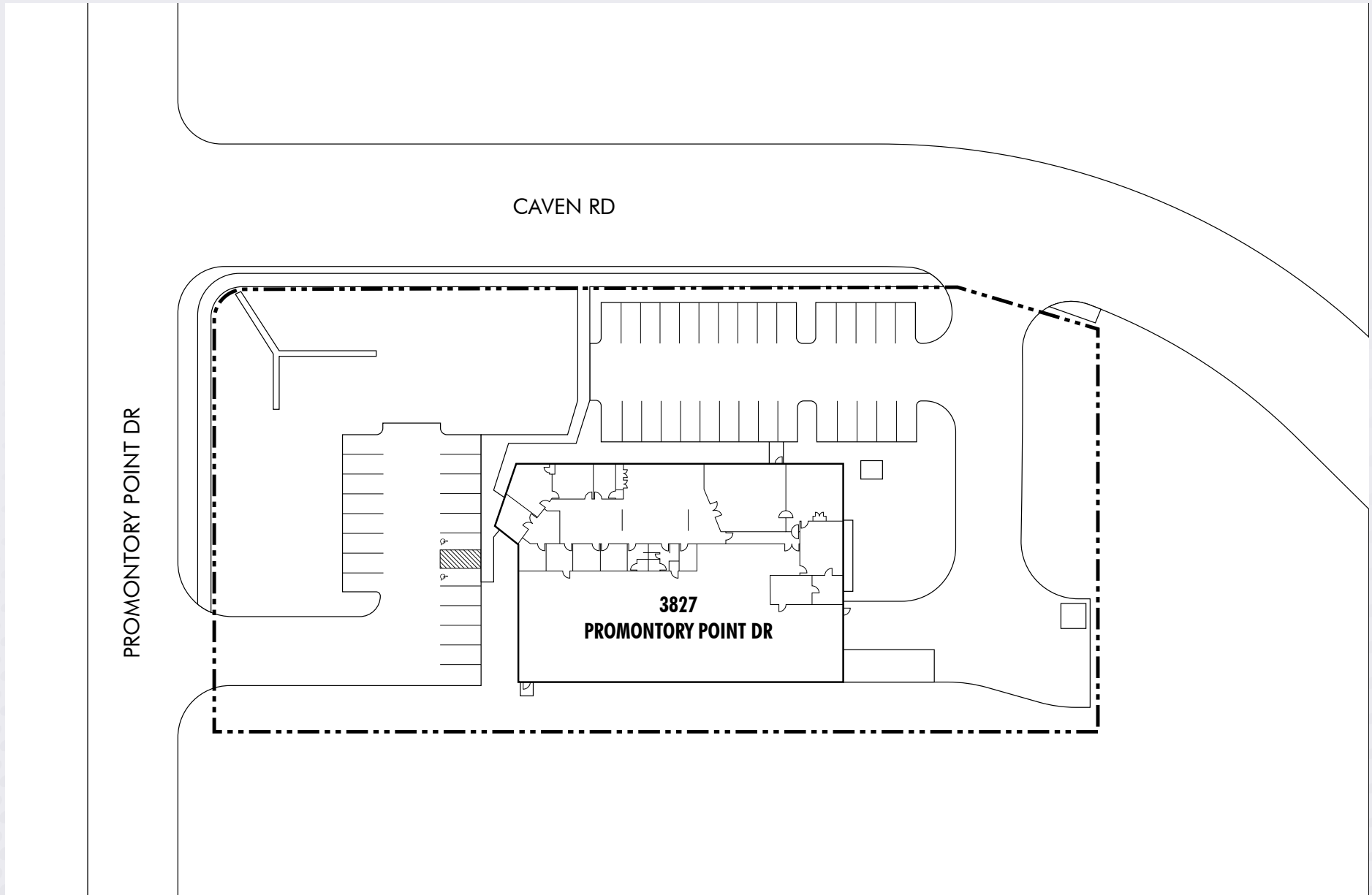
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Date available

8/1/2026



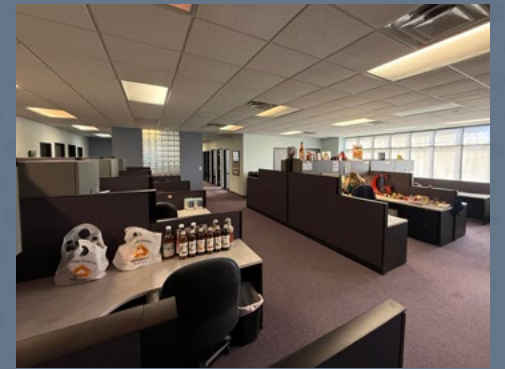
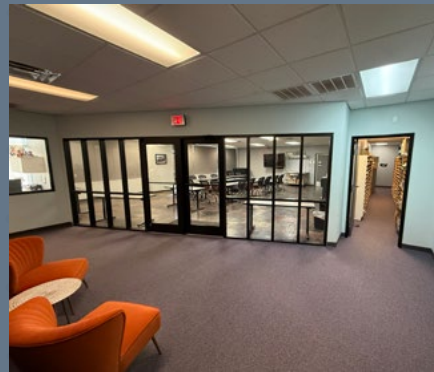
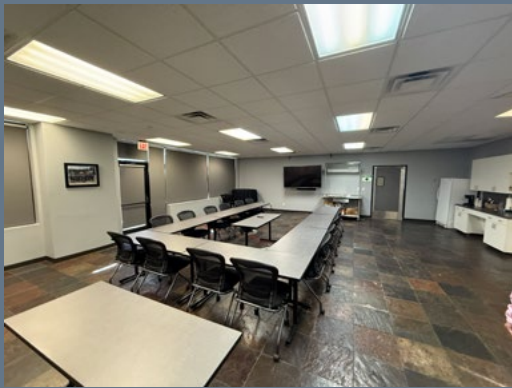
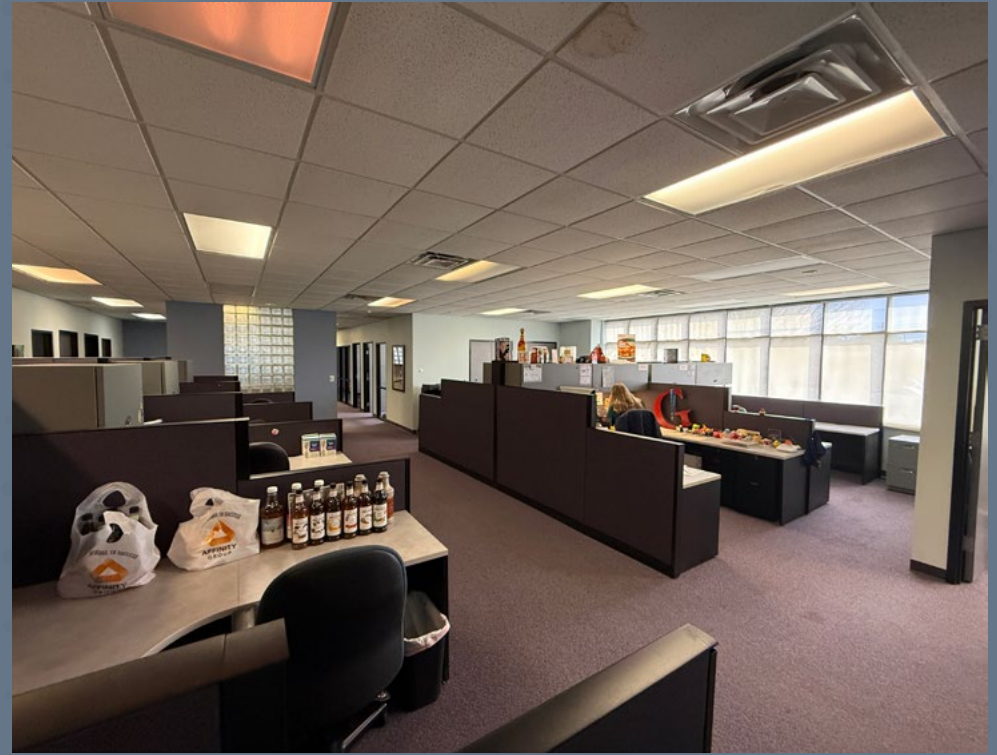
SITE PLAN



FLOOR PLAN



INTERIOR PHOTOS



LOCATION MAP



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