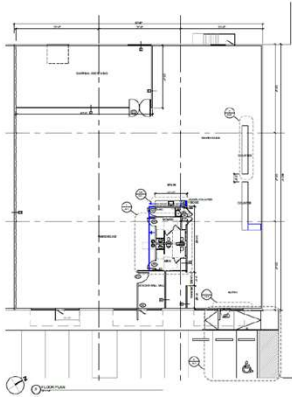


INDUSTRIAL SUBLEASE OPPORTUNITY

# 3007 LONGHORN BOULEVARD

SUITE 111 | AUSTIN, TEXAS 78758



## PROPERTY SUMMARY

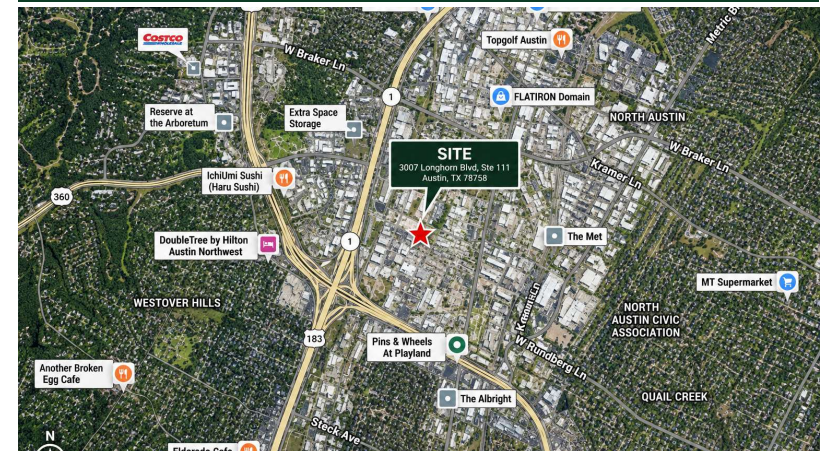
|                    |                                                         |
|--------------------|---------------------------------------------------------|
| ADDRESS            | 3007 Longhorn Boulevard, Suite 111, Austin, Texas 78758 |
| AVAILABLE AREA     | 9,261 SF                                                |
| OCCUPANCY          | Immediate                                               |
| LEASE EXPIRATION   | November 30, 2028                                       |
| RENTAL RATE        | \$15.00 PSF Gross                                       |
| OPERATING EXPENSES | Included                                                |
| LEASE TYPE         | Sublease                                                |
| BUILDING TYPE      | Industrial / Flex                                       |

## STRATEGIC DISTRIBUTION SPACE IN NORTH AUSTIN

Realty Insight Group is pleased to present an exceptional industrial sublease opportunity offering 9,261 square feet of functional warehouse and distribution space at 3007 Longhorn Boulevard, Suite 111, located in one of Austin's most established industrial and distribution corridors. The property offers exceptional access to Austin's labor force, major transportation corridors, and the region's expanding distribution network.

Available for immediate occupancy, the property provides an efficient warehouse layout well suited for logistics, warehousing, e-commerce fulfillment, light manufacturing, and service-related operations. The sublease extends through November 30, 2028, providing an attractive mid-term solution with a competitive \$15.00 PSF Gross rental rate.

## AERIAL LOCATION



FOR MORE INFORMATION CONTACT:

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**Real Estate Advisory, Local Expertise, National Reach**