



ROLLING OAKS COMMERCIAL PARK

15819 FM 1325, Austin, TX. 78728

Building 3 - FOR SALE

10,800 Sqft Building

Rolling Oaks Commercial Park's modern designed shell buildings offer owners tremendous flexibility to customize their space and meet their specific needs like showroom, retail space, restaurant, warehouse, and more. The expansive front roof overhang is elevated 24' above the ground and gently slopes to the back with a roof height of 21'. The design allows for the option to add a mezzanine 2nd level which can result in 33% additional space. The dramatic window line makes quite the impression offering the ability to showcase your business products and services. The buildings are energy efficient with perimeter wall insulation, gather lots of natural light from the large windows/doors, and the interior allows for almost any custom configuration for your business.

BUILDING 3

\$295 per sqft

- Fantastic Accessibility to Austin, Round Rock, Pflugerville, Cedar Park
- FM 1325 sees 25k+ vehicles per day
- Option to Add Mezzanine Space
- Fully Insulated Building
- 4.68 Parking Spaces per 1000 S.F.
- City Water and Sewer
- Large 14'x12' Grade Level Glass Rollup Doors
- Austin ETJ with No Zoning
- High Speed Fiber Internet Access
- 3 Phase Power Available
- Expansive 24 ft. Tall Buildings

For Additional Information:
Call: 512-993-0071 • Email: rocpark24@gmail.com

The information contained herein has been obtained from sources believed reliable the broker and owner makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Buyer to verify.

BUILDING 3



ROLLING OAKS COMMERCIAL PARK CONDO MAP



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MAJOR COMPANIES SURROUNDING ROLLING OAKS COMMERCIAL PARK

Retail/Flex Development with Fantastic Access to
N Austin, Round Rock, Cedar Park, and Pflugerville
FM 1325 sees 25K+ vehicles per day



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