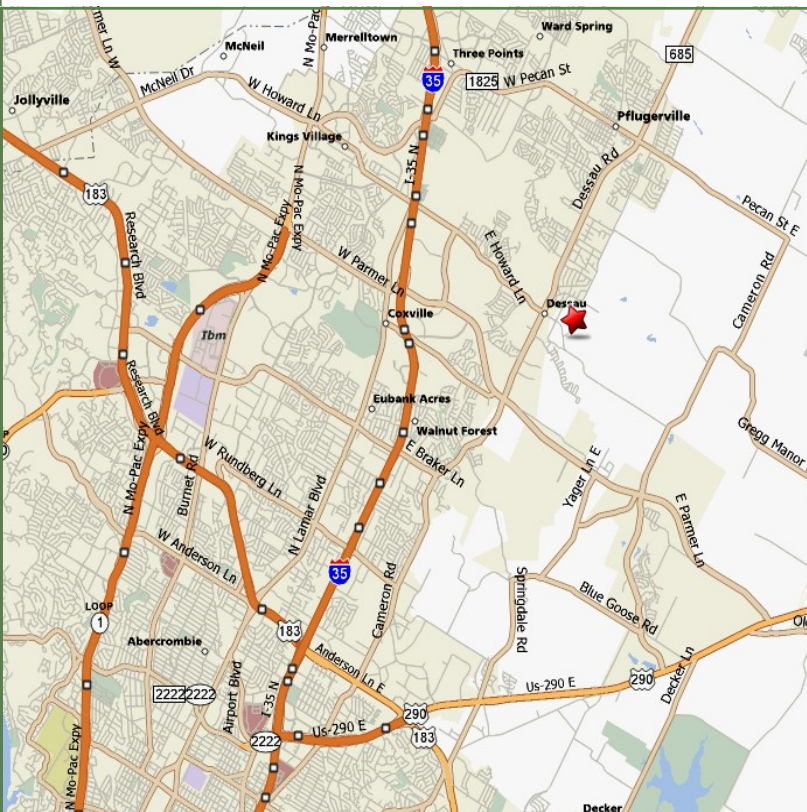


OFFICE/WAREHOUSE FOR LEASE

13630 Immanuel Road,
Pflugerville TX 78660



This contemporary office warehouse is of full steel and masonry construction with storefront windows and concrete parking lot and rear loading area for a nice clean first impression. The large overhead doors allow for drive in auto storage and interior loading.



Dessau Business Center

LOCATION: Located in Northeast Austin near Pflugerville just 1.5± miles east of IH 35 off Dessau Lane. Take Howard Lane east (turns into Gregg Ln.) and left Immanuel. Close to Samsung, Dell, and employers with easy distribution via IH35, 130, and SH290.

SIZE: 1.27 acre lot with a 12,000 s.f. metal/masonry building

BAY SIZE: **2,250 S.F. Suite B AVAILABLE**
100% HVAC, 1 restroom, open

BAY DEPTH: 75' x 30' wide OR 2,250 sf each

HEIGHT: 16' storefront eave height
14' rear eave height

OH DOOR: 10' x 12' overhead grade level
roll up doors rear concrete drive

PARKING: 16 spaces

ELECTRIC: 200 amps single phase electric per bay. Two phase service available by contacting Oasis Electric at Tenant's cost

SERVICES: City of Austin Electric, Water Wastewater service, TXU electric, Tenant's choice of phone service

PLEASE CONTACT

GAY RUGGIANO

gay.ruggiano@kuceraco.com

512.279-9233 direct
1.888.452.0553 (Toll Free)
www.kuceraco.com



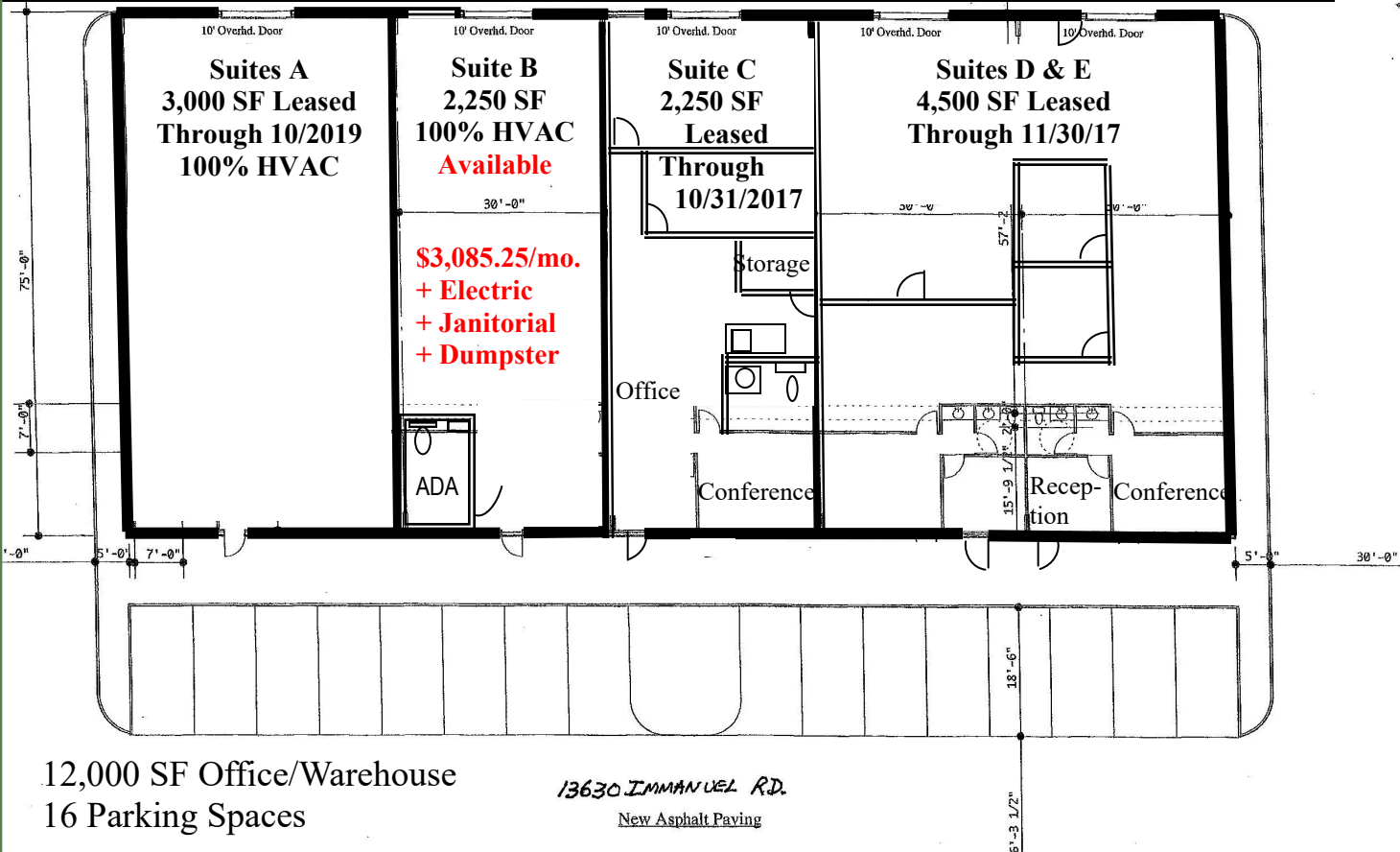


Rear roll up doors concrete pad

LEASING CONTACT
GAY RUGGIANO
 The Kucera Companies
 gay.ruggiano@kuceraco.com
(512) 279-9233 direct
(512) 228-8555 cell



ADA Restroom and Open Warehouse with Grade Level roll-up rear doors, ATT & Electric Service.



Property is offered subject to prior change of price, corrections or removal from the market without notice.
 Verification of the accuracy of all information provided is the responsibility of the Tenant.