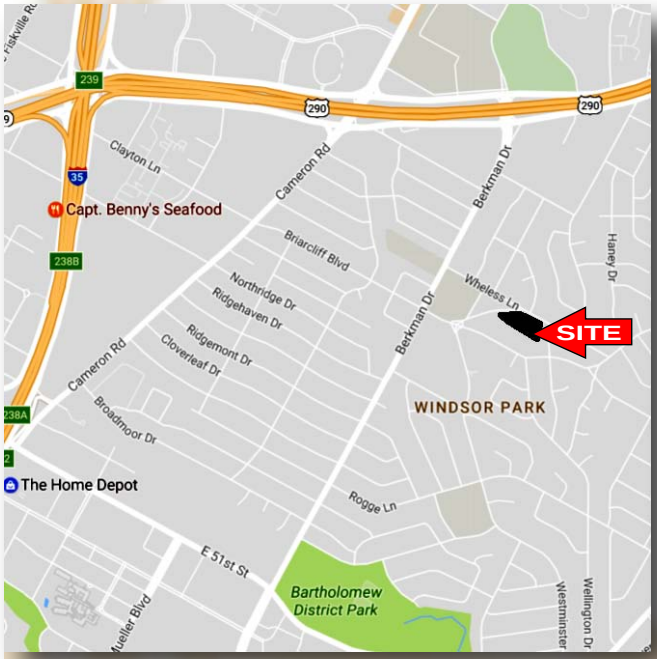
FOR LEASE - +/-11,070 SF RETAIL/WAREHOUSE

2005 Wheless Ln. Austin, Texas 78723



LOCATION: Just north of the 700 acre, Mueller Project - the sustainable, transit-oriented community. One of the hottest areas in Austin for Re-Development.

SIZE: 11,070 SF Retail or Warehouse on approximately 1.46 acres

UTILITIES: All utilities to site.

ZONING: CS Commercial Services (Works for Retail or Warehouse / Distribution.)

FLOOD HAZARD: No portion of the property is in the FEMA floodplain.

SCHOOL DISTRICT: Austin Independent School District

JURISDICTION: City of Austin

RATE: $10.80/SF/Year, +NNN.

COMMENTS: Fenced in Side Yard, three (3) dock high loading areas with overhead doors. Formerly Greenleaf Wholesale.

McAllister & Associates
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Mark Pustka
Cell: (512) 970-8359
Mark@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.