



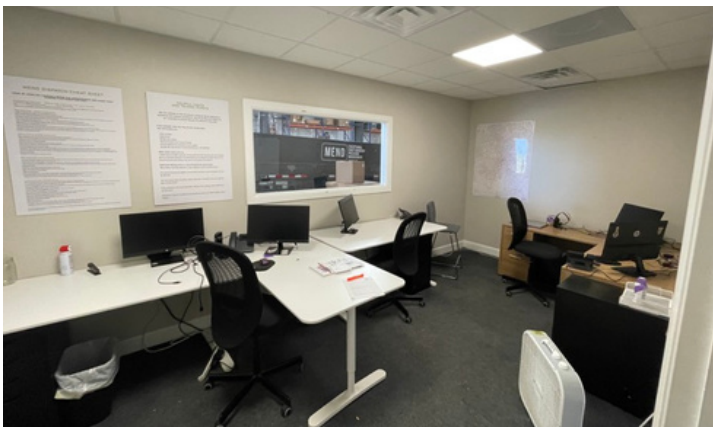
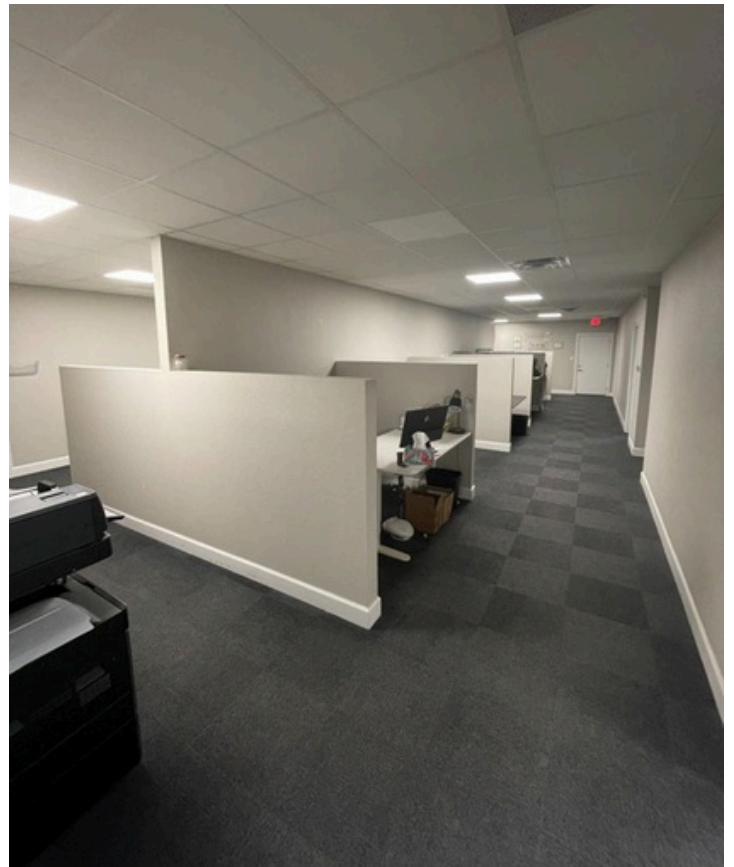
SHARED WAREHOUSE SUBLEASE

12951 WRIGHT RD., AUSTIN, TX 78610

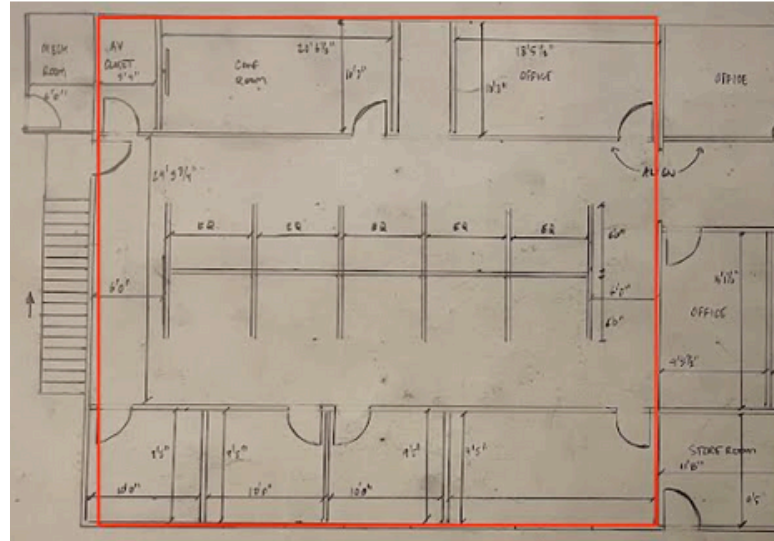


FOR SUBLEASE

- SIZE : 3,000 - 5,000 SF WAREHOUSE +
OPTIONAL 1,500 SF OFFICE
- BASE RATE : \$12.00
- NNN : \$4.97
- LEASE TERM : SHORT-TERM UP TO 2/28/27
(VERY FLEXIBLE)
- OTHER EXPENSES : ELECTRICAL + JANITORIAL



CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM



- 15,000 SF WAREHOUSE BUILDING WITH OFFICE TO BE SHARED
- 3,000 - 5,000 SF WAREHOUSE SPACE FOR SUBLEASE (FLEXIBLE TERMS AVAILABLE)
- UP TO 1,500 SF OF NEWLY CONSTRUCTED OFFICE SPACE AVAILABLE WITH FURNITURE
- 1 DOCK HIGH LOADING AND 1 DRIVE-IN RAMP WITH 16' ROLL UP DOORS
- 3 PHASE 400 AMP POWER
- 20' CLEAR HEIGHT CEILINGS
- SUITABLE FOR STORAGE, DISTRIBUTION & CLEAN ASSEMBLY (NO MANUFACTURING)
- SHARED RESTROOMS & KITCHEN
- ROOM FOR SUBTENANT TO PARK UP TO 10 CARS
- FORKLIFT AVAILABLE