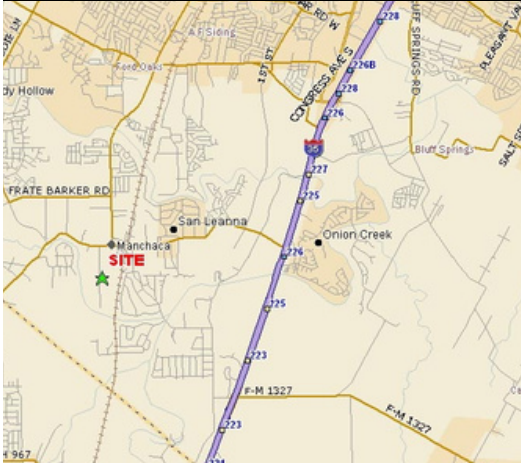


WAREHOUSE FOR LEASE

Join Businesses 4th Edition, Fetch & Home Court

12701 LOWDEN LANE
MANCHACA, TEXAS 78652



Location:

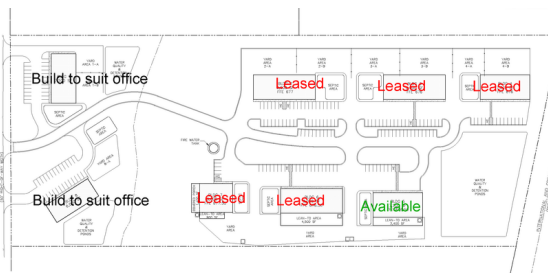
Property is located at 12701 Lowden Lane. Just off FM 1626 between Brodie Ln and Manchaca Rd. FM 1626 has easy access to IH-35 and the MoPac South extension.

Property Information:

- City of Austin ETJ, no zoning restrictions
- 15-acre Warehouse Park with ample concrete parking and beautiful trees
- Grade level roll up overhead doors in front and rear
- Electric: 3 Phase service / 280 Volts, up to 1000 amps per building
- Yard areas and covered storage available

Availability:

- Building 2 - 10,800 sq. ft. - Leased
- Building 3 - 9,000 sq. ft. - Leased
- Building 4 - 7,200 sq. ft. - Leased
- Building 5 - 7,200 sq. ft. - Available 4th quarter '22
5 year lease (negotiable)
- Building 6 - 10,800 sq. ft. - Leased
- Building 7 - 5,600 sq. ft. - Leased



For More Information

Owner / Agent

Marcus J. Whitfield
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Email: marcus@thewhitfieldco.com

THE
WHITFIELD
COMPANY

Gail M. Whitfield, **CCIM**
Office: 512.476.9900 | Cell: 512.422.4556
Email: gail@thewhitfieldco.com

12701 Lowden Lane, Suite 701 | Austin, Texas 78652 | 512.476.9900

www.thewhitfieldco.com

February 24, 2022

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.