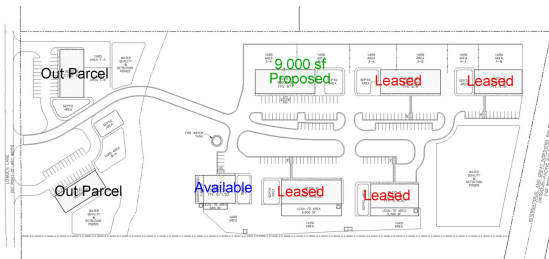
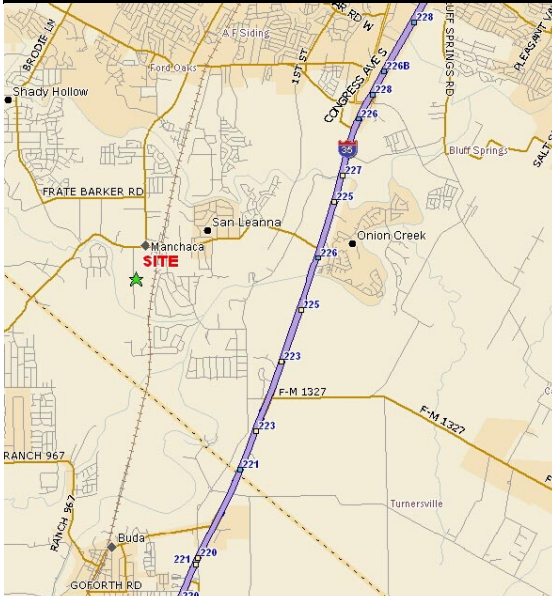


# THE WHITFIELD COMPANY

Commercial Real Estate Services | Since 1988

12701 LOWDEN LANE  
MANCHACA, TEXAS 78652



## WAREHOUSE FOR LEASE

Join Businesses Compassionate Care, 4th Dimension & Fetch

### 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 soon to be constructed SH-45, 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: as of January 1, 2020

- Building 2 - 9,000 sq. ft. - June 2020
- Building 3 - 9,000 sq. ft. - Leased
- Building 4 - 7,200 sq. ft. - Leased
- Building 6 - 3,600 sq. ft. - Leased
- Building 6 - 3,600 sq. ft. - Leased
- Building 7 - 5,600 sq. ft. - February 2020



## For More Information

### Owner / Agent

Marcus J. Whitfield

Cell: 512.656.1622

Email: [marcus@thewhitfieldco.com](mailto:marcus@thewhitfieldco.com)

Gail M. Whitfield, **CCIM**

Office: 512.476.9900 | Cell: 512.422.4556

Email: [gail@thewhitfieldco.com](mailto:gail@thewhitfieldco.com)

1101 S. Capitol of Texas Highway, Ste. A-101 | Austin, Texas 78746 | 512.476.9900

**[www.thewhitfieldco.com](http://www.thewhitfieldco.com)**

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.