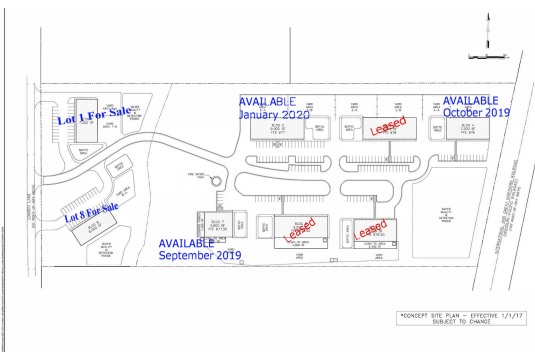
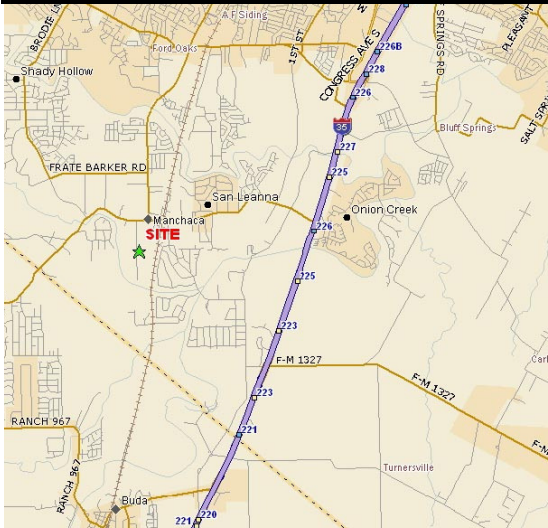


THE WHITFIELD COMPANY

Commercial Real Estate Services | Since 1988

12701 LOWDEN LANE
MANCHACA, TEXAS 78652



WAREHOUSE FOR LEASE

Join Businesses Compassion Care and Hooligans

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 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 - 9,000 sq. ft. - January 2020
- Building 3 - 9,000 sq. ft. - Leases Pending
- Building 4 - 7,200 sq. ft. - October 2019
- Building 7 - 5,600 sq. ft. - September 2019
- Proposed Lot 1 - 1.6 Acres \$275,000
- Proposed Lot 8 - 2.0 Acres \$375,000



For More Information

Owner / Agent

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www.thewhitfieldco.com

As of Jan 2019

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.