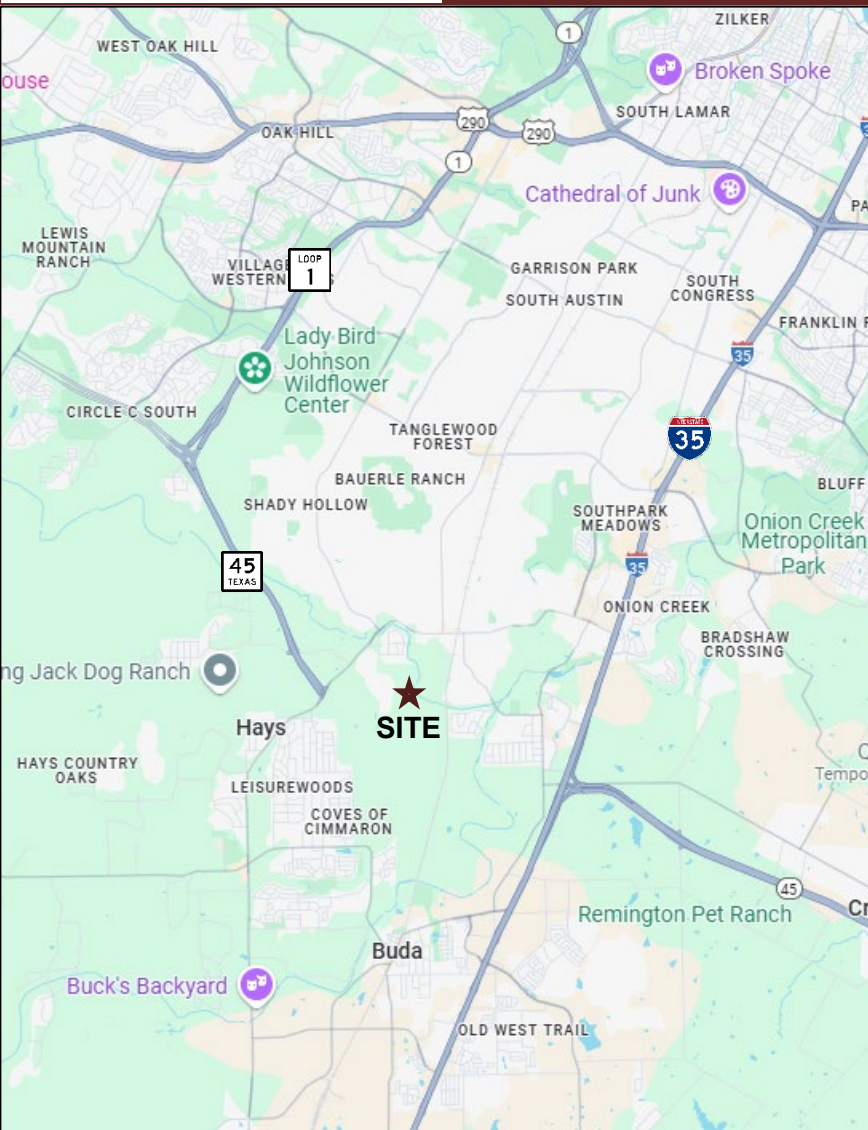


7,200 SF WAREHOUSE – FOR LEASE
12701 LOWDEN LANE, STE 602/603, MANCHACA, TX
15 ACRE WAREHOUSE PARK W/ AMPLE PARKING AND BEAUTIFUL TREES - TRAVIS COUNTY



Location

The 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 SH-45, the MoPac South extension.

12701 Lowden Lane Building 602/603

7,200 SF Warehouse with Office, Kitchen, and Storage – Located in 15-Acre Industrial Park

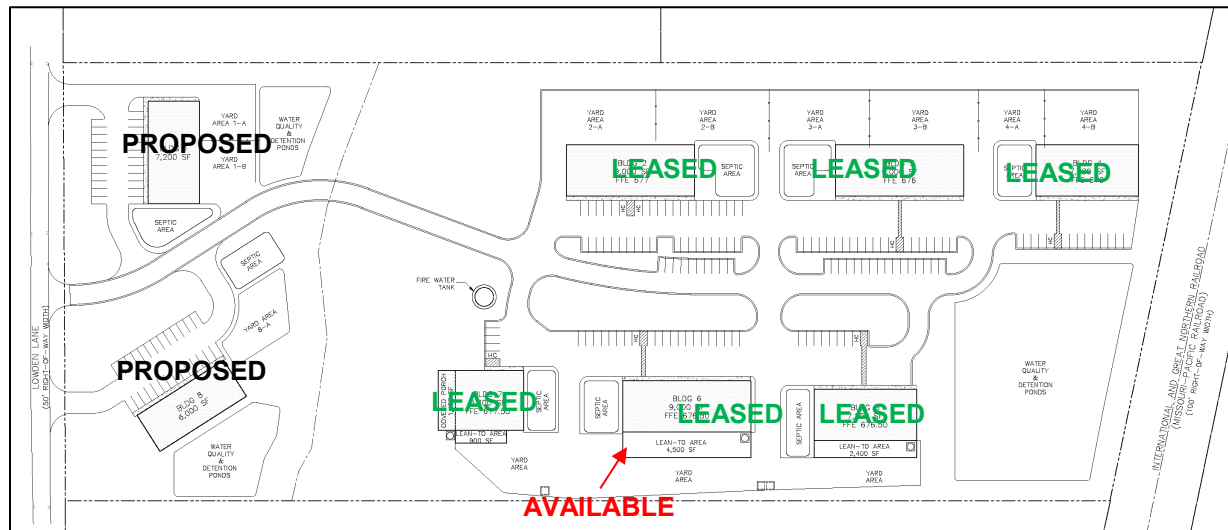
This versatile 7,200 square foot warehouse includes an office area, a full kitchen, and an upstairs living area. Located within a spacious 15-acre warehouse park, the property offers ample concrete parking and is surrounded by mature, scenic trees.

Features include:

- **Four (4) grade-level roll-up overhead doors** at both the front and rear for efficient access
- **3-phase electrical service** with 280 volts and up to 1,000 amps available per building
- **Yard space and covered storage** options on-site

Ideal for various industrial, storage, recreational, or distribution needs.

SITE PLAN



*Other options available

DISCLAIMER

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