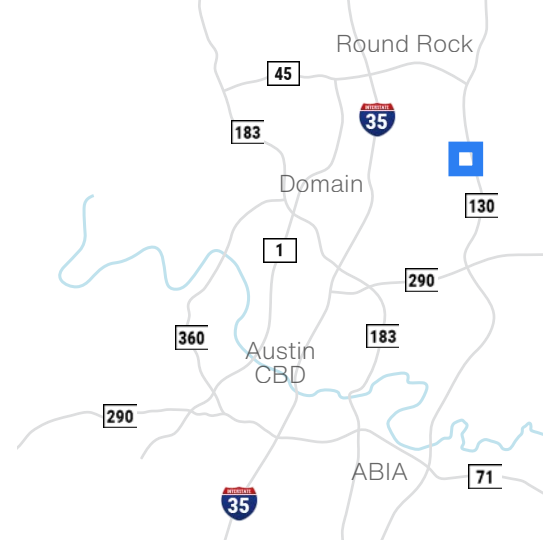


# Pecan 130

3813 A Helios Way - Pflugerville, TX 78660

## 18,000 SF Bulk Warehouse



Available Suites

**Suite A160 - 18,000 SF**

### Building Features



85% Warehouse/  
15% Office



Rear Loading,  
5 Dock High Doors



24' Clear Height



1 Drive-In Ramp



30' x 40'  
Column Spacing



180' Truck Court



Triple Freeport



R19 Roof



Quick Access to Hwy  
130, TX 45, & Hwy  
290



**Davis Bass**  
bass@hpitx.com  
(512) 203-5130

**Brooks Benkendorfer**  
brooksbenkendorfer@hpitx.com  
(512) 848-2582

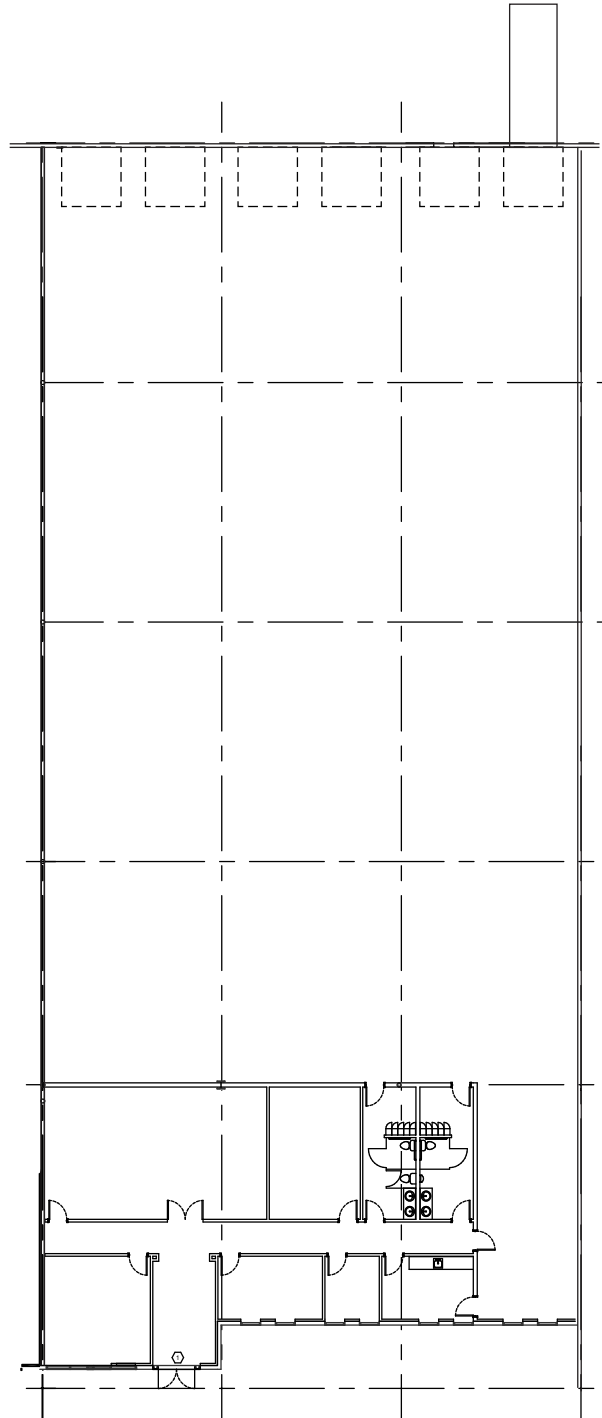
**Will Thomas**  
wthomas@hpitx.com  
(512) 835-4455

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# Pecan 130

3813 A Helios Way - Pflugerville, TX 78660

**Suite A160**  
**18,000 SF**



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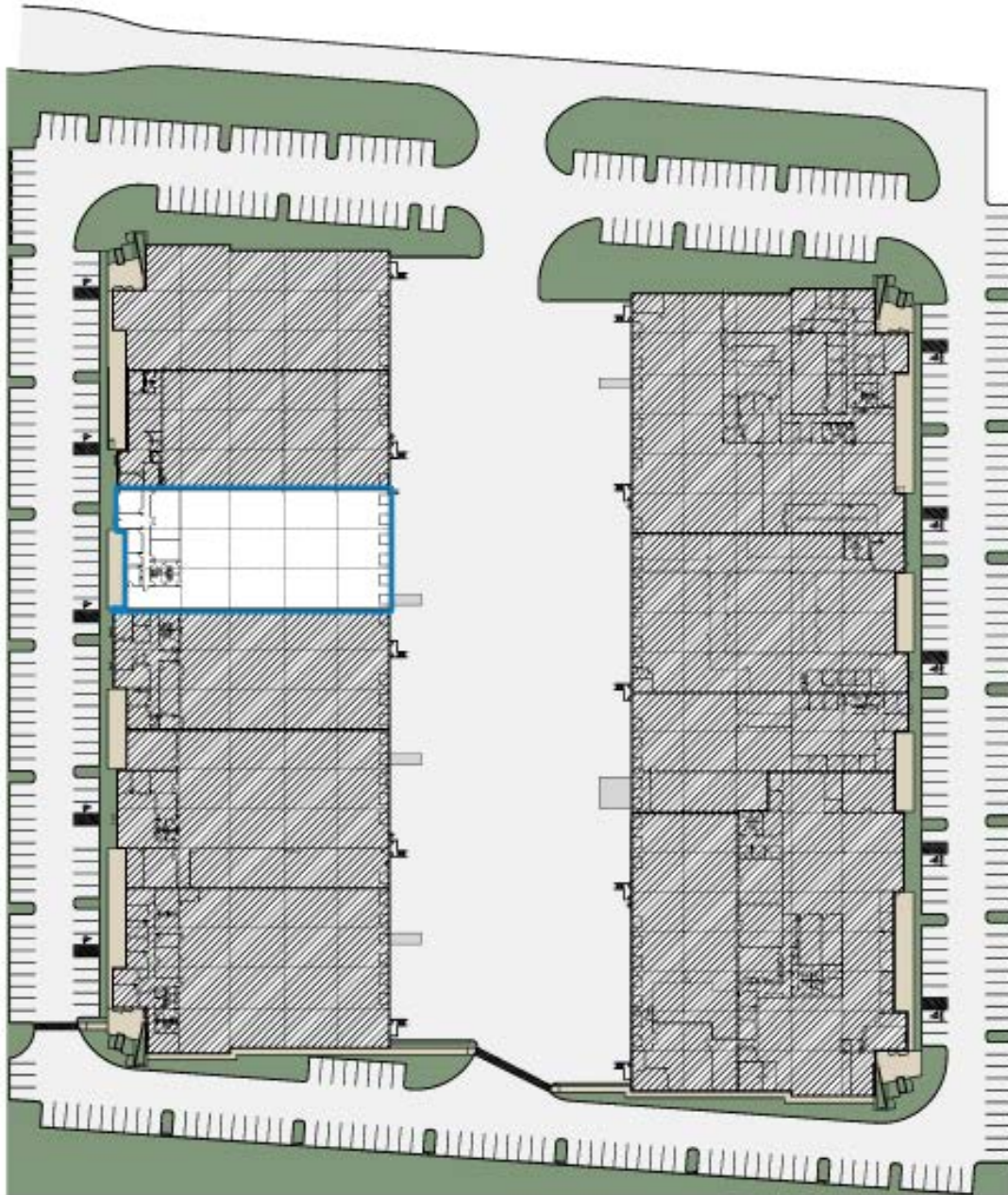
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**18,000 SF**



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