WAREHOUSE SUBLEASE OPPORTUNITY

6,000 SF AVAILABLE NOW

OUTDOOR YARD FOR STORAGE AND OFFICE INCLUDED



13816 IMMANUEL RD

PFLUGERVILLE, TX 78660

GEOFF HANGARTNER | (830) 708-6044 | ghangartner@hpitx.com

COLE JOHNSON | (580) 618-4808 | cjohnson@hpitx.com

HPI TENANT ADVISORS

SUBLEASE OPPORTUNITY



Warehouse/Office Size: ~6,000 SF

Yard Size: ~2,800 SF

Clear Height: 18’-20’

3 oversized grade level doors (1 opens to gated outside yard)

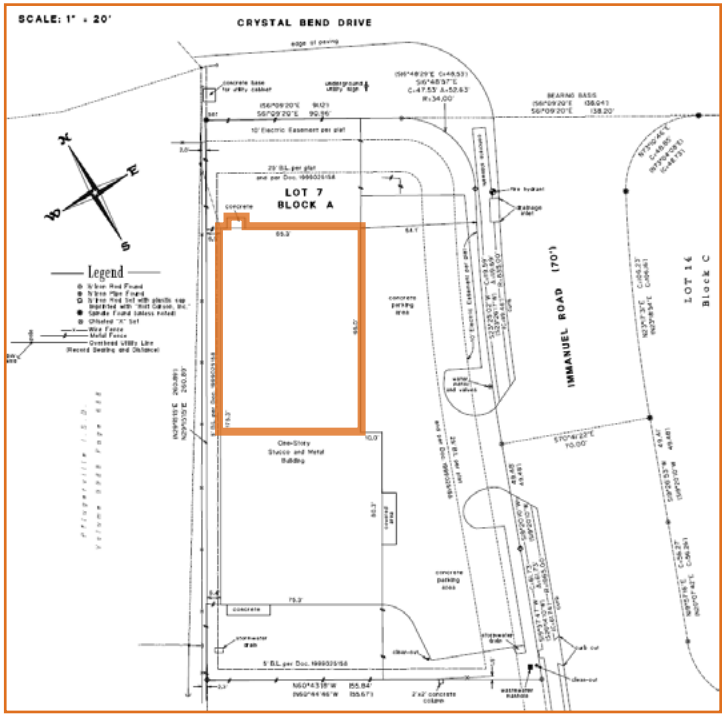
Power: 3-Phase

Price: Contact Broker

Available Now

Lease Expires March 31, 2030

360° TAKE A VIRTUAL TOUR



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POTENTIAL OUTSIDE STORAGE



OFFICE SPACE WITH PRIVATE RESTROOM



OVERSIZED GRADE LEVEL DOORS



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BUILDING **LOCATION**

EST. DRIVE TIMES

AUSTIN: 30 Minutes

SAN ANTONIO: 1 Hr 40 Minutes

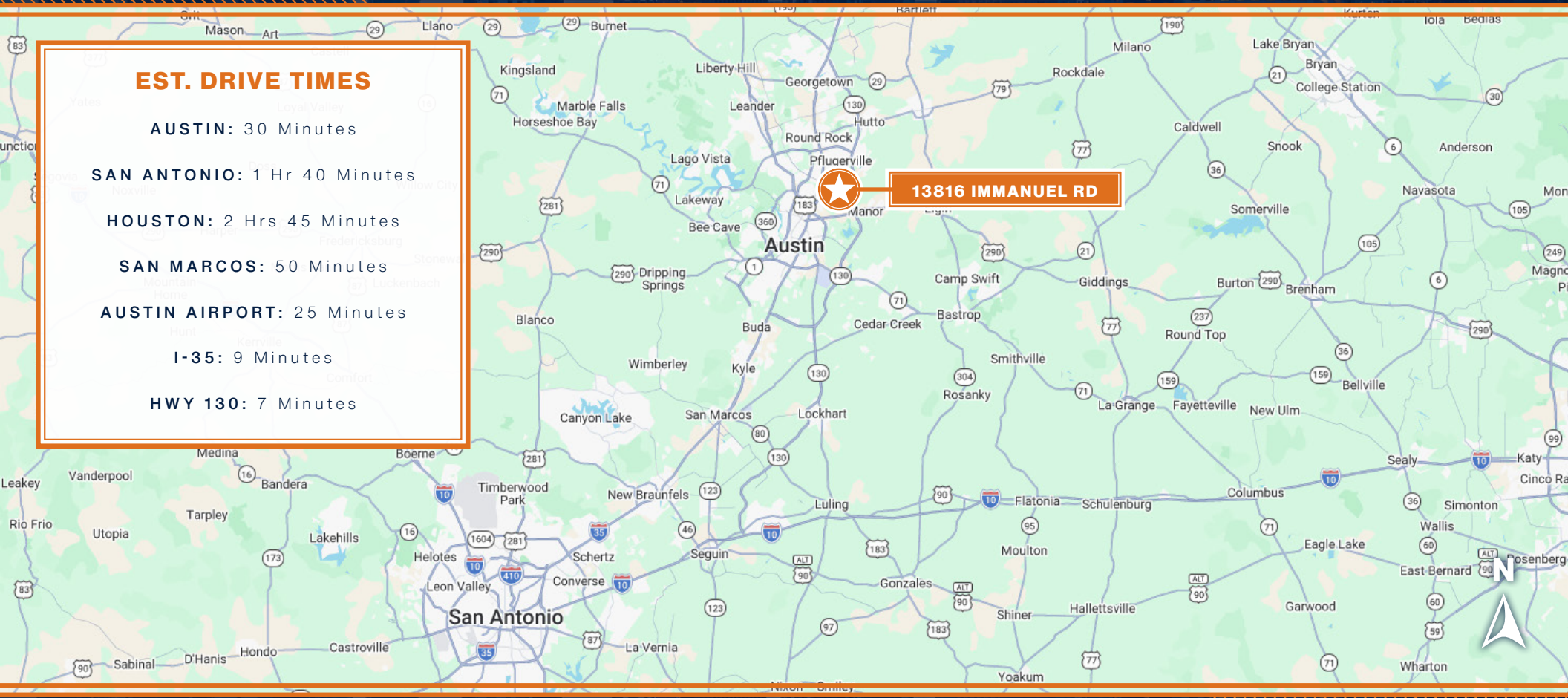
HOUSTON: 2 Hrs 45 Minutes

SAN MARCOS: 50 Minutes

AUSTIN AIRPORT: 25 Minutes

I-35: 9 Minutes

HWY 130: 7 Minutes



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■