

SUITE 100 FOR **SUBLEASE**

55,800 SF BULK WAREHOUSE & OFFICE OPPORTUNITY



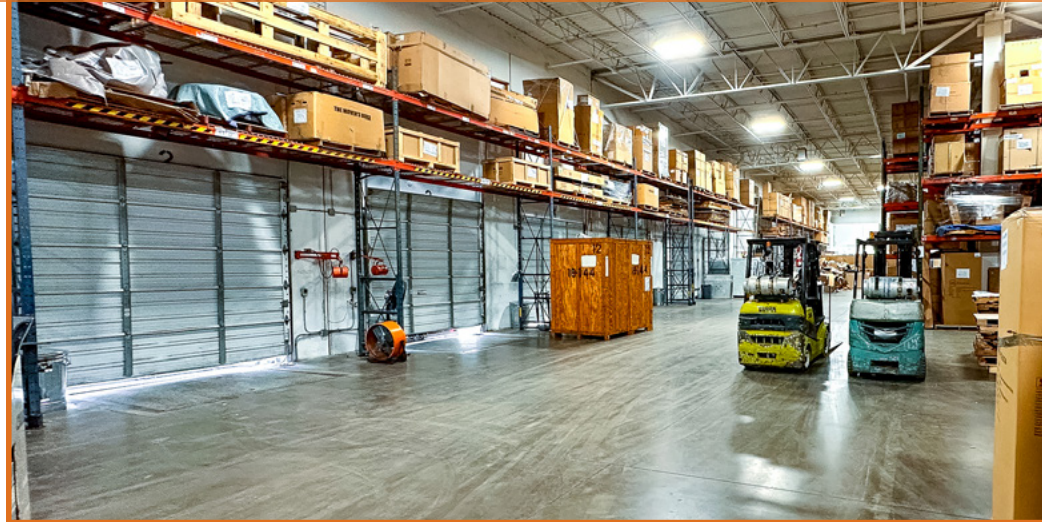
VISTA BUSINESS PARK A

15601 LONG VISTA DRIVE, AUSTIN, TX 78728

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



SUITE 100 HIGHLIGHTS



Size: 55,800 SF

- 95% Warehouse
- 5% Office Space



Price: Contact Broker



Cross Dock Loading

- 23 Dock High Doors
- 1 Loading Ramp



Available Immediately



Clear Height: 24 ft.



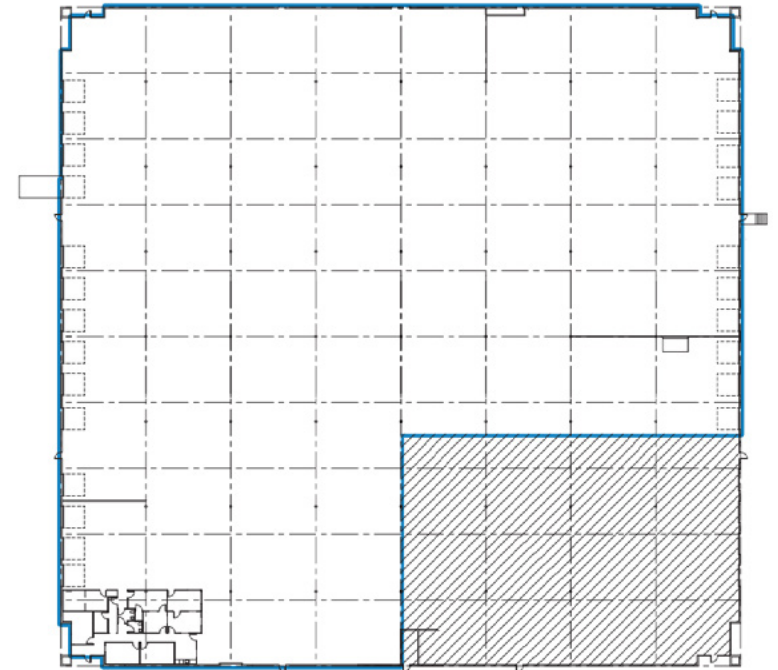
Expiration: November 30, 2027



Ample Employee and Visitor Parking



TAKE A VIRTUAL TOUR



SUITE 100 HIGHLIGHTS

FEATURES:

- Spacious office includes lobby/reception area, several open workspaces, hard wall offices, break rooms, and conference rooms
- Building is only a couple minutes from I-35
- Includes large truck court with great ingress/egress



TENANT BREAK AREA



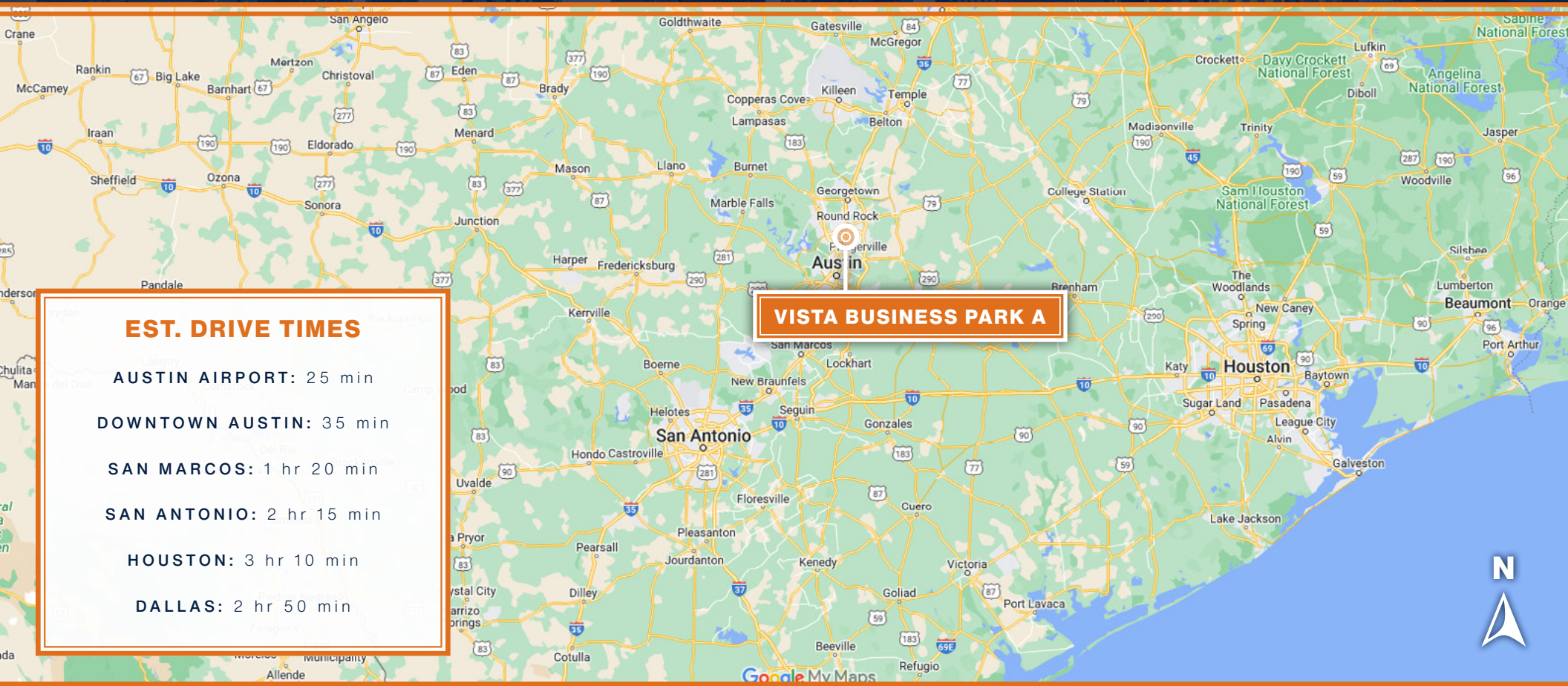
BUILDING LOBBY ENTRANCE



BULK WAREHOUSE OPPORTUNITY



BUILDING LOCATION



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