



FOR SALE

SINGLE TENANT INDUSTRIAL BUILDING

13514 IMMANUEL ROAD, PFLUGERVILLE, TX 78660

BUILDING HIGHLIGHTS



15,750 SF Warehouse



2,784 SF Office



Clear Height: 22 ft.



1.5 acres with Fenced yard & Truck Court



4 Dock Doors
• 3 Dock High & 1 Ramp



Parking: 20 surface parking spaces



Land Area: 1.529 Acres



Year Built: 2002

VERSATILE INDUSTRIAL SPACE



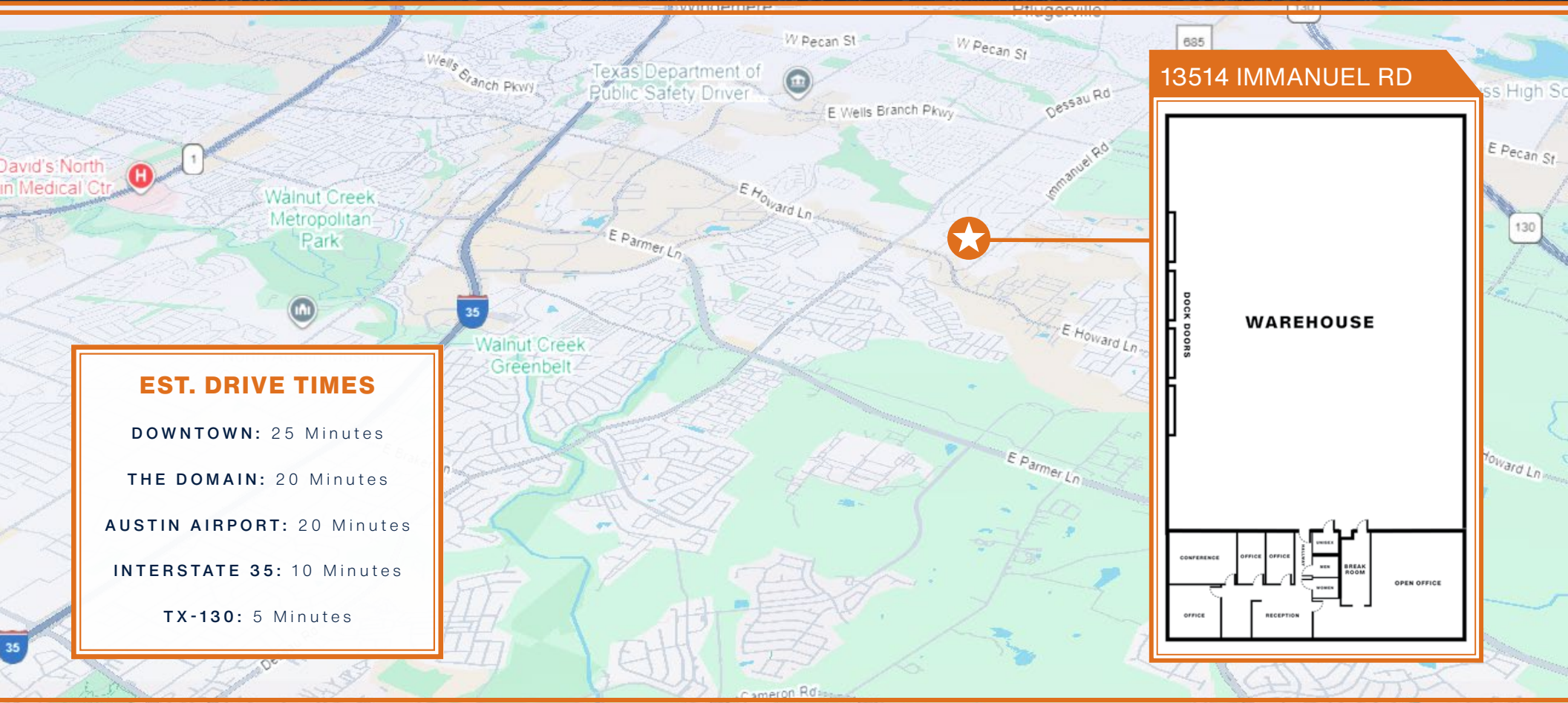
WAREHOUSE INTERIOR



DOCK HIGH DOORS



BUILDING LOCATION



EST. DRIVE TIMES

DOWNTOWN: 25 Minutes

THE DOMAIN: 20 Minutes

AUSTIN AIRPORT: 20 Minutes

INTERSTATE 35: 10 Minutes

TX-130: 5 Minutes

13514 IMMANUEL RD

WAREHOUSE

DOCK DOORS

CONFERENCE OFFICE OFFICE OFFICE OFFICE BREAK ROOM OPEN OFFICE

OFFICE RECEPTION



CORTLAND LOWE III | (561) 281-4304 | lowe@hpitx.com

■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■