

± 5,000 SF. OFFICE/WAREHOUSE FOR LEASE

8412 S Congress, Austin, Texas 78748



LOCATION: 4,000 SF. Metal Warehouse
1,000 SF Office Space consist of three (3) offices & a large open showroom
One (1) Dock High & one (1) Grade door (14'x12')
Large fenced yard +/- .406

SIZE: 5,000 sf of office space on .406 acres

UTILITIES: Tenant pay for Utilities but landlord pays for water.

ZONING: LI-CO

LEASE RATE: \$4,600.00 Gross

COMMENTS: Great location for a distribution company that requires outdoor storage for heavy equipment or 18-wheelers. Newly finished out office space. Also, an additional 1,500 SF. of office space w/ 1,000 SF. warehouse is available adjacent to the warehouse.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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