



Contact: Adam Fike
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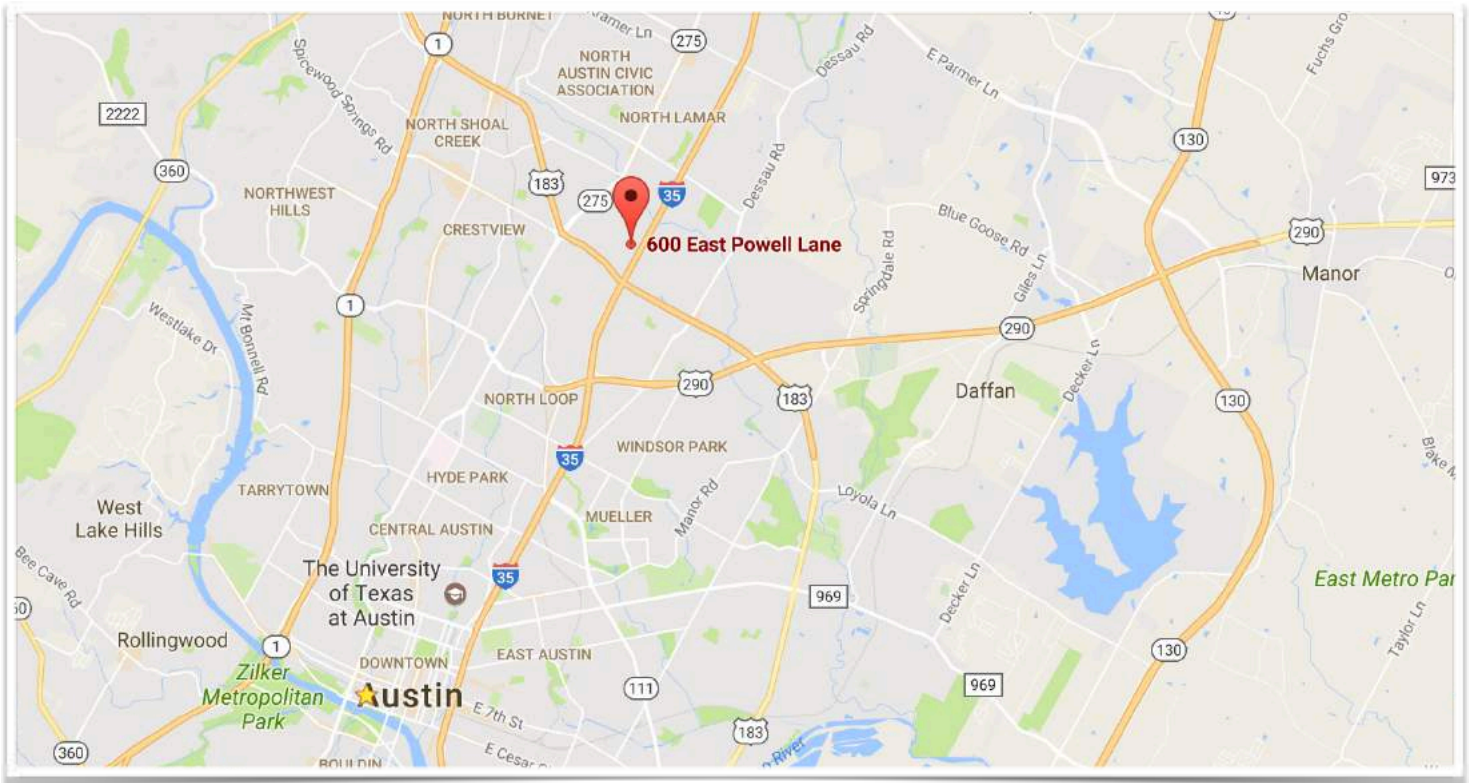
For Sale/Lease: 600 Powell Ln

Austin, Texas 78753



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SALE PRICE: \$500,000 (\$10.43/SF)

LEASE RATE: Negotiable; Build-to-Suit up to 10,800 SF

ACREAGE: 1.1 Acres; 47,902 SF

ZONING: CS

TOPO: Gently sloping north

PROPERTY HIGHLIGHTS:

Excellent location with freeway access one lot off IH-35; easy access to 183, 45, and North Lamar.

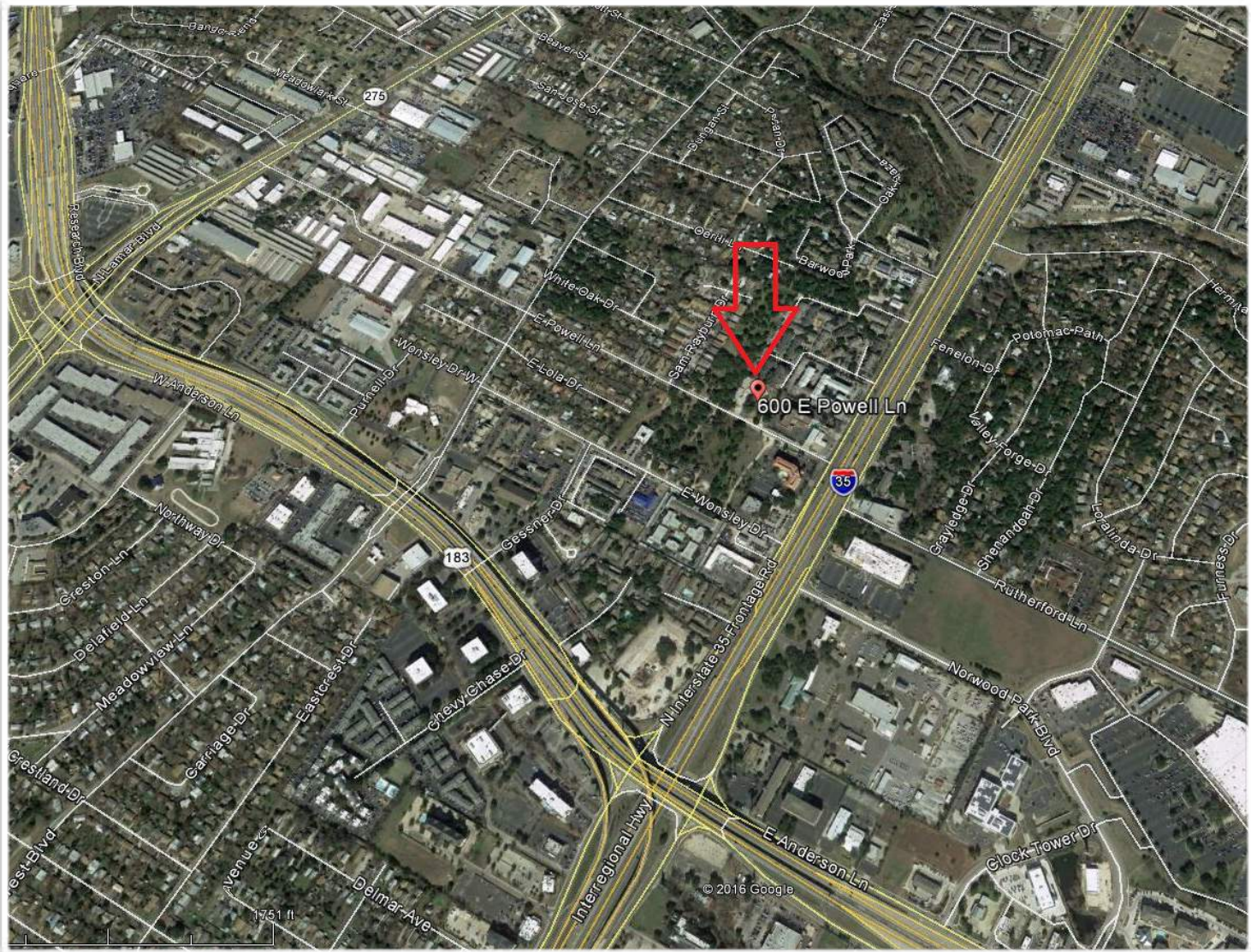
OFFERING:

The property will be fully entitled for an approximate 10,800 SF office warehouse building with 22' clear height, 13 parking spaces and two 12'X14' overhead doors. The property can be sold with the entitlements or the owner will build to suit for a long term lease.



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Property Area



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