



15825 Impact Way, Pflugerville, Texas

**88,884 SF_± Class A
Industrial/Flex Building
Available for Sublease**

building 2



the offering



Size
88,884 SF \pm



Clear Height
32'



Dock High Doors
31 (9' x 10')



Grade Level Doors
2 (12' x 14')

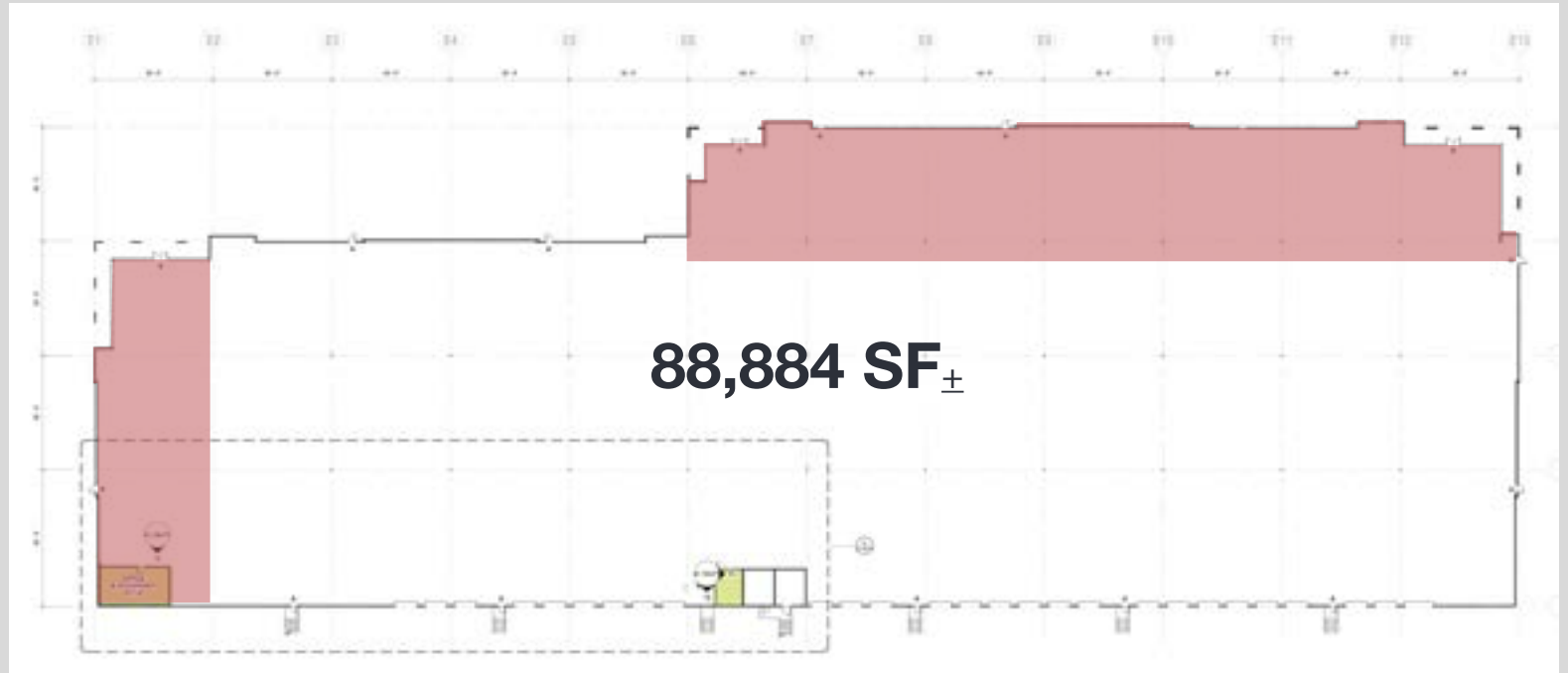


Parking
179 Spaces

- **Configuration:** rear load
- **Exterior paving:** reinforced concrete
- **Flooring:** 6" reinforced concrete slab
- **Walls:** 8" reinforced concrete
- **Fire System:** ESFR
- **Bay Size:** 52' x 50'; 60' speed bay along dock loading wall
- **Heating:** 6 gas-fired unit heaters for shell building freeze protection
- **Electrical:** 1,500 kVa pad-mounted service transformer. 2,500Amp service distribution enclosure to be provided with 10'L commercial wiring gutter to support construction of Tenant service; Tenant to provide panel.



floor plan



building 2

strategic location

VIA MAJOR HIGHWAYS

- **Austin Executive Airport:** 3 miles (5 min)
- **Pflugerville:** 5 miles (10 min)
- **Round Rock:** 12 miles (20 min)
- **Downtown Austin:** 17 miles (30 min)
- **Austin-Gergstrom Airport:** 20 miles (30 min)
- **San Antonio:** 98 miles (1 hr 40 min)
- **Houston:** 154 miles (2 hrs 35 min)
- **Dallas/Fort Worth:** 185 miles (2 hrs 45 min)



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