

FOR SUBLEASE
18,534 TOTAL SF AVAILABLE

SINGLE TENANT INDUSTRIAL BUILDING AVAILABLE



13514 IMMANUEL ROAD

PFLUGERVILLE, TX 78660

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

HPI
TENANT ADVISORS

PROPERTY HIGHLIGHTS

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15,750 SF Warehouse



Base Rent: \$17.00/SF NNN



2,784 SF Office



Sublease Expiration: 12/31/29



4 Dock Doors
• 3 Dock High & 1 Ramp



Available in 30 days



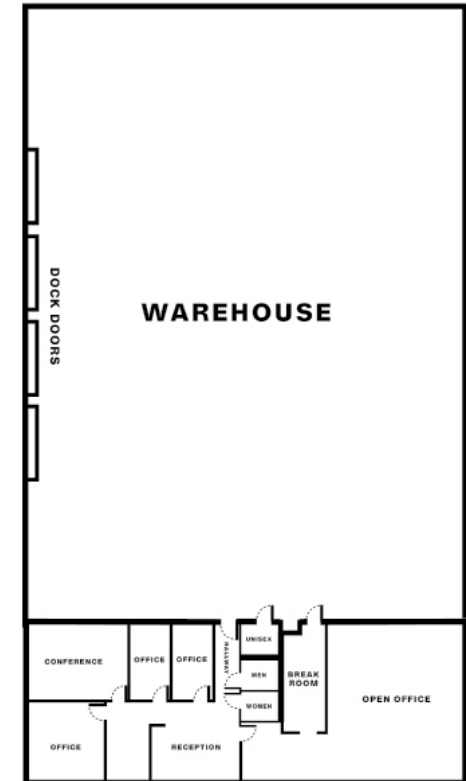
Clear Height: 22 ft.



Parking: 20 surface parking spaces



1.5 acres with Fenced yard & Truck Court



SUBLEASE LOCATION



★ 13514 IMMANUEL RD



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