

FOR SALE or LEASE



Office/Warehouse Space

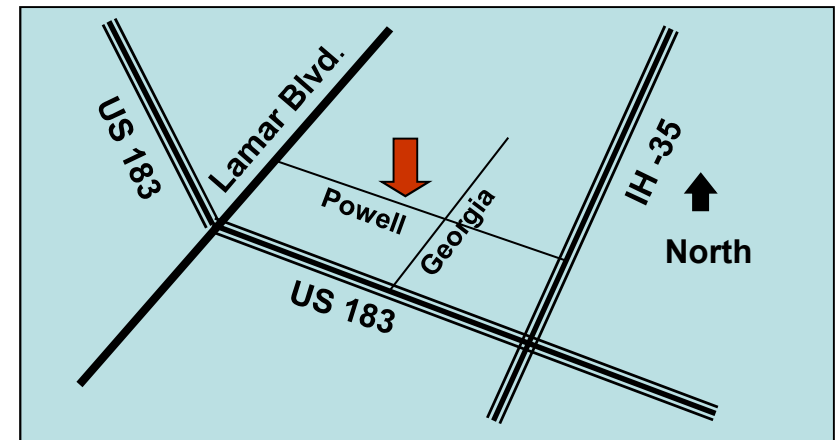
With Paved Yard Area

6,000 Sq. Ft. on 32,000 SF of Land

Convenient infill location just north of US 183 between N. Lamar & IH-35 allowing access to all areas of Austin.

IDEAL FOR CONTRACTORS OR SERVICE COMPANIES REQUIRING STORAGE OR ASPHALT PARKING AREA

- 2,000 Sq. Ft. of Office Area/4,000 Sq. Ft. of Warehouse Area
- Gorgeous Finishes/Built-Ends In Reception & Office Areas
- 2 Restrooms
- 2 Grade-Level Overhead Doors
- 1 Dock-High Overhead Door
- 3-Phase 480 Volt Electric
- Skylights In Warehouse
- Perimeter Fencing With Electric Gate/Keypad Entry
- Zoned "CS"
- *Site & Floor Plan and Aerial Attached*



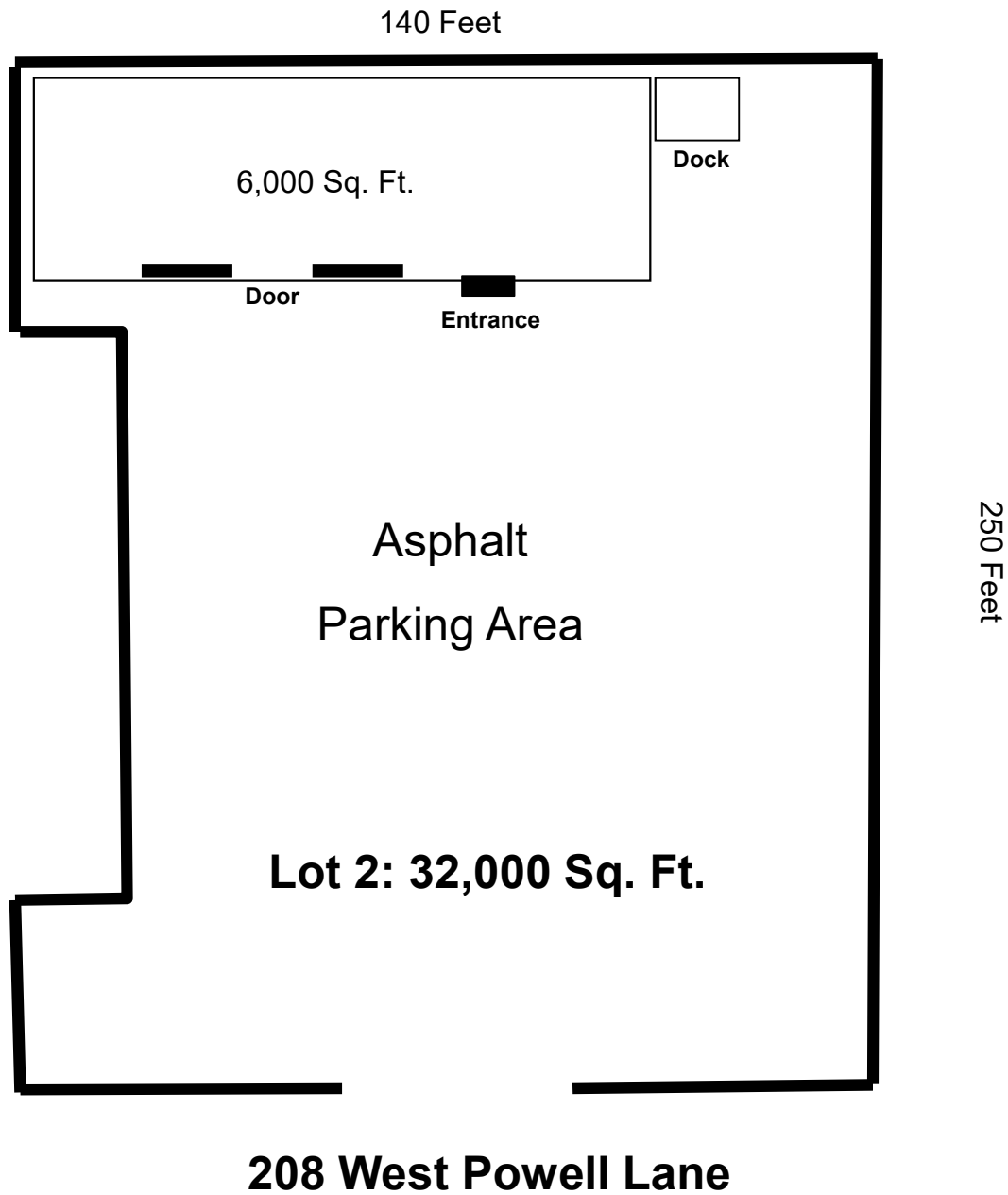
JOSEPH HOOVER COMPANY

REAL ESTATE INVESTMENTS

512.457.9925

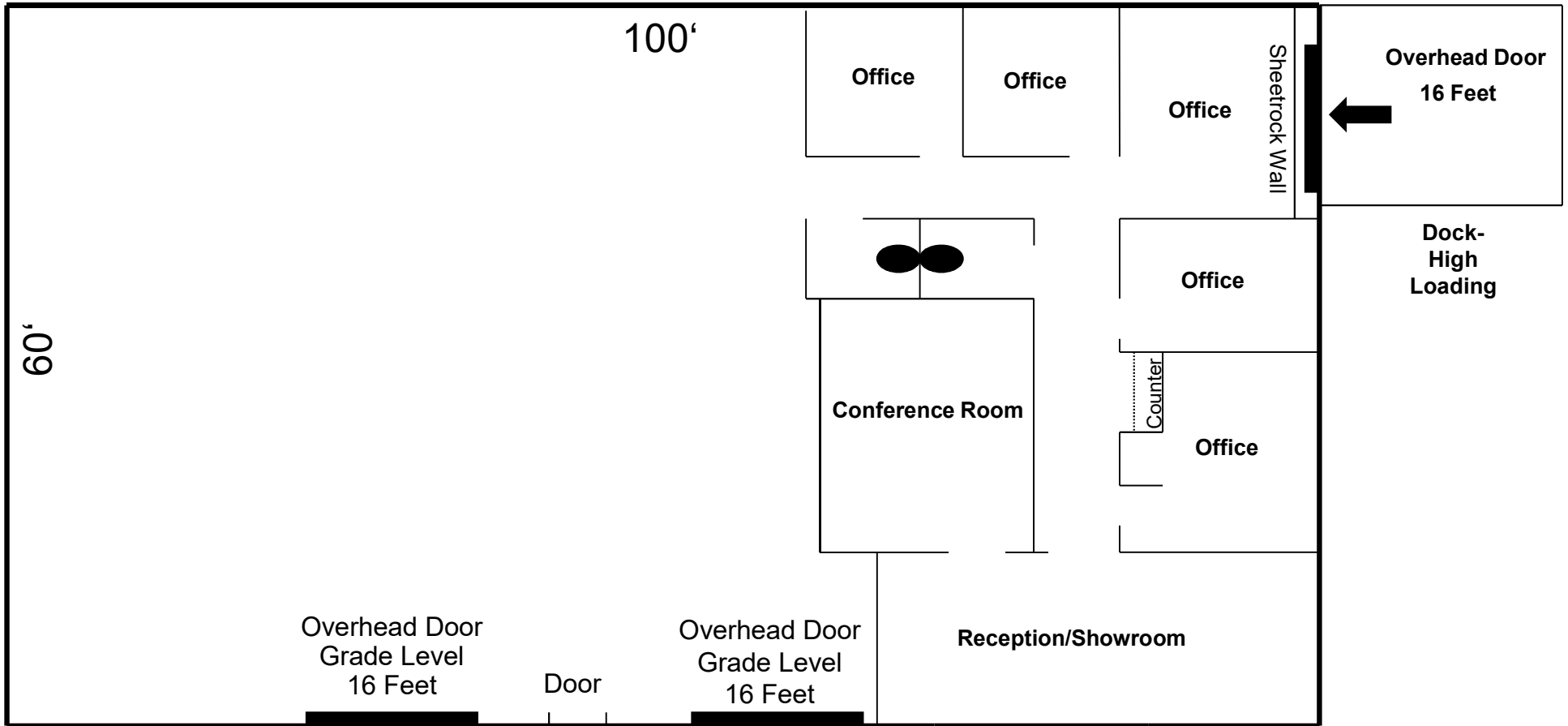
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The information contained herein, while based upon information supplied by the owner and from other sources deemed to be reliable, is in no way warranted by Joseph Hoover Company. Interested parties are encouraged to retain legal and technical consultants to advise them of any and all aspects of the property.



208 West Powell Lane

Not to Scale



Office Area: 2,100 Sq. Ft.

Warehouse Area: 3,900 Sq. Ft.



Lamar

208 West Powell Lane

Powell Lane

US 183