FOR LEASE

5,269 SF Warehouse Space

11400 Old Lockhart Rd

Building 2A, Creedmoor TX, 78610

ASTERRA PROPERTIES

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3305 Steck Ave. Suite 250
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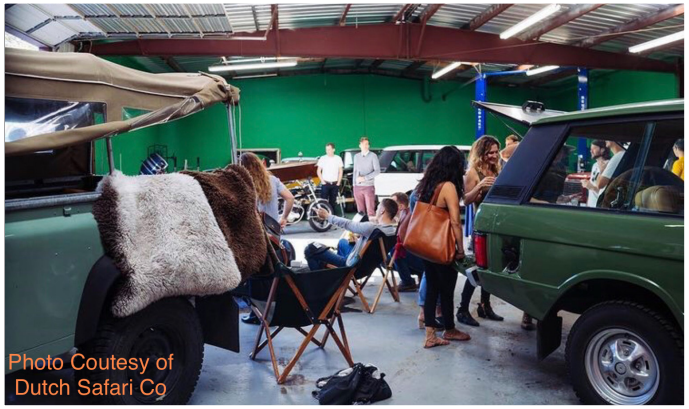

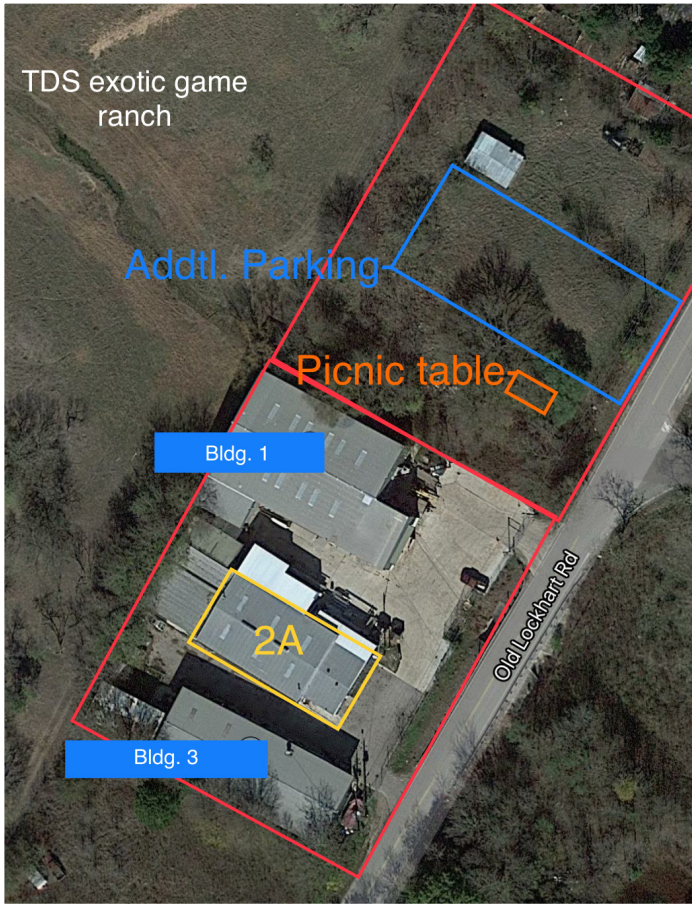

PHOTOS - Building 2A

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PROPERTY DESCRIPTION

Building 2A is a 5,269 SF warehouse/flex space located in Southeast Austin. The building has 3-phase power, City of Austin electricity, City of Austin ETJ, and no zoning. Additional parking on the adjacent lot. Picnic table is available with a nice view of the exotic ranch and overlooks the complex.

Located in the Southeast Austin area, centrally located between SouthPark Meadows shopping center (NW) 9 minutes/4.9 miles, Austin-Bergstrom International Airport (NE) 18 minutes/12 miles (Main terminal 16 minutes/11 miles), and Buda/Kyle (SW) 10 minutes/6.3 miles.

Visits made by appointment only, please do not disturb the tenants.

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PROPERTY HIGHLIGHTS

- 3-Phase Power
- Good Lighting with Skylights
- Drop Air Hoses
- Fenced Parking with Security Cameras
- Additional Parking + Picnic Table in Adjacent Lot

LISTING DETAILS

Lease Rate:	$0.72 SF/Mo NNN
OPEX:	$0.23 SF/Mo
Available SF:	5,269 SF
Property Type:	Warehouse/Flex
Lot Size:	1.17 AC
Year Built:	2003
Zoning:	No Zoning - Property is in Austin ETJ
Market:	Austin (Southeast Ind.)
Construction:	Metal
Roll-Up Doors:	1 - 12 FT Grade Level Roll-Up
Other:	- 12’ 6” Clear Height in Warehouse - 11 FT Clear Height in Front at eaves front office 1,350 SF - Loft for Additional Storage - Building Includes Shower - Security Cameras - Fenced Parking - Half of Interior Painted Green for Professional Photos/Videos

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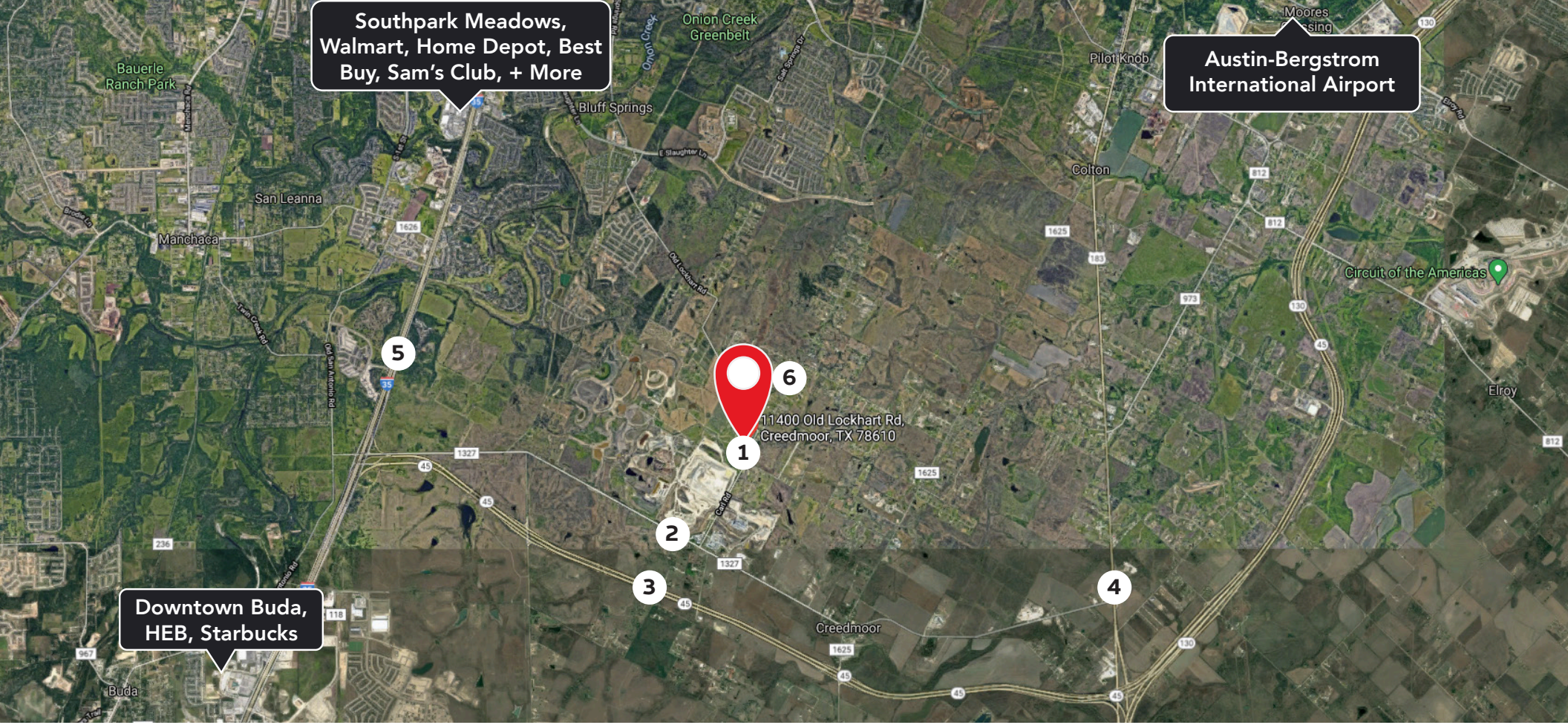

TRAFFIC COUNTS

1) Old Lockhart Rd	2,212 VPD	**3) SH 45**	19,709 VPD	**5) IH 35**	158,679 VPD
2) FM 1327	13,933 VPD	**4) Hwy 183**	22,259 VPD	**6) GR 1418**	2,759 VPD

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

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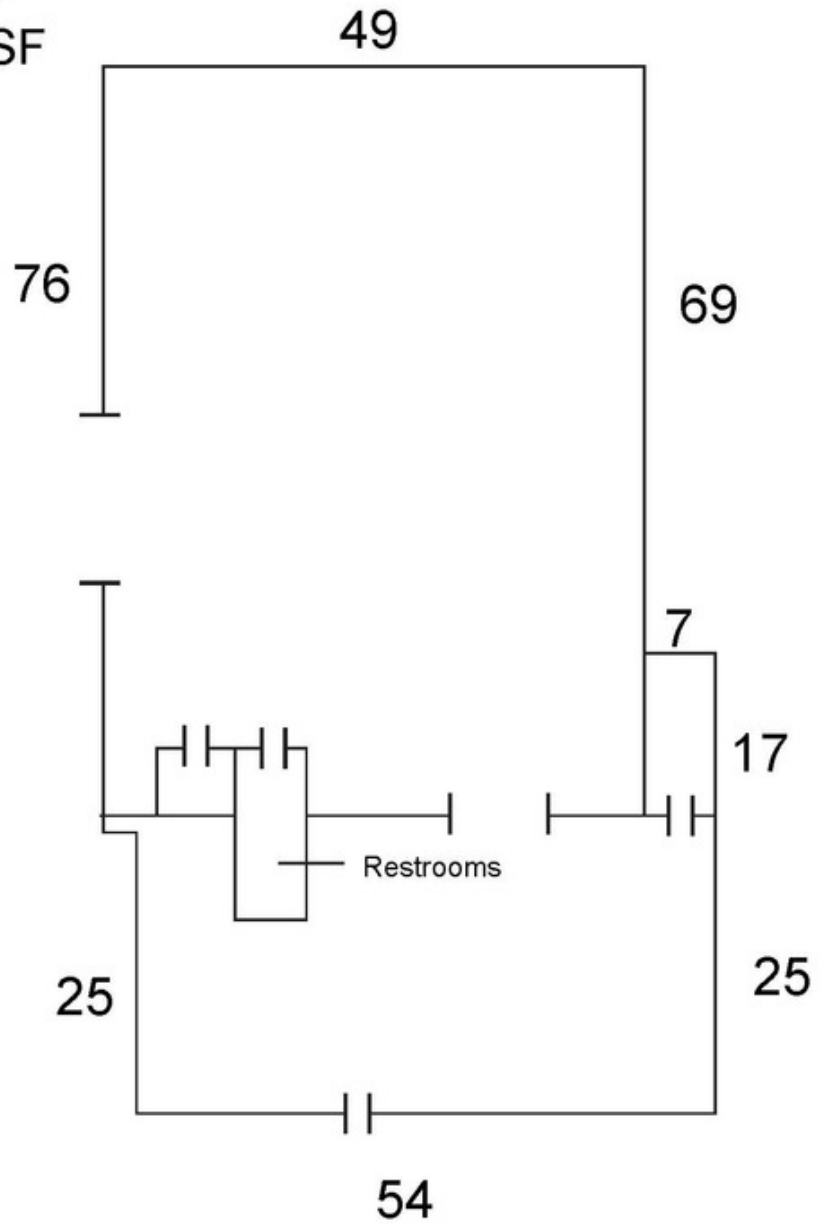
Building 2A

2A - 5,269 SF



FLOOR PLAN

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Equal Housing Opportunity

Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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