

3206 INDUSTRIAL TERRACE

AUSTIN
NORTH SUBMARKET

3206 Industrial Terrace, Suite 102
Austin, TX 78758



FOR LEASE

SUITE 102

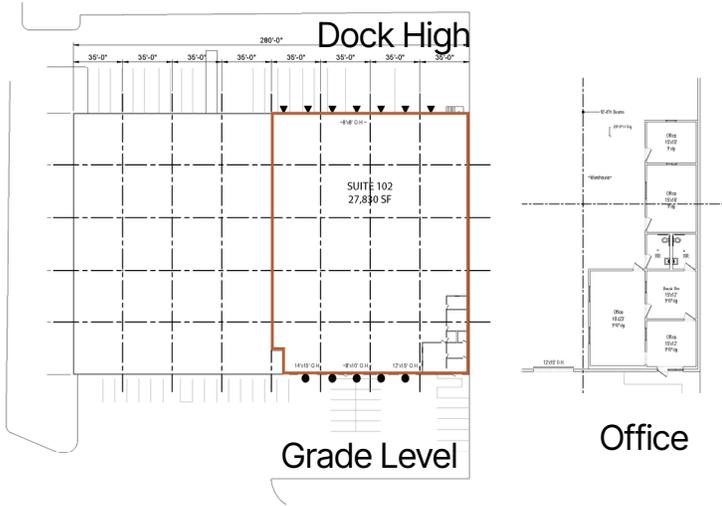
± 27,830 SF



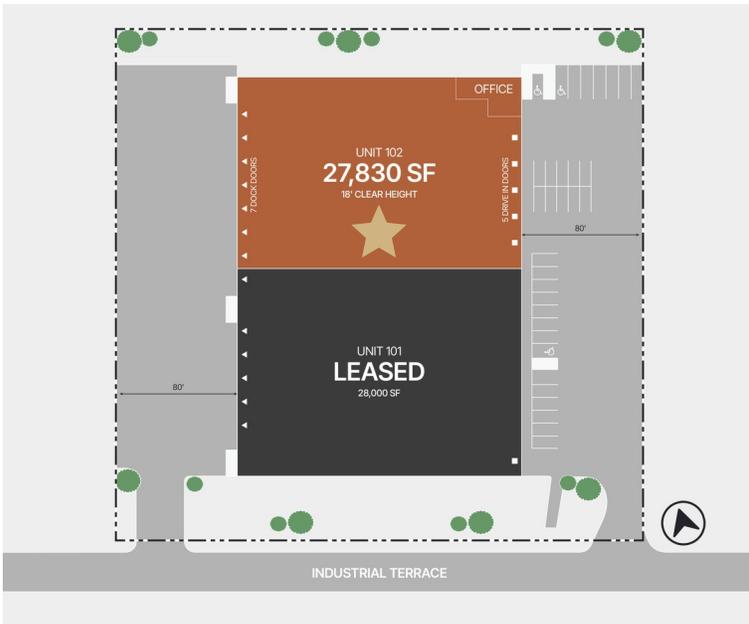
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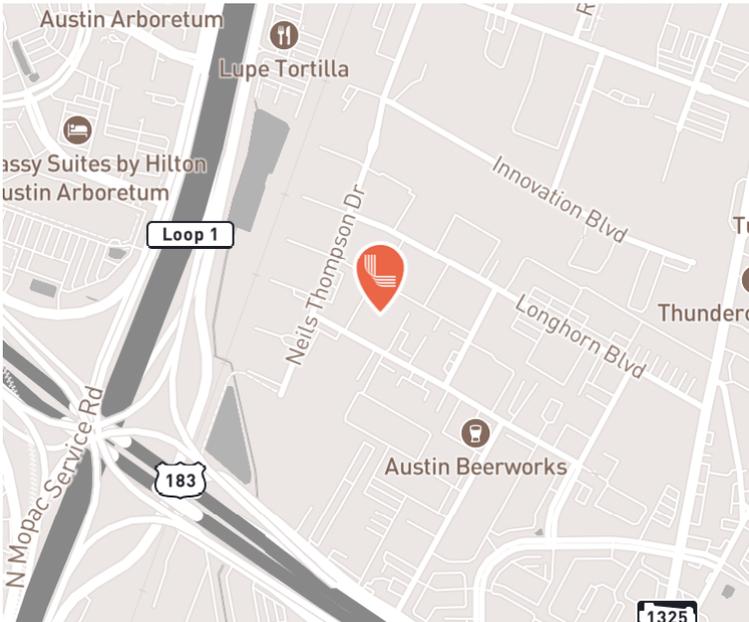
SUITE HIGHLIGHTS



Suite Size:	± 27,830 SF
Office:	± 1,406 SF
Warehouse:	± 26,424 SF
Loading:	7 Dock High; 5 Grade Level
Clear Height:	18'
Car Parking:	1.5/1000 SF (41 Spaces)
Configuration:	Cross Dock
Occupancy:	Available Now



Renowned as a leading U.S. tech hub that also features a diverse range of other sectors, Austin continues to experience major population growth and accompanying development. North Austin is utilized by hundreds of multi-sector organizations due to its superior connectivity and access to amenities. Well positioned in the heart of the growth-oriented North Austin's Burnet/Gateway district, Longhorn Business Park takes full advantage of these factors via proximity to all major Austin transportation arteries and retail hubs. Drivers can reach as far as Bee Cave in 30 minutes and Downtown Austin, Cedar Park, Georgetown, Leander, and Round Rock are only 15 to 25 minutes away.



FOR LEASE ± 27,830 SF

- Quick connections to TX-183, I-35, and MoPac Expressway/ Hwy 1, and road infrastructure upgrades are underway to further streamline access.
- The Domain offers a variety of premier shopping and dining options, and Q2 Stadium, two breweries and light rail are all within walking distance.
- Longhorn Business Park encompasses more than 868,000 SF of commercial real estate space across 20 buildings.

Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

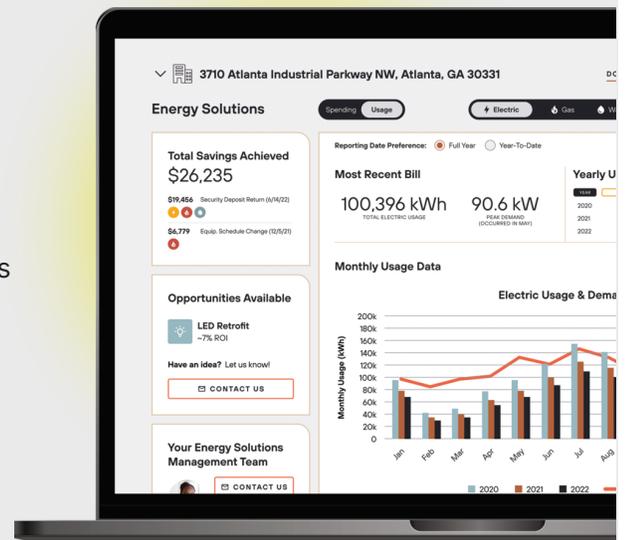
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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