

Office/Warehouse | For Lease

CBRE

8027 Exchange Drive

Austin, Texas

± 28,696 Space Available Now



80%

Service/ Warehouse

20%

Office

2.01ac

Lot Size

Warehouse Features

- Fully sprinklered
- 14' Clear
- LED Lighting
- Oversize Break Area
- Fenced yard
- Dock high & Grade level Loading
- Power: 1600 AMP; 270/480V
- Parking: 3.18/1,000 SF
- NE Austin: Near I-35/183/290



Lease Terms

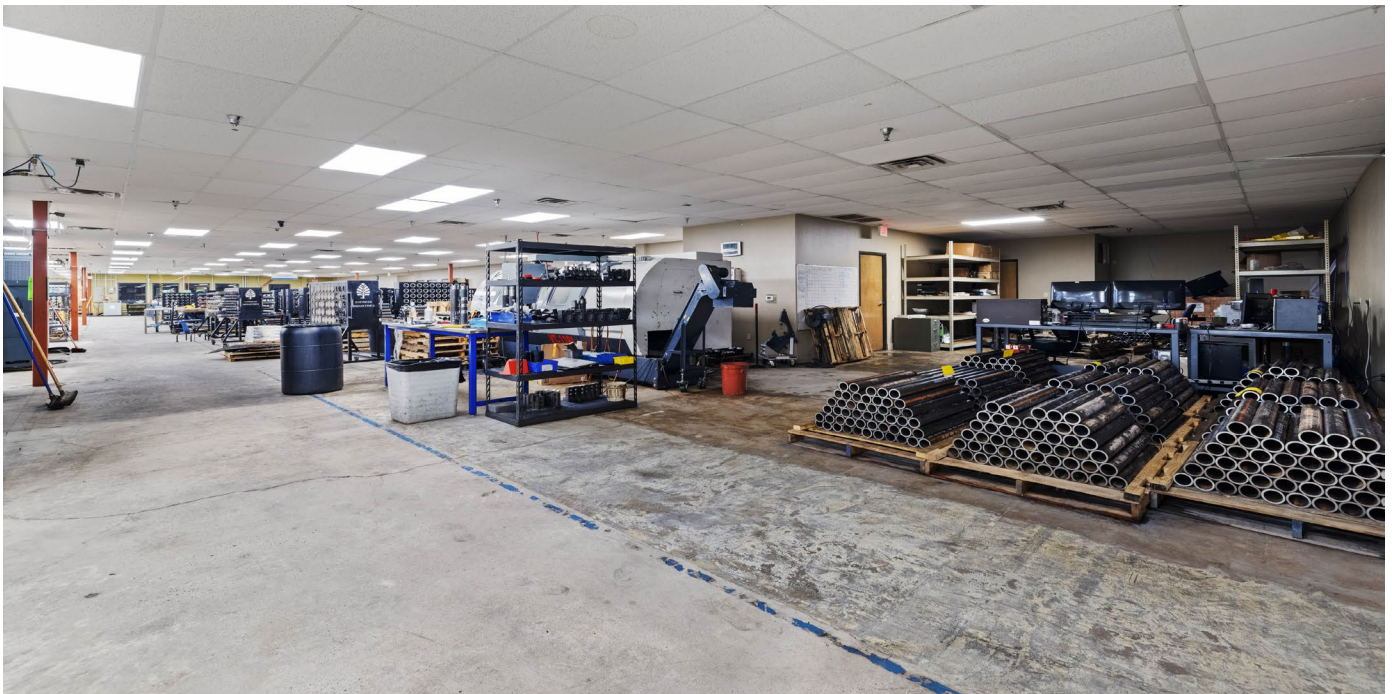
Base Rent Contact Broker

OPEX \$4.17 NNN

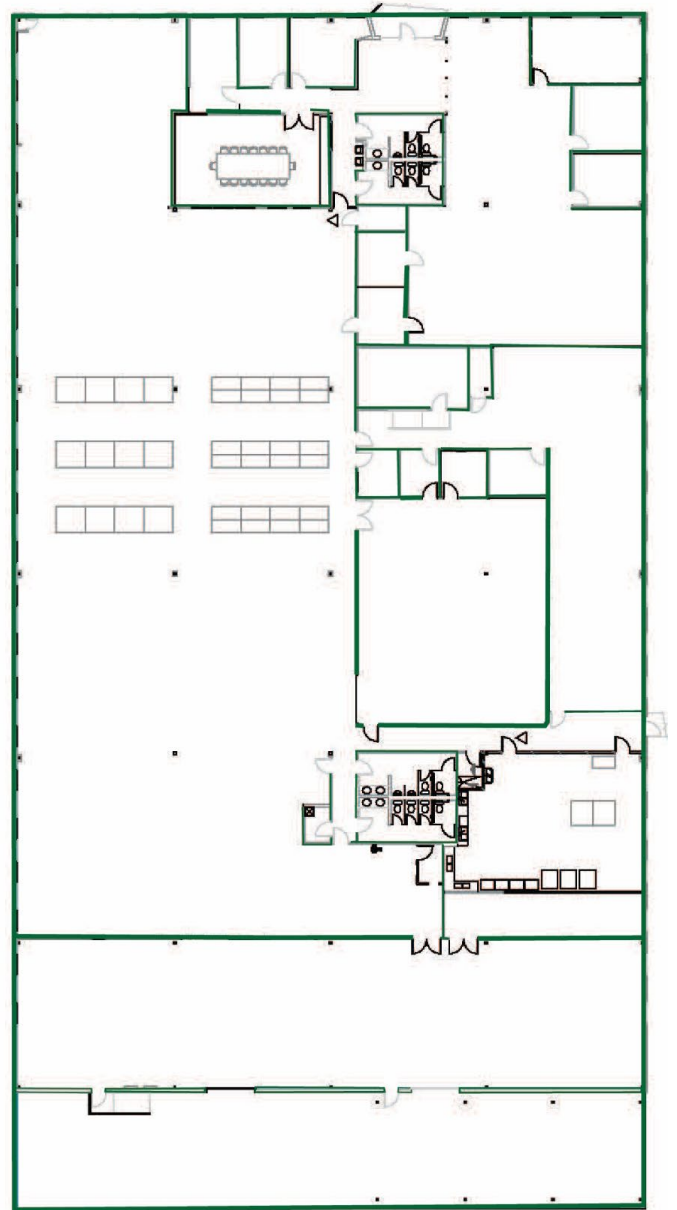
Date Available Now

Building Improvements

- Updated Roof
- Fresh Exterior Paint
- Fresh Interior Paint
- Resealed Windows
- Cleared Plumbing Repairs
- Updated Exterior Lighting
- Parking Lot Improvements
- Updated 8 Unit HVAC system



Property Overview



Contact Us

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