

**AVAILABLE MAY 2026**

**FOR LEASE**

**Warehouse Space  
Suite A-190**

**8708 South Congress, Austin, Texas 78745**



**LOCATION:**

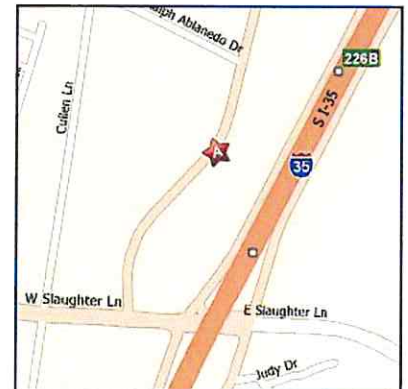
.5 miles from the intersection of Slaughter Lane & IH-35; Within .5 mile of South Park Meadows

<u>Suite</u>	<u>Total SQ FT</u>
A-190	4,000

**RENT:** \$12.00 per SQ FT  
\$7.65 NNN (estimated)

**FEATURES:**

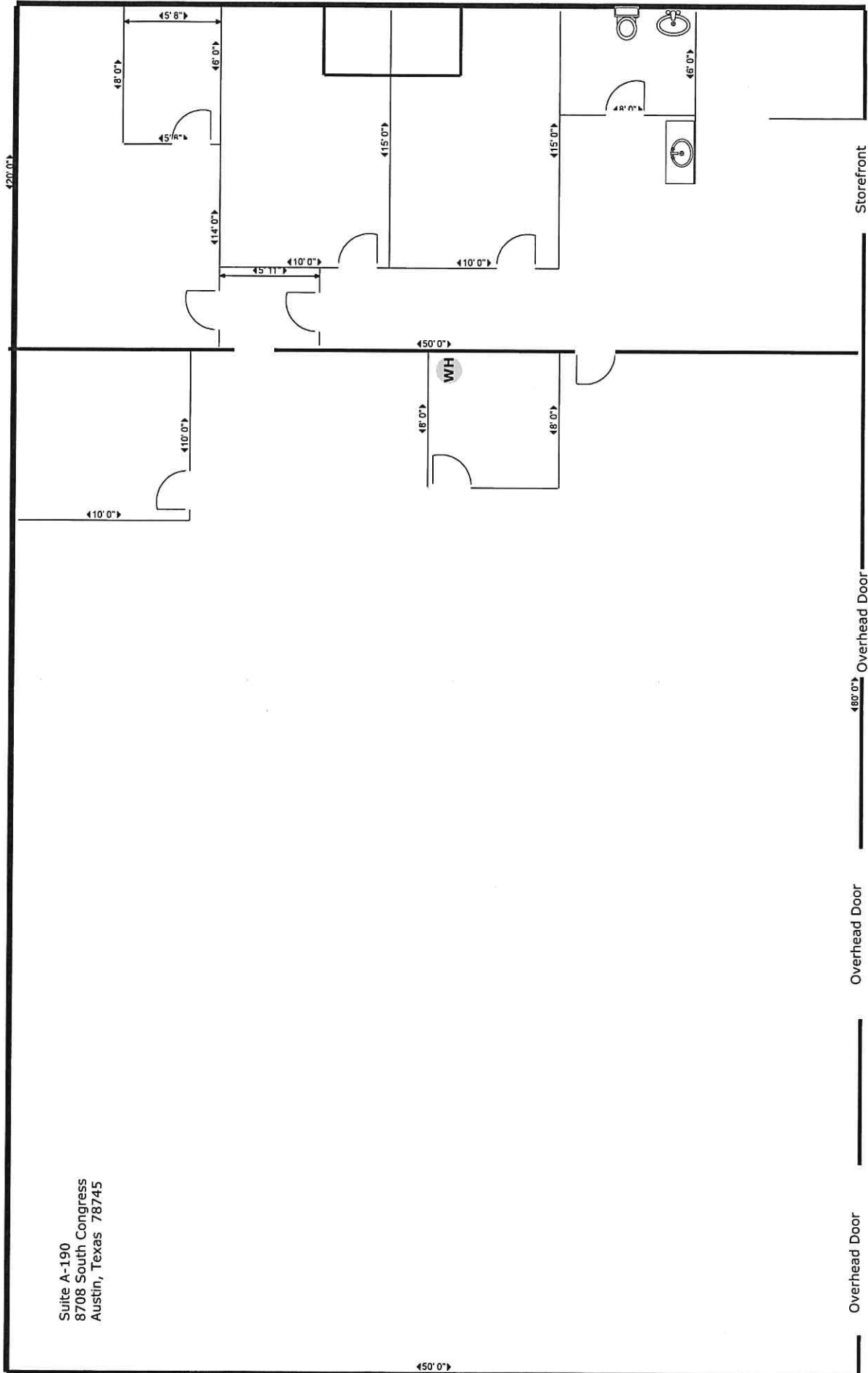
- Approx. 2,800 SQ FT Warehouse, 1,200 SQ FT office, and Restroom
- 3-phase power
- Clear height 12 ft.
- 3 Grade-level overhead doors
- 100% HVAC



**GRANITE**  
Properties of Texas

**FOR MORE INFORMATION CONTACT:**  
**BILL ROLAND, CPM, CCIM**  
**(512) 469-0925**  
**billr@graniteproperties.com**

Suite A-190  
8708 South Congress  
Austin, Texas 78745



450'0"

420'0"

Storefront

Overhead Door

480'0"

Overhead Door

Overhead Door

WH

48'0"

46'0"

45'6"

48'0"

45'11"

10'0"

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