

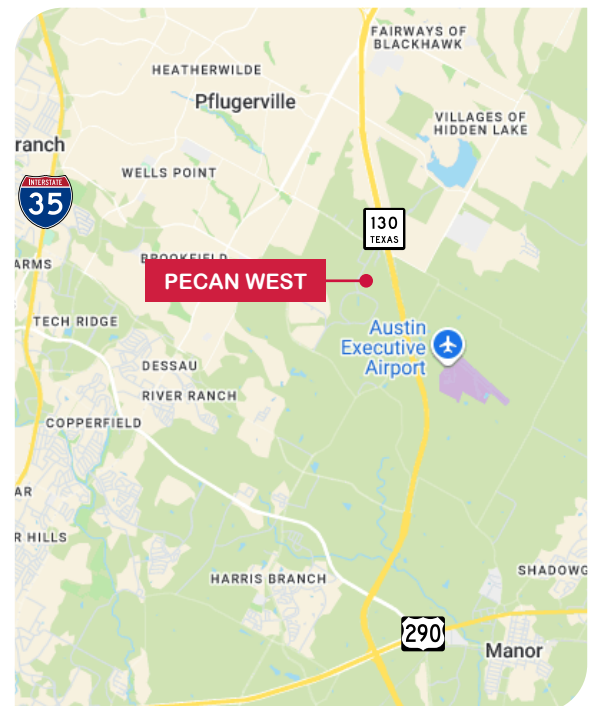
PECAN WEST

11508 IMPACT WAY, PFLUGERVILLE, TX



PROPERTY OVERVIEW

Pecan West, a well-positioned 163,472 sf warehouse facility covering 13 acres along SH-130 in Pflugerville, TX. The property is close to major transportation arteries within the Northeast submarket and is strategically located to attract advanced manufacturing and warehouse opportunities. The area's immediate proximity to SH-130 and robust demographics make it an increasingly desirable destination for logistics and manufacturing users in the path of industrial growth.



State of the Art

New construction with 2,100 SF spec offices in each suite



In the Path of Growth

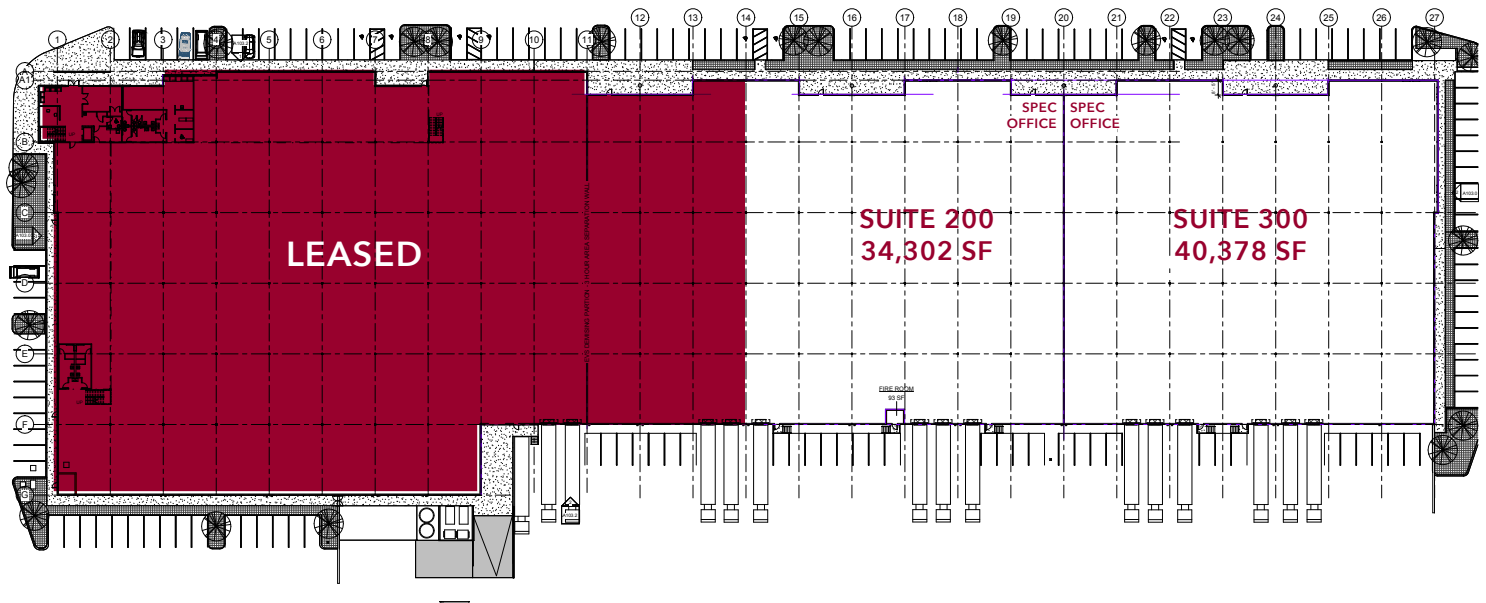
Right off 130, Corporate neighbors include Samsung Semiconductor Plant and Tesla Gigafactory



HVAC

Warehouse is conditioned with 20-ton unit and full insulation

SITE PLAN:



PROPERTY FEATURES:

SIZE: ± 74,680 SF Total

MIN DIVISIBILITY: ± 34,302 SF

COLUMN SPACING: 30' x 40'

DOCK DOORS: 10 Dock High Total

CLEAR HEIGHT: 25'

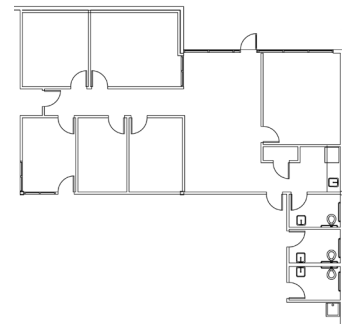
FIRE PROTECTION: ESFR

AUTO PARKING: 1.798/1000

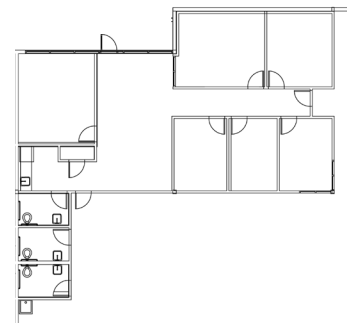
POWER: Heavy Power Available

HVAC: 20-Ton Unit in Warehouses | Fully Insulated

SUITE 200 OFFICE:



SUITE 300 OFFICE:



PECAN WEST

15508 IMPACT WAY
PFLUGERVILLE, TX



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