

FOR SALE OR LEASE

16409 Central Commerce Dr

Pflugerville, Texas 78660



MITCHELL BECKER

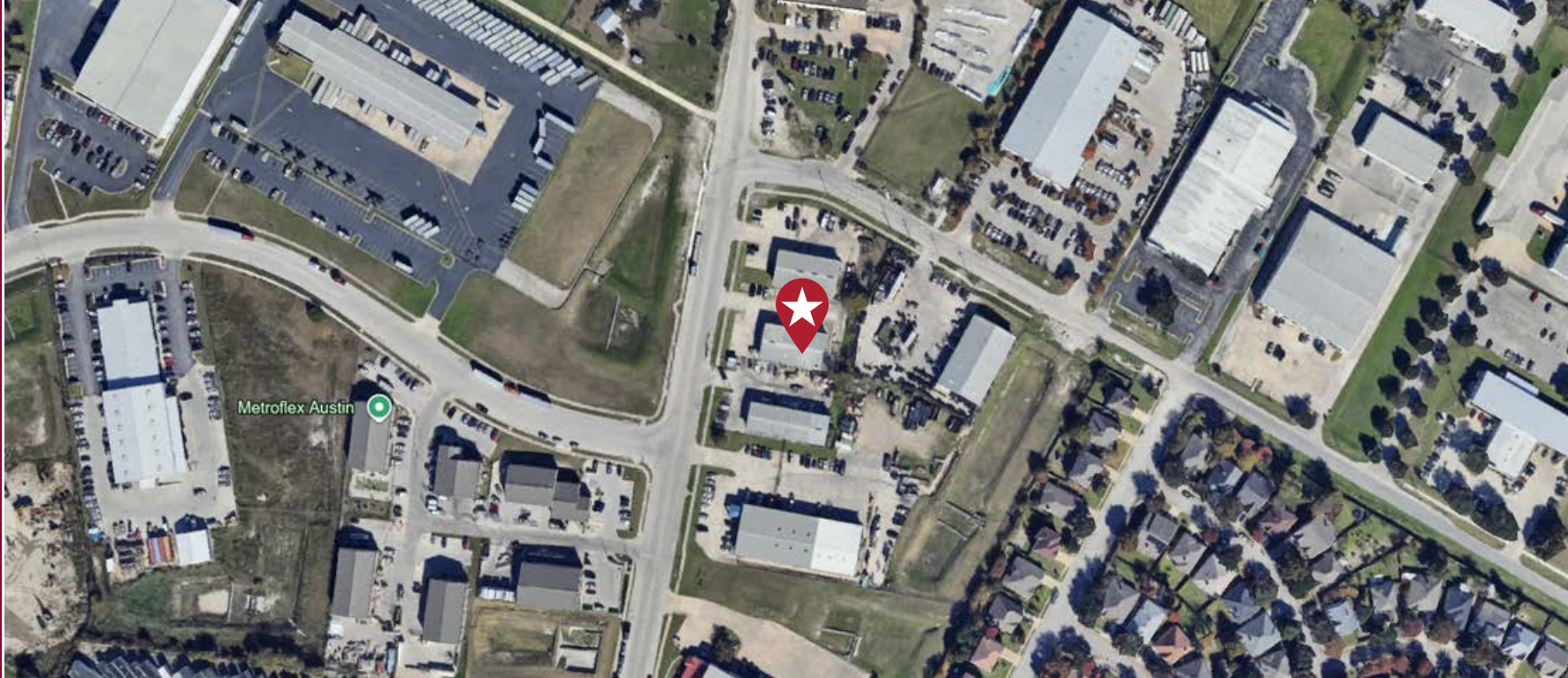
mbecker@lee-associates.com
512.410.8265



6,000 SF

PRIME INDUSTRIAL SPACE AVAILABLE

16409 CENTRAL COMMERCE DR PFLUGERVILLE, TX 78660



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Unlock the potential of your business at 16409 Central Commerce Dr, a versatile industrial/flex property located in one of the fastest-growing industrial corridors of North Austin. Situated just minutes from I-35, SH-45, and SH-130, this property offers unmatched access to the entire Austin metro, making it ideal for distribution, logistics, light manufacturing, or tech-oriented operations.

Building Size	6,000 SF
Lot Size	.6 Acres
Office	+/- 1,000 SF
Clear Height	+/- 15'
Loading	(1) Grade Level Door
Power	3 Phase
Pricing	Contact Broker

- 1,000 SF Office Space
- 1,000 SF HVAC Production/Manufacturing Area
- 4,000 SF Traditional Warehouse
- Ingress/Egress off Central Commerce Dr (3,926 VPD)
- Fully Fenced, Lay Down Yard Available

5 MINS
TO I-35

25 MINS
TO DOWNTOWN AUSTIN

5 MINS
TO SH 45/130







NEARBY SERVICES

Hotels:

- Holiday Inn Express (1.5 mi)
- Tru by Hilton (1.6 mi)
- Courtyard Austin Pflugerville & Conference Center (2 mi)

Shopping:

- Stone Hill Town Center (2.2 mi)
- Downtown Pflugerville (3.5 mi)

Dining:

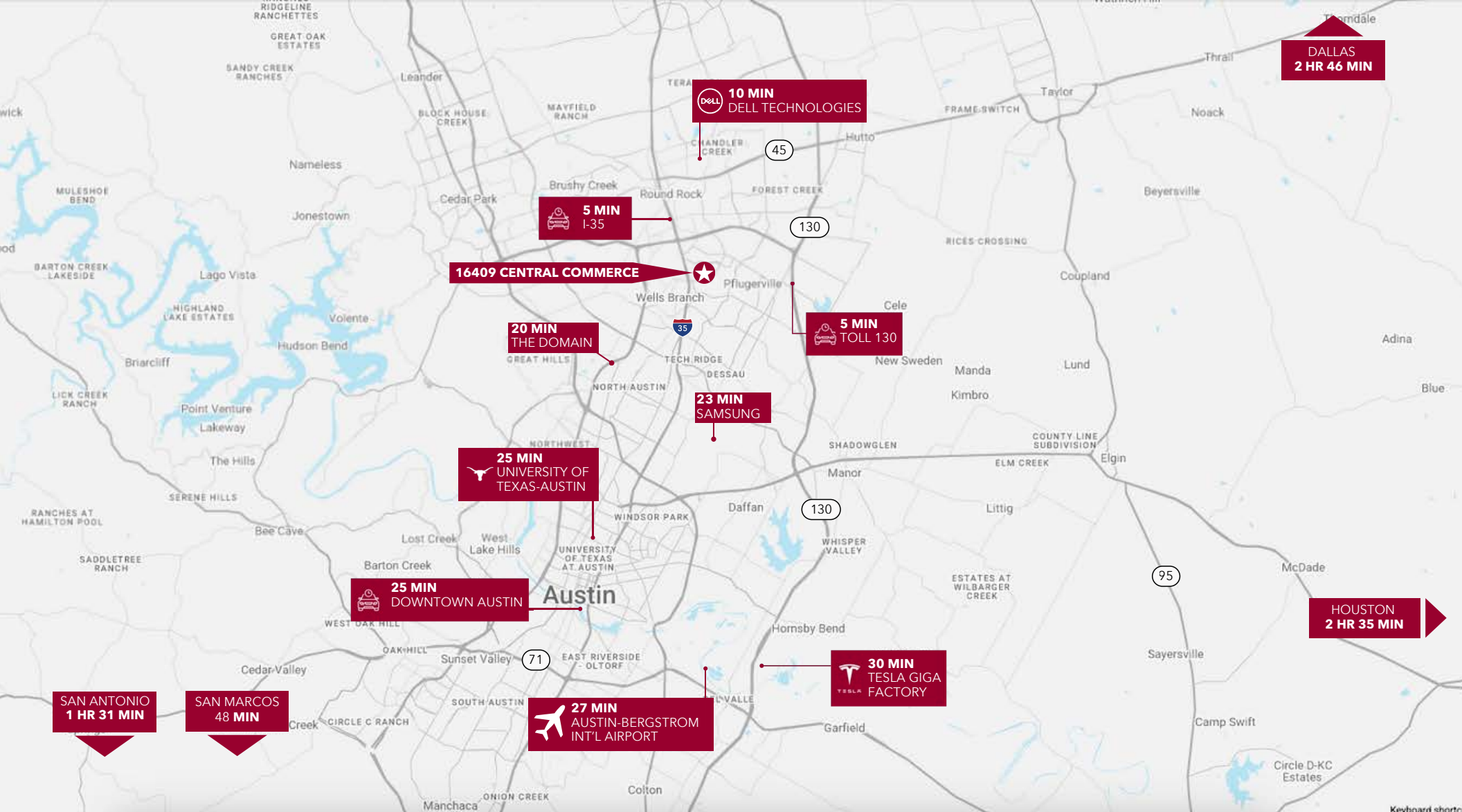
- Rio Grande Tex-Mex (0.2 mi)
- Taste of Ethiopia (1.5 mi)
- Iron Fish Sushi & Grill (2.5 mi)

Services

- Citizens National Bank (0.2 mi)
- Baylor Scott & White Clinic (2.0 mi)
- Planet Fitness (2.0 mi)

AREA HIGHLIGHTS

- The District in Round Rock is approximately 7 miles from 16409 Central Commerce Dr.
- Given its close proximity, 16409 Central Commerce Dr stands to benefit from the economic and infrastructural growth spurred by The District. Businesses located at this address can enjoy easy access to the amenities and opportunities presented by this significant development in the region.



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