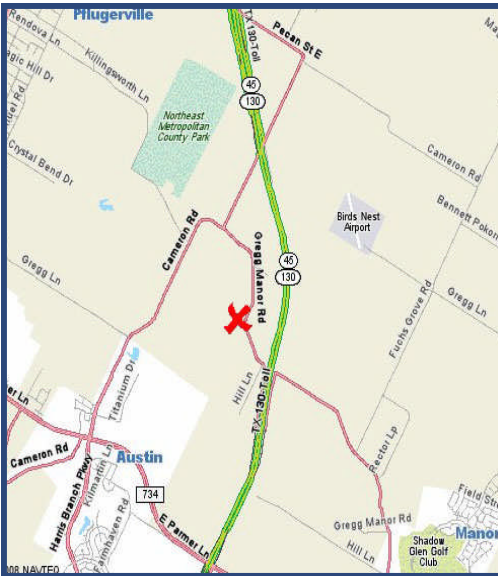


FOR LEASE



Picture is an example of the future building.



14319 Gregg Manor Road Manor | Texas | 78653

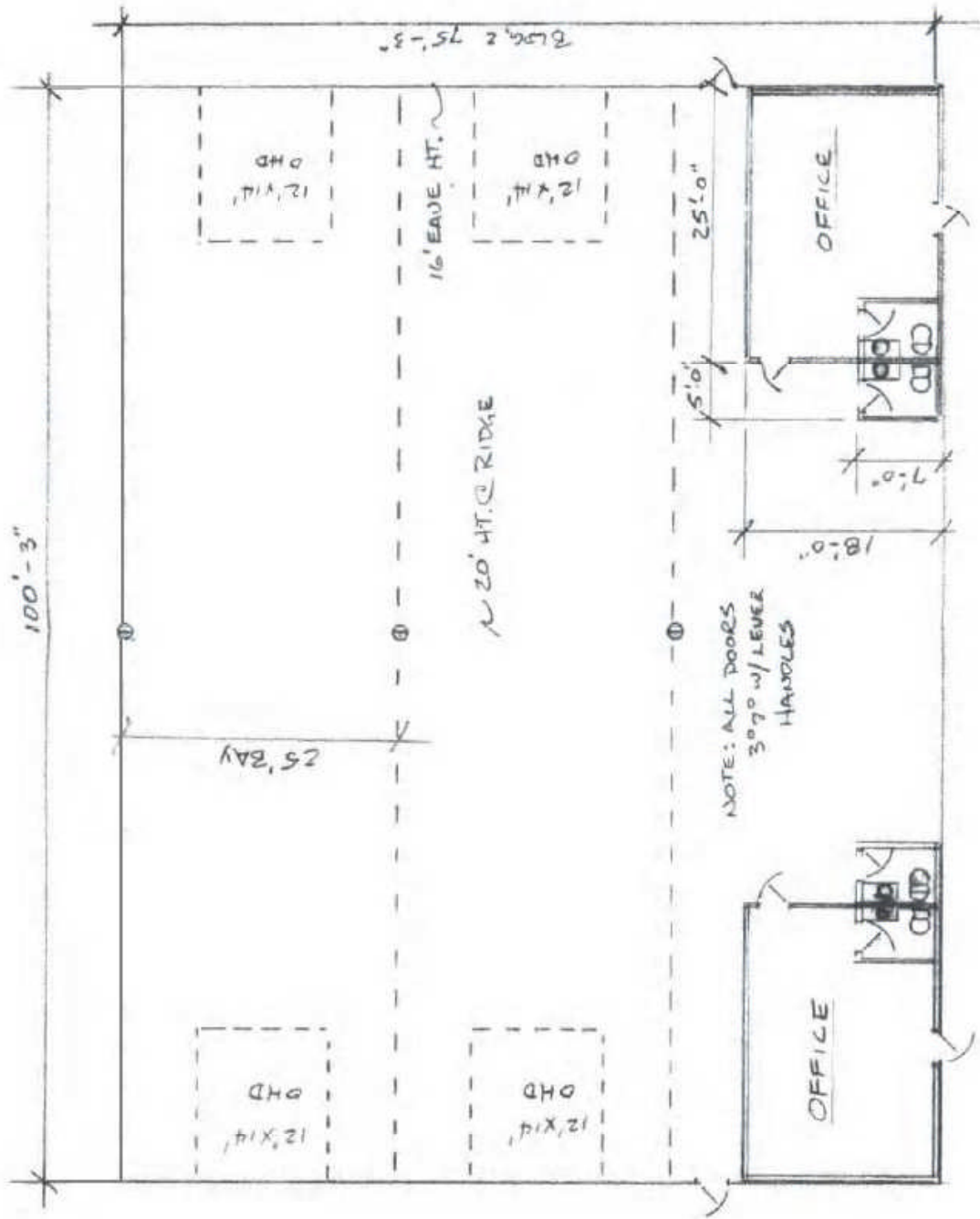
- Located in the Gregg Manor Business Park between Pflugerville and Manor at SH 130.
- 10,000 SF office/warehouse building can be divided into two 5,000 SF spaces.
- 4 overhead doors at grade level.
- Utilities: Manville water, septic, electric, phone, and HVAC.
- Zoning: The property is in the Austin ETJ, giving no specific zoning, however the septic use is LI (light industrial).
- Tenant pays all utilities.
- Rate: \$7.20 PSF (\$0.60 PSF per month) + NNN.

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SCALE 1" = 16'-0"

FLOOR PLAN