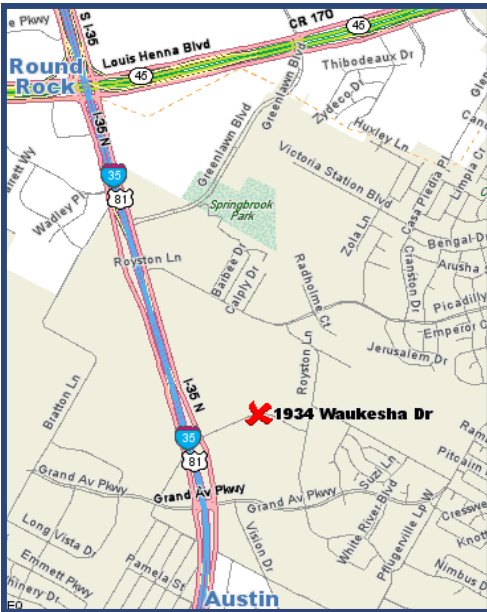


FOR LEASE or FOR SALE



1934 Waukesha Drive Pflugerville | Texas | 78660

- Located 1/4 mile East of IH 35 about 1/2 mile North of Grand Avenue Pkwy.
- 14,000 SF office/manufacturing warehouse building with approximately 4,000 SF of office space.
- 8 large high-end finish-out offices with 10' ceilings.
- Server room.
- 5 restrooms throughout.
- Building is 100% HVAC.
- 1 dock door; 1 grade level door.
- Warehouse area has 14' clearance height.
- Lease Rate: \$9.00 PSF + NNN.
- Sale Price: \$1,400,000.00

**DON
QUICK**
& associates, inc.

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