

FOR LEASE



2201 Patterson Industrial Unit 200 Pflugerville | Texas | 78660

- Located in Dessau Business Park approximately 2.5 miles east of IH-35 near the intersection of Dessau Rd. and Howard Lane.
- One (1) stand alone office/warehouse building:
 - Unit 200: 10,000 SF with 3 offices, 1 showroom (40' x 22' with 12' clear height), 1 breakroom, and 2 restrooms.
- One 12' x 14' grade level door with access through the backyard area.
- 3 Phase power and 18' clear height.
- Fenced yard area for two 18 wheelers to dock into.
- Rate: \$0.65 PSF (\$6,500.00 per month) includes NNN.
- Bumps on lease rate after first year.



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