

# FOR LEASE



## 6920-B Lee Manor Cove Manor | Texas | 78653

- Located in the Gregg Manor Road Business Park, between Pflugerville and Manor off of Gregg Manor Road. (at SH 130).
- 5,000 SF office/warehouse building with approximately 600 SF of office space and 2,500 SF of air-conditioned warehouse space.
- 1 grade level door.
- Floor drains.
- Grease trap.
- Would be perfect for a Powder Coater, Granite Fabrication, or a Manufacturing Facility in need of HVAC in the warehouse.
- Zoned: The property is in the Austin ETJ, giving no specific zoning. Specific use is Light Industrial.
- Rate: \$6.00 PSF gross (\$.50 PSF per month).

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