

Office/ Warehouse Space **FOR SALE**

11204 Bluff Bend Dr



FENCED PARKING



5,000+ SQFT



FLEXIBLE SPACE

SHOWINGS BY APPOINTMENT



Get In Touch



512-332-1864



pritchard@hpaoffice.com



www.harrisonpearson.com



4014 Medical Pkwy #100,
Austin, TX 78756



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PROPERTY INFORMATION



Property Features

Info & Location

- Braker Ln and IH 35 N
- Fast growing area
- Ample and fenced parking
- Current tenant, Diversified Thermal, Lease ends 07/31/2028.
- Annual gross income: \$117,983.88

Rate & Info

- \$2,400,000
- 5,091 sqft

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