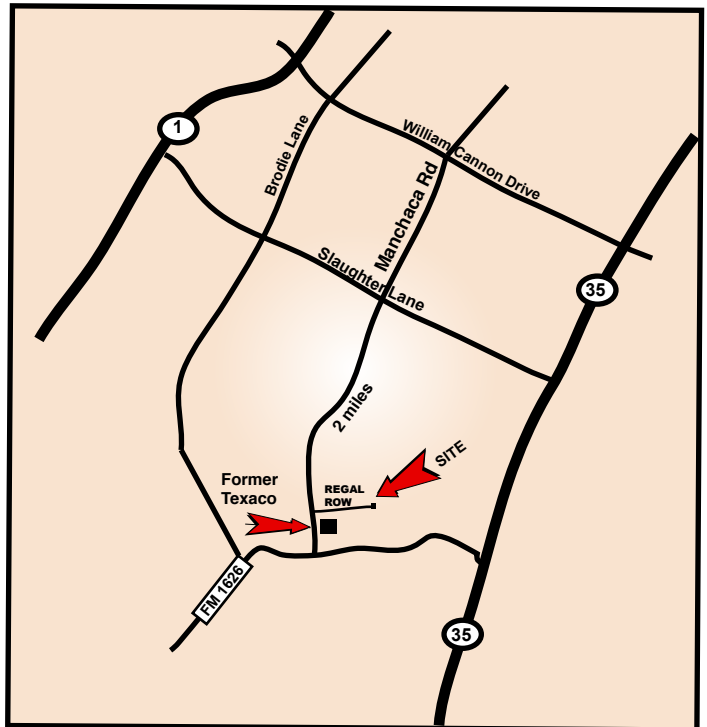


FOR LEASE

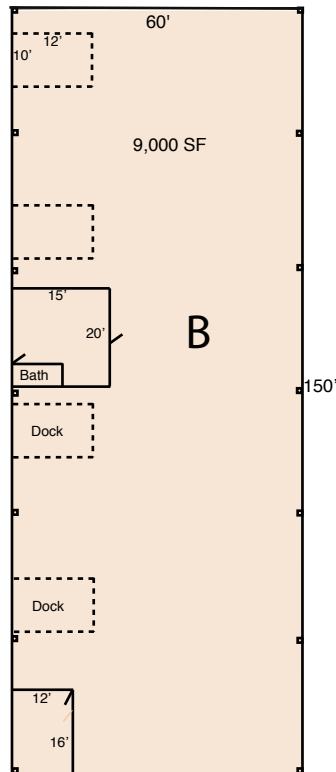
**9,000 sq ft
Warehouse**

**1101-B REGAL ROW
Manchaca Rd at Regal Row
Austin, TX.**

\$0.45/sf Gross = \$4,050/mo



**YARD
SPACE**



- 2 OHDs at grade
- 2 OHDs at dock
- 14ft clear height
- 30,000 sq ft paved & fenced yard space

Bert Pence

Owner/Agent

(512) 917-6000 cell phone

Bert@PenceProperties.com

Pence Properties

708 Rio Grande, Austin, TX 78701

(512) 476-9200 office

(512) 476-9201 fax

All information is deemed accurate, however, Bert Pence, Broker-owner, has not made an independent evaluation of all information sources and no warranty of representation is made as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions of sale and or availability.