13816 IMMANUEL ROAD

PFLUGERVILLE, TX · 6,000 SF BUILDING

SUBLEASE



SPACE AVAILABLE: 6,000 SF
INDUSTRIAL SUBLEASE IN PFLUGERVILLE

THE PROPERTY

Mix of office and hot warehouse with usable fenced-in yard.

HIGHLIGHTS

- Available in 30 days
- Term through August 2028
- 3 oversized grade level doors
- Mezzanine over offices for light storage

BUILDING

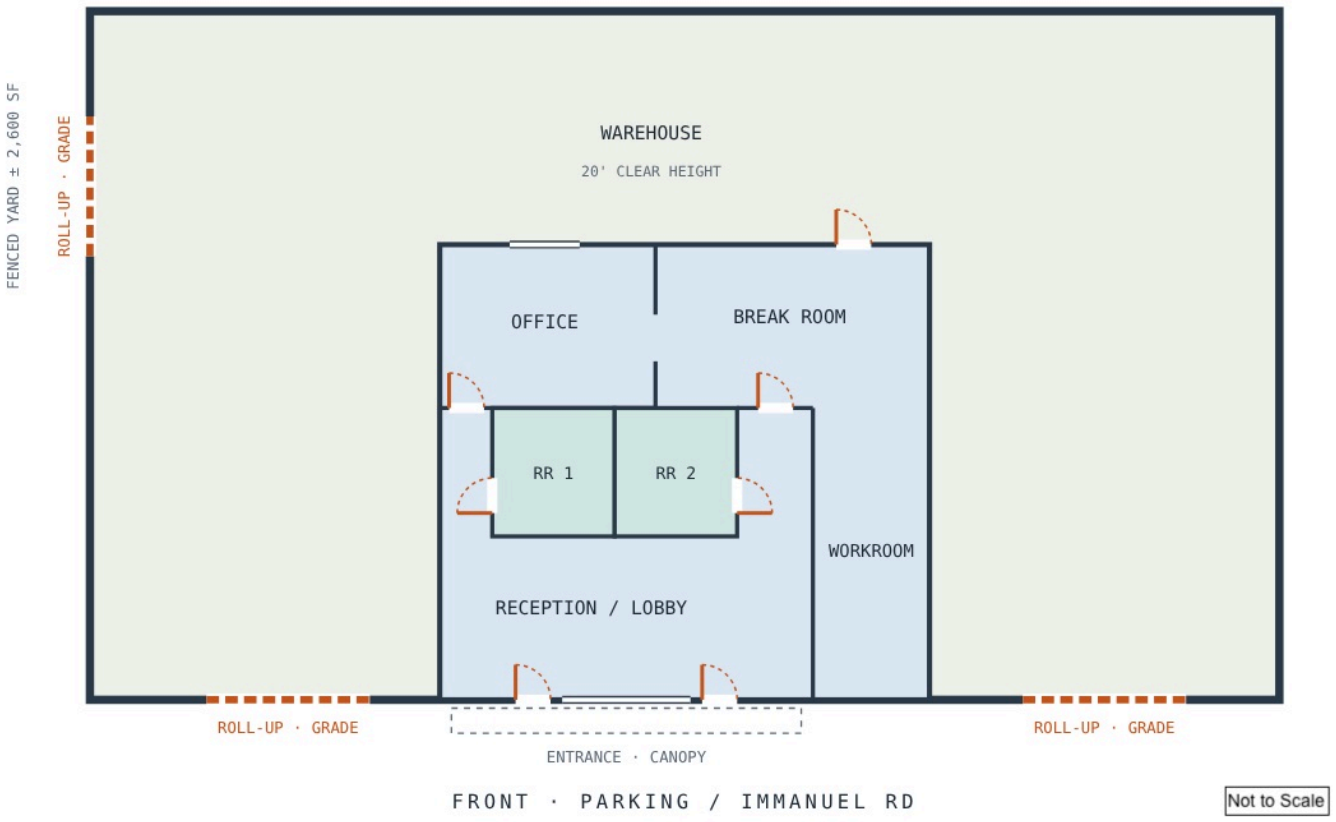
- Fenced-in yard

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Information deemed reliable but not guaranteed; subject to change or withdrawal without notice. October 2026.



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FENCED YARD ± 2,600 SF
ROLL-UP · GRADE
WAREHOUSE
20' CLEAR HEIGHT
OFFICE
BREAK ROOM
RR 1
RR 2
WORKROOM
RECEPTION / LOBBY
ROLL-UP · GRADE
ENTRANCE · CANOPY
ROLL-UP · GRADE
FRONT · PARKING / IMMANUEL RD
Not to Scale

Floor Plan




PLATE
PIPE
SHEET
STAINLESS STEEL
COPPER

