



13,750 SF WAREHOUSE ON 0.65 ACRES IN EAST AUSTIN

3412 E. 4th ST. & 3501 E. 5th ST.
AUSTIN, TEXAS 78702

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EXECUTIVE SUMMARY



LAND AREA

± 0.65 TOTAL AC



BUILDING

±13,750 SF



ZONING

LI-CO-NP



PRICE

\$4,000,000

Positioned on a 0.65-acre lot, this 13,750 sf warehouse currently configured for light industrial, offers prime flexibility. With dual access points to East 4th and 5th Streets, three oversized garage doors, and dock-and-grade loading, it's perfectly suited for, general retail sales, fabrication/manufacturing, automotive, storage, or conversion to creative workspace. Its strategic location in East Austin places tenants just minutes from the Warehouse and Entertainment District along East 6th Street, and dozens of bars, eateries, and live-music venues within walking distance.

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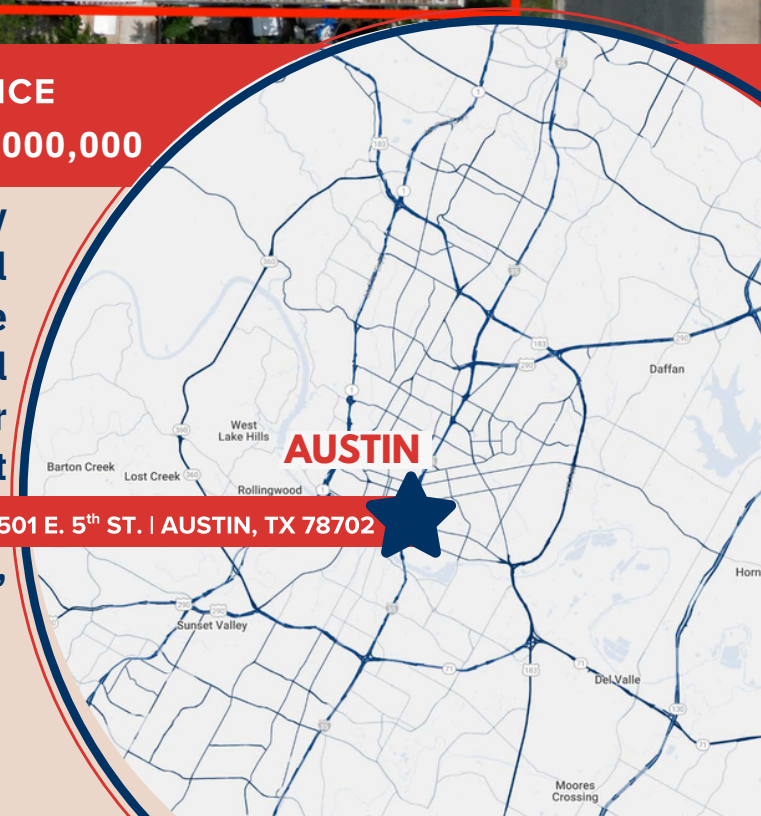
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Downtown Austin (2.9 miles)



East 4th Street



East 5th Street

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ACCESSIBILITY

9 MIN

Downtown

9 MIN

Bergstrom Airport

10 MIN

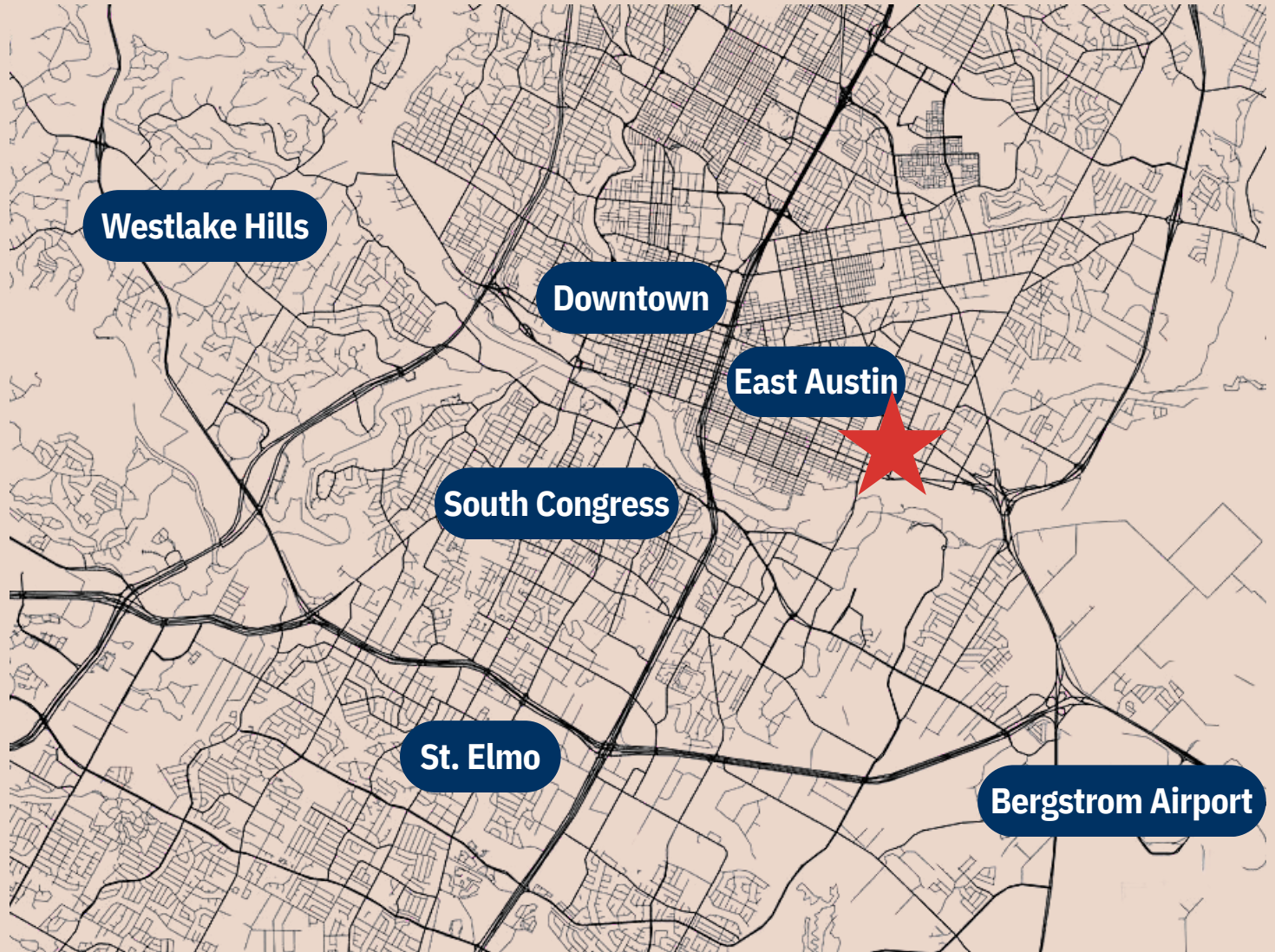
South Congress

14 MIN

St. Elmo

17 MIN

Westlake Hills



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FOR MORE INFORMATION, PLEASE CONTACT:

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