# \$3 - 13500 Pansy Trail Trl, Austin

MLS® #7964169

#### \$3

0 Bedroom, 0.00 Bathroom, Commercial Lease on 2.28 Acres

13700 PANSY TRAIL CONDOMINIUMS UNT 1 PLU, Austin, TX

10,000 SF available in a newly constructed 17,000 SF warehouseâ€"perfect for distribution operations. Located just 6.2 miles from the nearest FedEx hub and under a mile from a FedEx Ship Center. Tenant will share the facility with an established, 20-year-old high-tech distribution company that relies on accurate next-day delivery and has already negotiated the latest possible daily pickups with both FedEx and UPS. Owner is open to further coordination to support tenant logistics. Build-to-suit options available; plumbing stubs in place for two restrooms. The building backs to the street, offering a peaceful work environment shielded from traffic flow. Situated on a 2-acre lot with ample room for deliveries and operations. Tenant will have access to 39 dedicated parking spaces. Owner is seeking a long-term, quality tenantâ€"price negotiable depending on finish-out and lease terms.

Built in 2025

## **Essential Information**

MLS® # 7964169

Price \$3

Bathrooms 0.00

Acres 2.28

Year Built 2025

Type Commercial Lease

Sub-Type Warehouse







Status Active

## **Community Information**

Address 13500 Pansy Trail Trl

Area PF

Subdivision 13700 PANSY TRAIL CONDOMINIUMS UNT 1 PLU

City Austin
County Travis
State TX

Zip Code 78727

## **Amenities**

Utilities Cable Available, Electricity Connected, Sewer Connected

Parking Asphalt

Interior

Interior Concrete

Heating None

**Exterior** 

Construction Metal Siding, Concrete

## **Additional Information**

Date Listed May 8th, 2025

Days on Website 181

Days on Market 13

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