

11,620 SF WAREHOUSE/OFFICE FOR LEASE



4200 BURCH

4200 Burch Drive, Del Valle, TX

ADDRESS

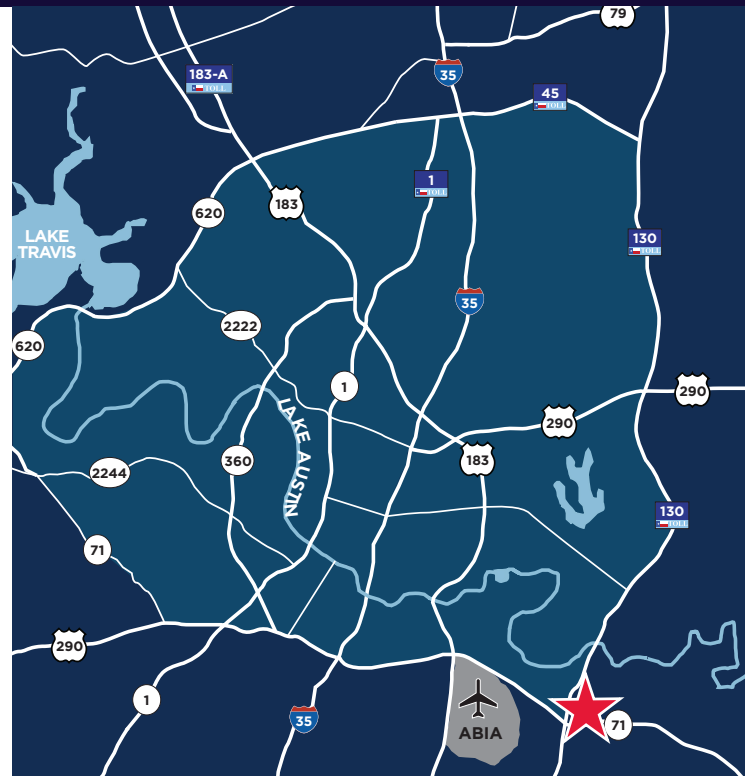
4200 Burch Drive | Del Valle, TX 78617

WAREHOUSE/OFFICE

Bldg C Units C1, C2, C9 & C10: 6,640 RSF

HIGHLIGHTS

- 54,520 SF total in 3 buildings
- Climate controlled
- Insulated acoustical ceiling grid system
- Recessed florescent lighting
- Break room
- 16 tons of air conditioning
- Epoxy floor finish system
- Two 12' x 14' operable, insulated overhead doors
- Fiber optics cable service (provided by Spectrum) accessible from a separate data/com room
- Serviced by Bluebonnet Electric Cooperative



CONTACT BROKERS FOR MORE INFORMATION:

BRIAN LIVERMAN | 512.814.3402 | brian.liverman@cushwake.com
MATT FRIZZELL | 512.814.3404 | matt.frizzell@cushwake.com



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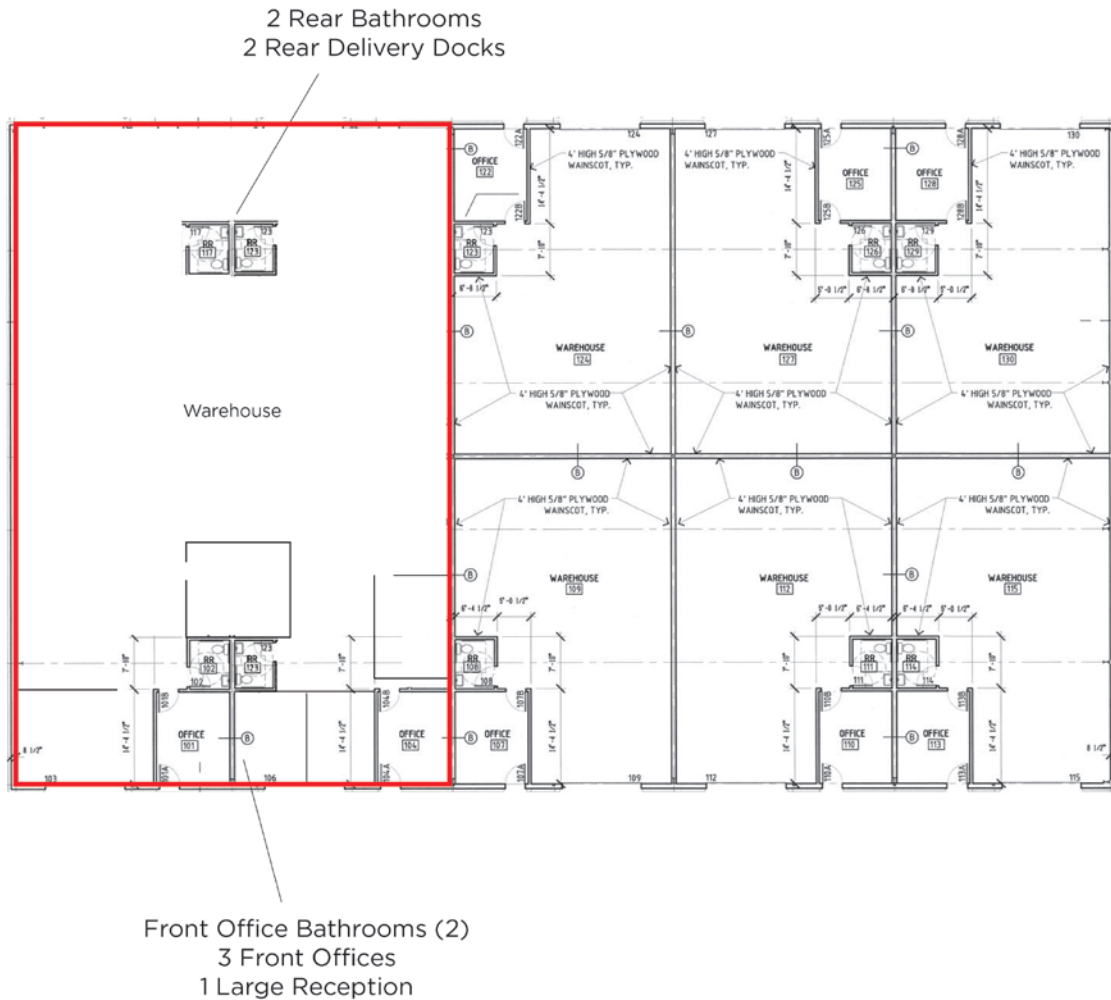


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SITE PLAN

Building C
6,640 SF



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BUILDING C

Premises	Unit C1, C2, C9 & C10	Breakroom	Yes
Size	6,640 RSF (Contiguous)	Restroom	Yes
Lease Expiration	February 28, 2022	HVAC	100%
Rate	Call Broker for Rates	Loading Doors	Two Ground Level



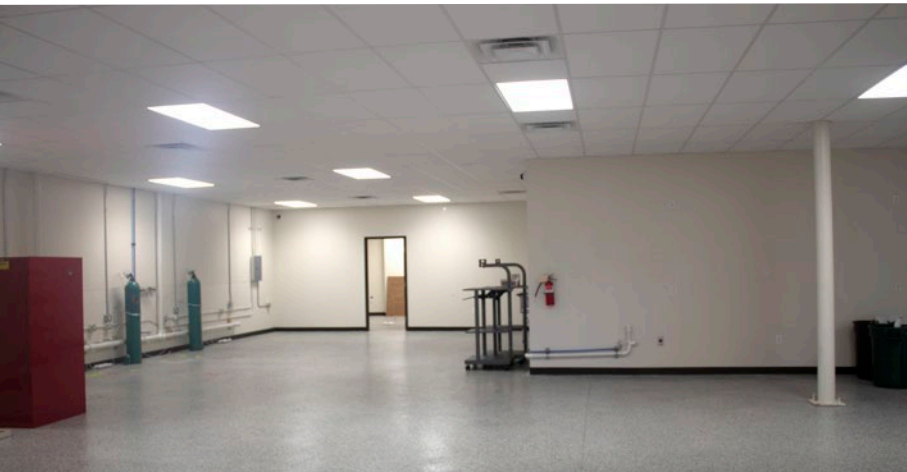
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