



2711 Daisy Drive Industrial Park

AUSTIN, TX 78724



INDUSTRIAL PROPERTY FOR LEASE

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

PRESENTED BY:

FRANCES CROSSLEY
Commercial Agent
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TX #624525

1,250 SF - 7,500 SF INDUSTRIAL FOR LEASE

2711 DAISY DRIVE INDUSTRIAL PARK

2711 Daisy Drive, Austin, TX 78727



PROPERTY DESCRIPTION

Introducing Austin's newest boutique Light Industrial development. Daisy designed with your business needs in mind! The 4 light industrial buildings offer a unique opportunity for small businesses to establish themselves in one of the fastest-growing areas of Austin, with easy access off Orchid Ln and W Howard Lane, east of MOPAC, close proximity to Toll 45 and other important transportation hubs.

Our facility features a range of flexible spaces, perfect for businesses that need room to grow. From startups to established businesses, our development has spaces that can be customized to fit your unique needs. Designed with a standard Office, kitchenette breakroom, ADA restroom, and insulated warehouse space.

At Daisy Light Industrial Development, you'll be part of a vibrant community of like-minded businesses, with opportunities to collaborate, network, and grow. And with our convenient location, you'll have access to all that Austin has to offer, including a thriving business community, world-class dining and entertainment, and endless outdoor activities.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	11
Available SF:	1,250 - 7,500 SF
Building Size:	4 - 7,500 SF BLDGS

AVAILABLE UNITS:

Bldg: 1 | 3 - 2,500 SF UNITS - Leased
Bldg: 2 | Units 2A-B 5,000 SF - Leased
Bldg: 2 | Units 2C-D LEASED
Bldg: 3 | 6 - 1,250 SF UNITS - 3E & 3F Available
Bldg: 4 | 4A, 4B, & 4C 2500 SF - Available

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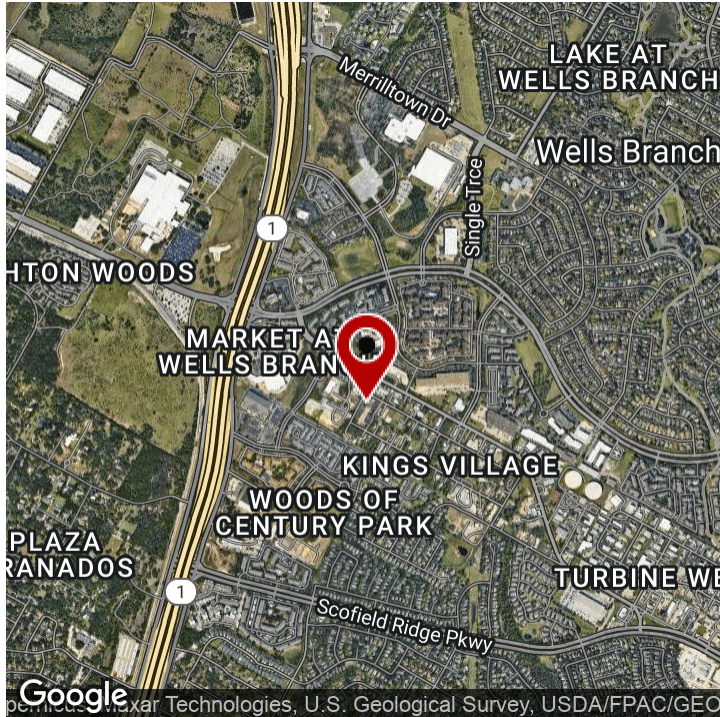
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Building Name	Daisy Drive Industrial Park
Light Industrial	1,250 SF - 7,500 SF
Property Subtype	Flex Space
Building Size	7,500 SF
Lot Size	-
Year Built	2023
Number of Buildings	4

Our facility features a range of flexible spaces, perfect for businesses that need room to grow. From startups to established businesses, our development has spaces that can be customized to fit your unique needs. Designed with a standard Office, kitchenette breakroom, ADA restroom, and insulated warehouse space.

- Turn Key Office
- ADA Restroom
- 200 Amp single phase electrical system
- Insulated Office & Warehouses. High Speed internet
- LV Planked flooring in the office area LED office lighting
- Granite countertops in kitchenette/breakroom .
- Shaker style cabinetry
- LED high bay warehouse lights. Assigned parking.
- Solid wood doors in the office area. Gated w/ after-hours Exterior Security Cameras
- Lighted parking Energy efficient HVAC
- 12' Grade Level Doors (10' & 14')
- On-site mailboxes

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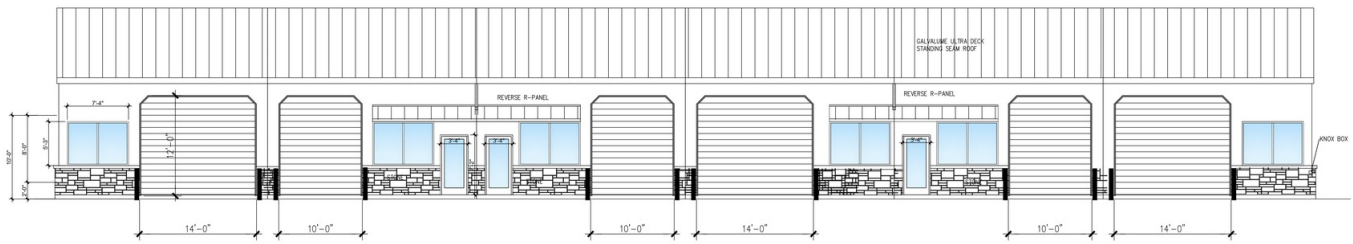
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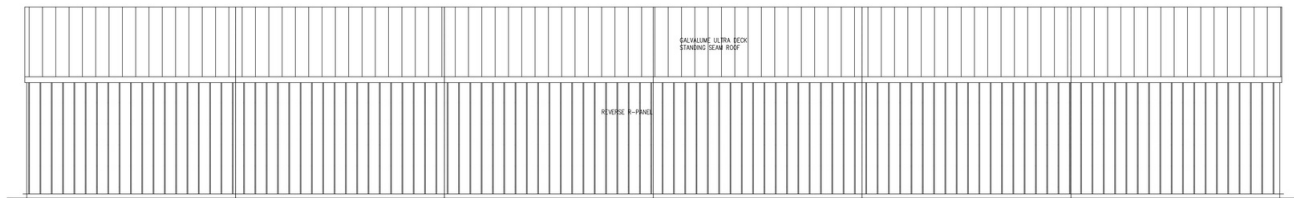
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1 WEST ELEVATION 3/16" = 1'-0"

2ft - 10ft WALL AREA : 1,200 S.F.
25% AREA REQUIRES GLAZING: 300 S.F. GLAZING (300 S.F. VISION)
PROVIDED GLAZING: 300 S.F. VISION
(3) GLASS DOORS @ 24 S.F.X3 = 72 S.F.
(6) WINDOWS @ 38.5 S.F.X6 = 231 S.F.
TOTAL GLAZING: 303 S.F. > 300 S.F.



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 7,500 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	2,500 SF	NNN	Negotiable	3 - 2,500 SF units office/warehouse space is turnkey with standard build-out which includes an office, kitchenette, and bathroom.
Building 2	Available	5,000 SF	NNN	Negotiable	Units 2 A-B: 5,000 SF
Building 3	Available	1,250 SF	NNN	Negotiable	6 - 1,250 SF units office/warehouse space is turnkey with standard build-out which includes an office, kitchenette, and bathroom.
Building 4	Available	7,500 SF	NNN	Negotiable	Units 4A-4C: 7,500 SF (design to build PSF subject to change)

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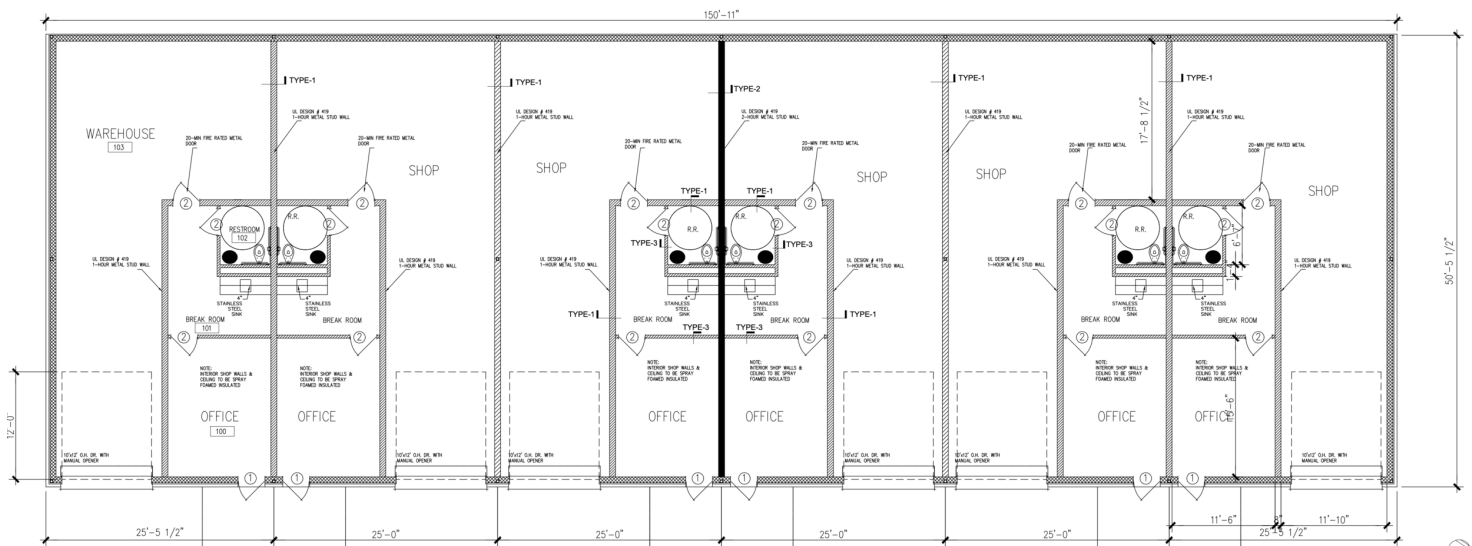
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1 BUILDING-1 FLOOR PLAN 3/16" = 1'-0"

OR SCHEDULE

6" STL JOIST @ 24" O.C.
W/ 5/8" GYP BOARD CLG.
RESTROOMS. TYP.
CLG. HT. 10' 0"

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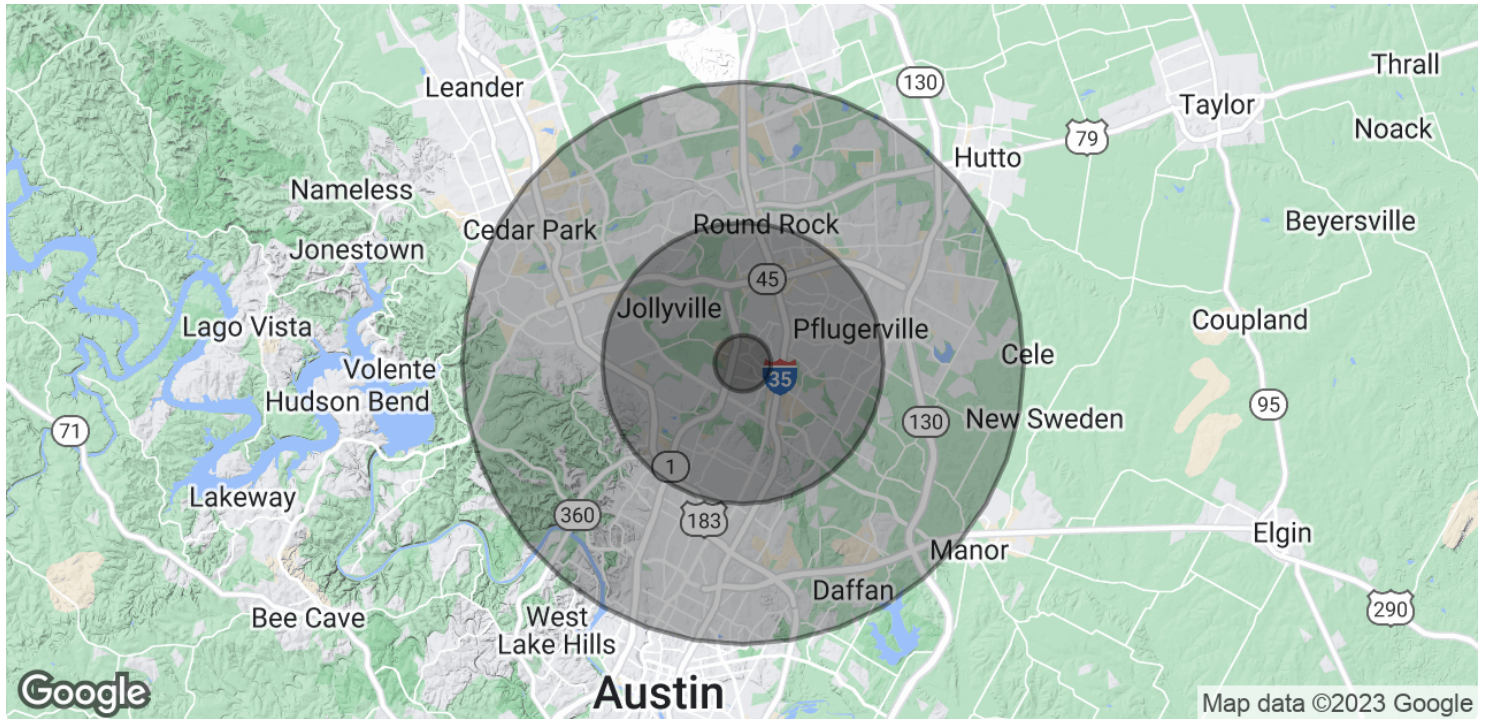
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,993	284,880	850,931
Average Age	34.8	34.9	35.8
Average Age (Male)	34.4	34.3	34.7
Average Age (Female)	36.9	36.3	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,256	124,447	343,578
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$78,953	\$81,869	\$98,293
Average House Value	\$184,847	\$228,478	\$300,233

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date