

1019 S Heatherwilde Blvd. Pflugerville, TX

1540-3080 SQ FT SUITES AVAILABLE

MODERN. FUNCTIONAL. EFFICIENT.



Jack Trade

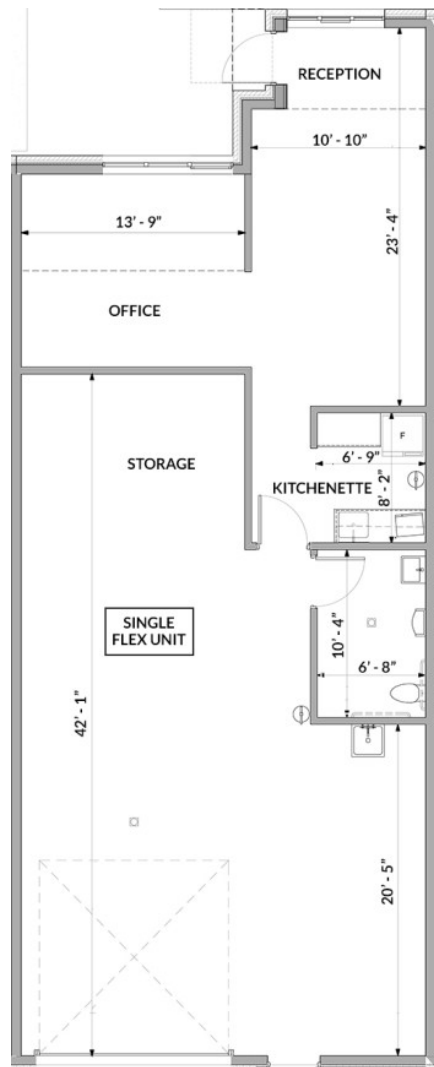
Learn more at jacktradeproperties.com/Heatherwilde

or call 512.766.1810

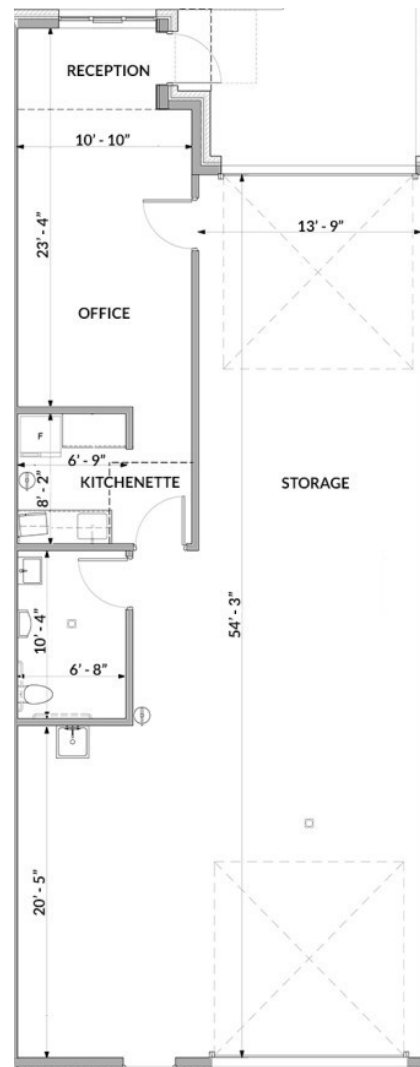
Brokers Protected

1540 SQ FT SUITES

- **LI Zoning** – light industrial / distribution
- **Class A office** with polished concrete & stone finishes
- **Clean, newly built corridor**
- **Fully conditioned** office + warehouse
- **High-speed internet provided**
- **Kitchenette** with cabinets & stainless sink
- **Natural light** via floor-to-ceiling & mezzanine windows
- **Private restroom** with toilet + urinal
- **12' x 12' glass doors** (15B drive-through access)
- **4:1 parking** front & rear
- **Utility sink + floor drain** in warehouse
- **Mezzanine storage** (load-bearing)
- **Near I-35 & SH-130** (<5 min access)
- **Outdoor seating** at landscaped entries



15 A



15 B

3080 SQ FT SUITES

- **LI Zoning** – light industrial / distribution
- **Class A office** with premium finishes
- **Clean, newly built corridor**
- **Fully conditioned** throughout
- **High-speed internet provided**
- **Kitchenette** with cabinetry & stainless sink
- **Natural light** from full-height windows
- **Two restrooms** (each w/ toilet + urinal)
- **12' x 12' glass doors** (30B drive-through access)
- **4:1 parking** front & rear
- **Utility sink + floor drain** in warehouse
- **Mezzanine storage** (load-bearing)
- **Near I-35 & SH-130** (<5 min access)
- **Outdoor seating** at landscaped entries

