

BLUFF BEND



30,909 SF



11110 BLUFF BEND DR. AUSTIN, TX 78753

MULTI-TENANT SMALL BAYS
AVAILABLE FOR SALE

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BLUFF BEND

11110 BLUFF BEND DR. AUSTIN, TX 78753

30,909 SF



PROPERTY DETAILS & RECENT UPGRADES

SUITE A	± 8,190 SF
SUITE B	± 4,437 SF
SUITE C	± 3,574 SF
SUITE D	± 3,756 SF
SUITE E	± 3,094 SF
SUITE F	± 4,157 SF
SUITE G	± 3,721 SF



ROOF REPLACEMENTS IN 2023



UPGRADED LED WAREHOUSE LIGHTS



NEW EXTERIOR PANELING & PAINT



HEAVY DUTY ASPHALT LOT IMPROVEMENT
PARKING RATIO AT 1:1000



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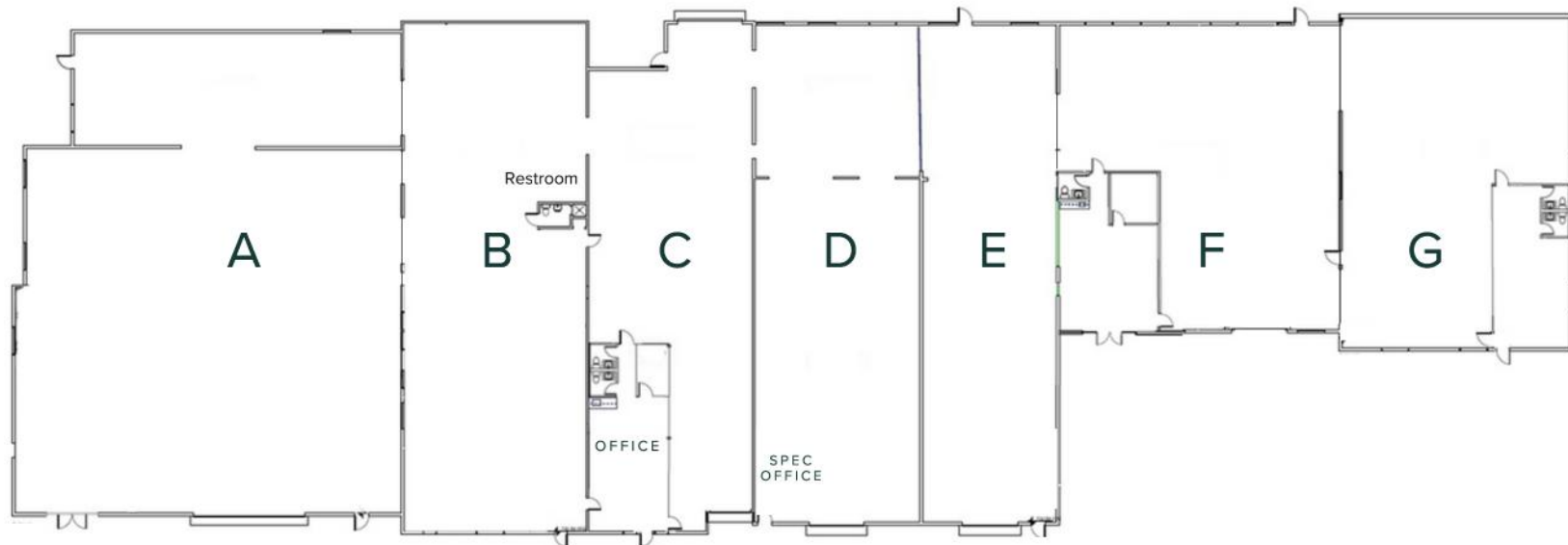
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SUITE DETAILS

	SQUARE FEET	CLEAR HEIGHT	FEATURES	POWER
SUITE A	± 8,190 SF	± 26'	Oversize Roll Up Door	200A 120/240V 3P
SUITE B	± 4,437 SF	± 10'	No Roll Up Door, 100% Office or Storage	200A 120/240V 3P
SUITE C	± 3,574 SF	± 10'	12 ft. Wide Roll Up Door, Spec Office	200A 120/240V 3P
SUITE D	± 3,756 SF	± 16'	Oversize Roll Up Door	200A 120/240V 3P
SUITE E	± 3,094 SF	± 16'	Oversize Roll Up Door	200A 120/240V 3P
SUITE F	± 4,157 SF	± 15'	Oversize Roll Up Door	200A 120/240V 3P
SUITE G	± 3,721 SF	± 15'	Oversize Roll Up Door	200A 120/240V 3P



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SUITE A
8,190 SF

SUITE A DETAILS



EXTERIORS



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SUITE B

4,437 SF

SUITE B DETAILS



EXTERIOR



INTERIOR



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SUITE C
3,574 SF



EXTERIOR



SUITE C
INTERIOR



BLUFF BEND

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SUITE D

3,756 SF



EXTERIOR



SUITE D
INTERIOR



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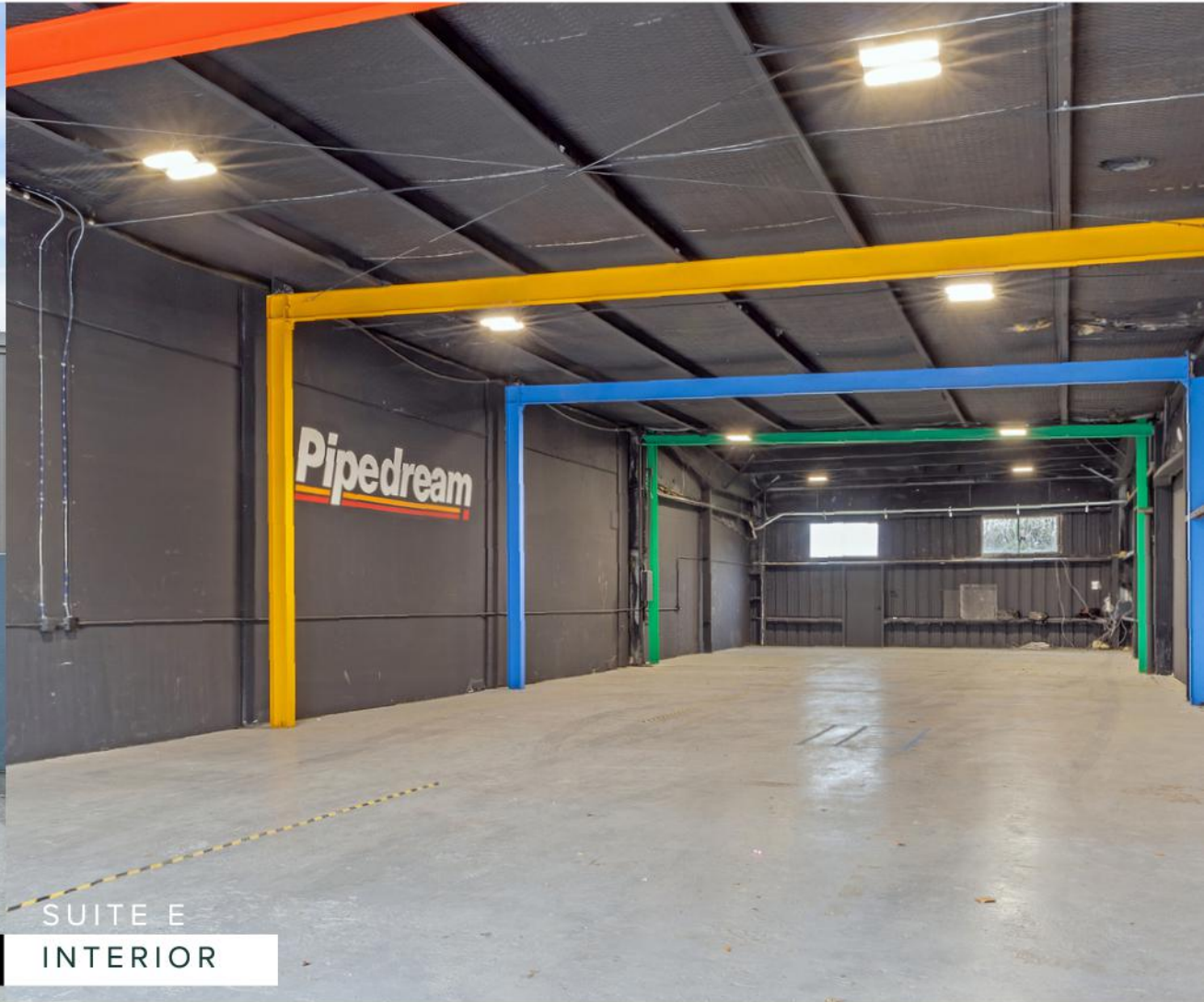
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SUITE E

3,094 SF



EXTERIOR



SUITE E
INTERIOR

BLUFF BEND

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SUITE F
4,157 SF

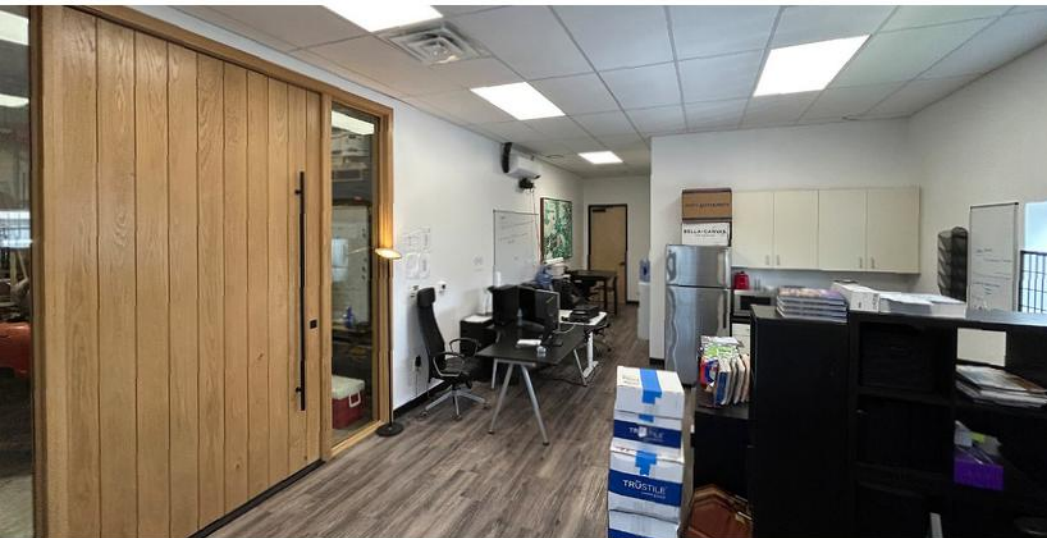


BLUFF BEND

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SUITE G
3,721 SF

EXTERIOR



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FOR SALE

UNIT	SQFT.	TENANT	RENT	RENT / SF	TENANT DEPOSIT	CAM	CAM / SF	MOVE IN	LEASE EXP.
A	8,190	KR 10615 Burnet, LLC	\$10,749.38	\$1.31	\$12,639.00	\$2,819.00	\$0.34	8/01/2023	7/31/2027
B	4,437	Texas OCD Cleaners, LLC	\$3,882.38	\$0.88	\$1,500.00	\$1,528.00	\$0.34	12/01/2025	2/28/2031
C	3,574	Coconut ATX, LLC	\$4,169.67	\$1.17	\$7,000.00	\$1,230.33	\$0.34	12/01/2025	11/30/2027
D	3,736	Try Customs LLC	\$4,741.95	\$1.27	\$12,000.00	\$1,286.00	\$0.34	10/01/2025	9/30/2028
E	3,094	Stone Blue Holdings, Inc.	\$3,674.13	\$1.19	\$4,738.98	\$1,065.00	\$0.34	6/10/2025	9/30/2027
F	4,157	M&G Truck Parts Corp.	\$6,090.01	\$1.47	\$9,093.44	\$1,430.00	\$0.34	10/01/2023	9/30/2028
G	3,721	AGH Partners, Inc.	\$5,702.43	\$1.53	\$6,511.71	\$1,281.00	\$0.34	6/01/2023	5/31/2026
Totals			\$39,009.95	\$1.14	\$53,483.13	\$10,639.33	\$0.34		



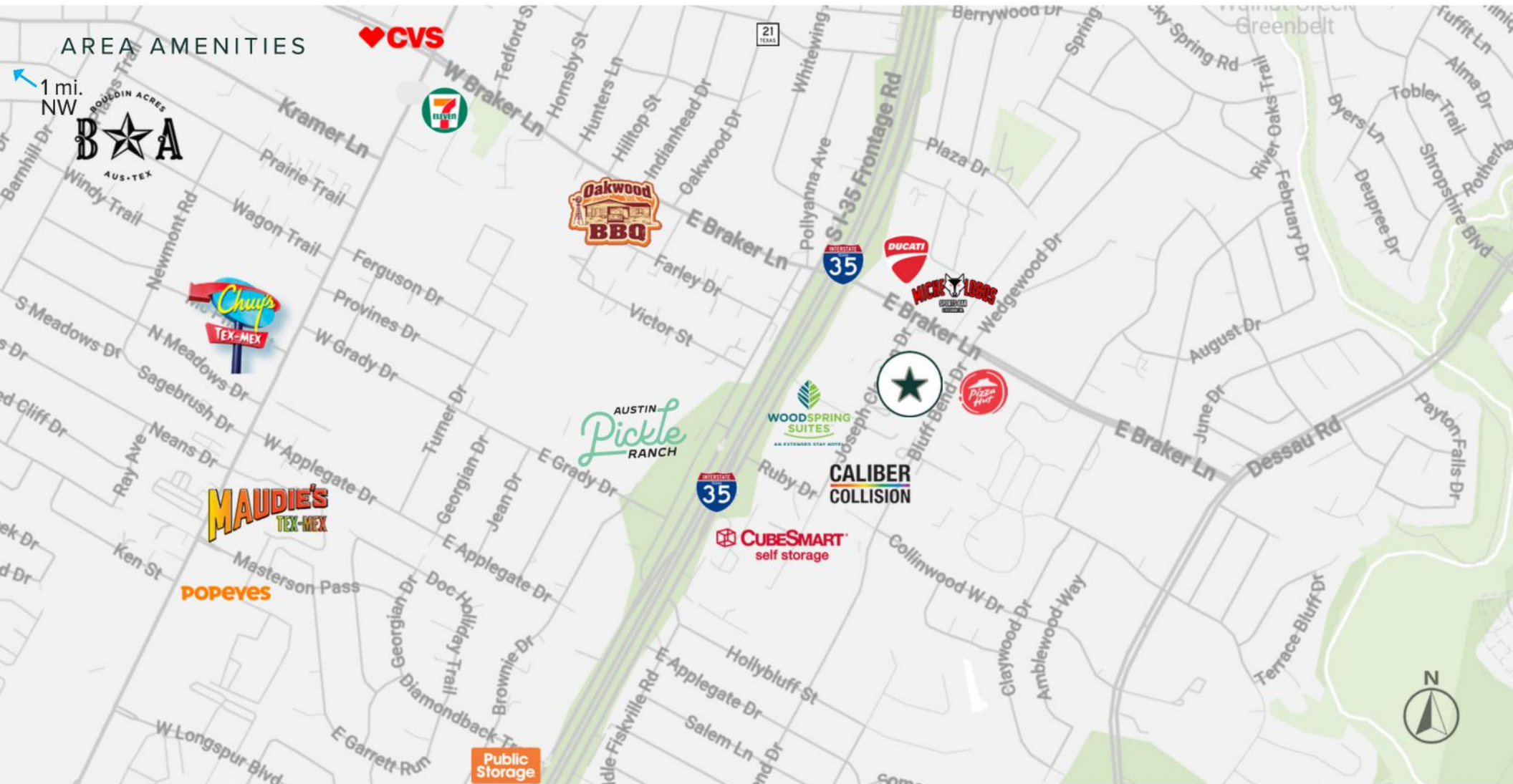
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FOR MORE
INFORMATION:

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TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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