

±40,675 SF OFFICE/WAREHOUSE WITH FENCED YARD

6106 Baldwin | Austin, TX 78724

FOR LEASE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

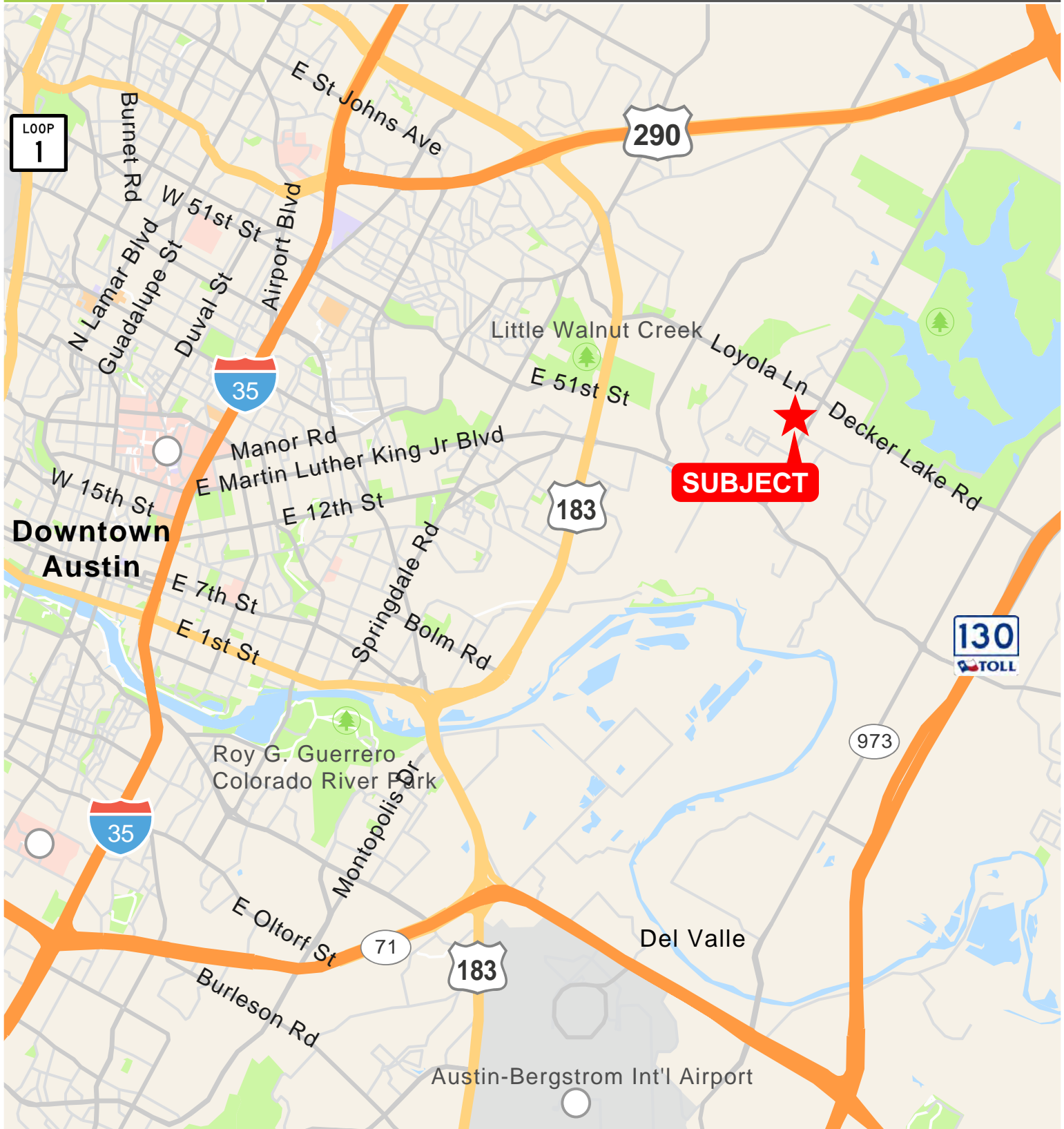
Mark Milstead
mark@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
ciptexas.com

METRO MAP

For Lease: ±40,675 SF Office/Warehouse with Fenced Yard
6106 Baldwin Dr | Austin, TX 78724



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All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

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SUMMARY

For Lease: ±40,675 SF Office/Warehouse with Fenced Yard
6106 Baldwin Dr | Austin, TX 78724

AVAILABLE SPACE:

±40,675 SF (per TCAD) Office/Warehouse

[6106 Baldwin Drive](#) - Intersection of Decker Lane & Hidden West Lane

OFFICE ± 16,002 sf (per TCAD) ± 40%

- ± 17 std size offices, 7 large office or training rooms, break room and
- multiple conference rooms
- 3 sets of male/female bathrooms restroom
- New air conditioning units
- Some office furniture available if wanted

WAREHOUSE ± 24,673 psf (per TCAD) +/- 60%

- 6 dock high loading, 3 drive in loading ramps
- 9 - Overhead doors: 4 - 8 x10; 1 - 10 x10; 2 - 12 x 12; 1 - 12 x16
- 22.5' ceiling height to deck at peak
- Heavy Power for manufacturing: 2 – 800 Amp, 480v, 3ph services
- Some racking available if needed

ACCESSIBILITY:

Good access to Major Roads

- ± 2.5 Miles to Hwy 183
- ± 3.7 Miles to Hwy 290
- ± 3.75 Miles to 130
- ± 4.4 miles to intersection of Hwy 290 and 130 Toll Road
- ± 5.25 miles to Tesla Mfg facility
- ± 6.2 miles to IH 35
- ± 8.5 miles to Austin Bergstrom Airport
- ± 25 miles to New Samsung Plant

FENCED YARD:

± 2 acre fenced storage yard

YEAR BUILT:

1987

PARKING:

± 70 parking spaces

ZONING:

City of Austin ETJ (not zoned)

LEASE RATE:

Call Broker for Pricing.

LEASE TERM:

60+ Months

AVAILABLE DATE:

Summer 2023

For More Information Contact:

Mark Milstead

Senior Vice President

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FLOOR PLAN

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6106 Baldwin 40,675 SF Office/Warehouse



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EXTERIOR PHOTO

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AERIAL MAP

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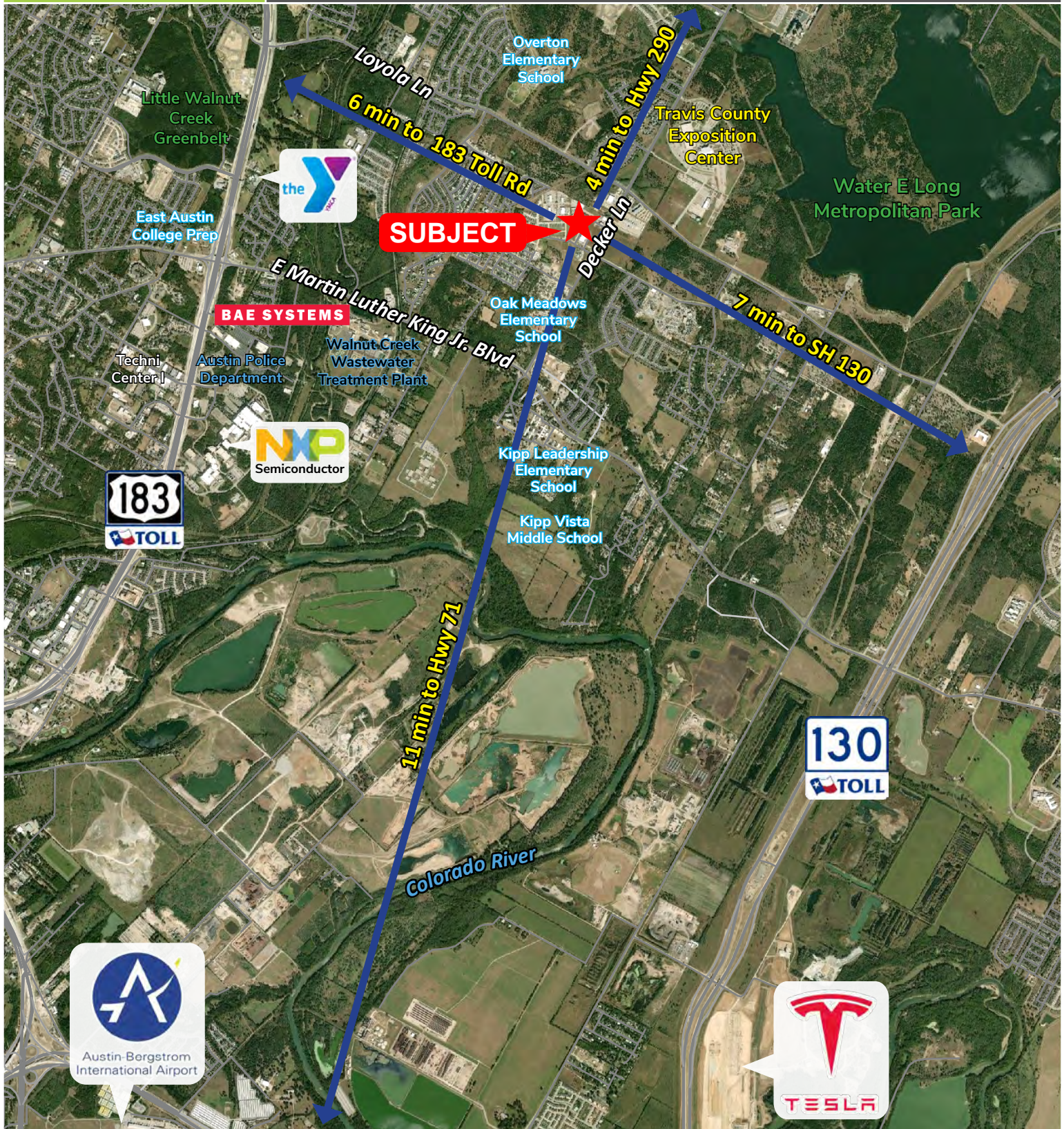
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REGIONAL MAP

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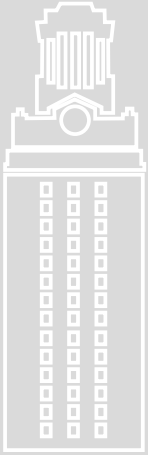
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WHY AUSTIN?

For Lease: ±40,675 SF Office/Warehouse with Fenced Yard
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AUSTIN STATS

- 2.2 Million People live in the Austin Metro Area
- 11th largest city in the US
- Live Music Capital of the World
- 46% of population has at least a bachelor's degree (33% nationally)
- 1.33 Million People in the Labor Force
- Home to 7,200 High Tech Companies
- No Personal State Income Tax



MAJOR EMPLOYERS



TESLA



Ascension Seton



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Information About Brokerage Services

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

11-2-2015



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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Mark Milstead	453839	mark@cipaustin.com	(512) 682-1018
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date