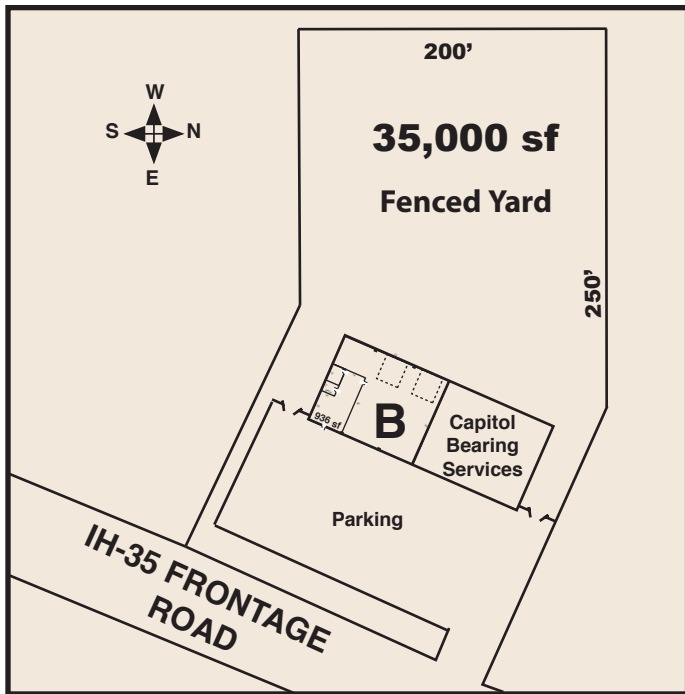
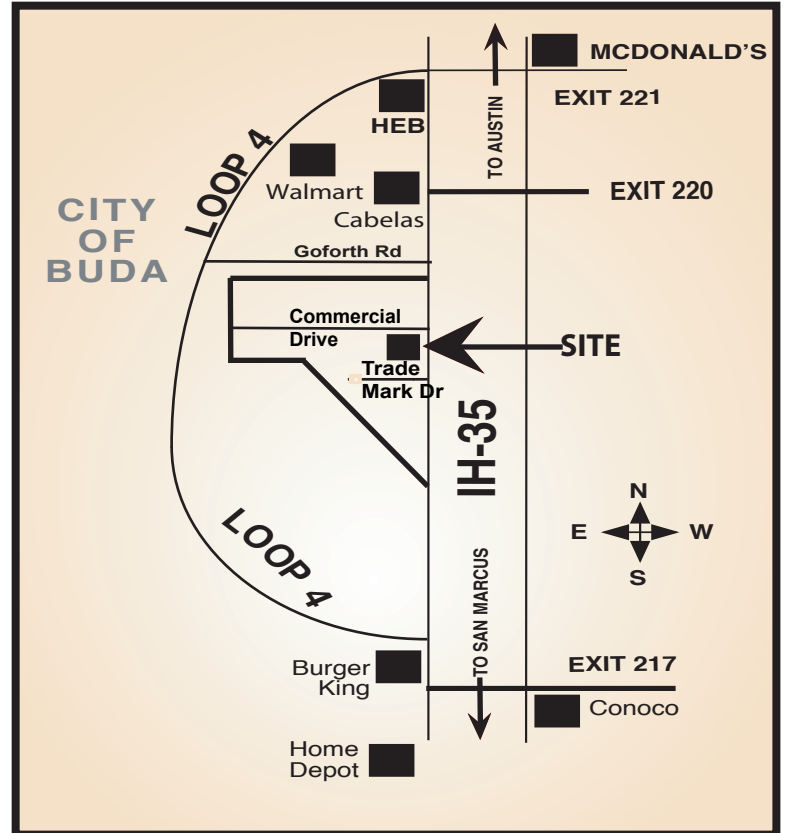


**FOR LEASE: On IH-35: RETAIL/SHOWROOM/WAREHOUSE  
4,500 sf with large yard space: at 16674-B So. IH-35  
\$0.90/sf = \$4,050 month**

**Directions: IH-35 to Exit 220 in Buda, go south 0.8 miles on west access road to 16674 IH-35**



**16674 So. IH-35**

- New metal and stone construction
- 936 sf finish out w/HVAC
- 22 foot clear height
- 2 OHD's, 14' x 16' at grade & dock
- 35,000 sf fenced yard space, shared w/ space A;
- 18 wheeler access
- Adjacent to Capitol Bearing Services

**Bert Pence**

Owner/Agent

(512) 917-6000

Bert@PenceProperties.com

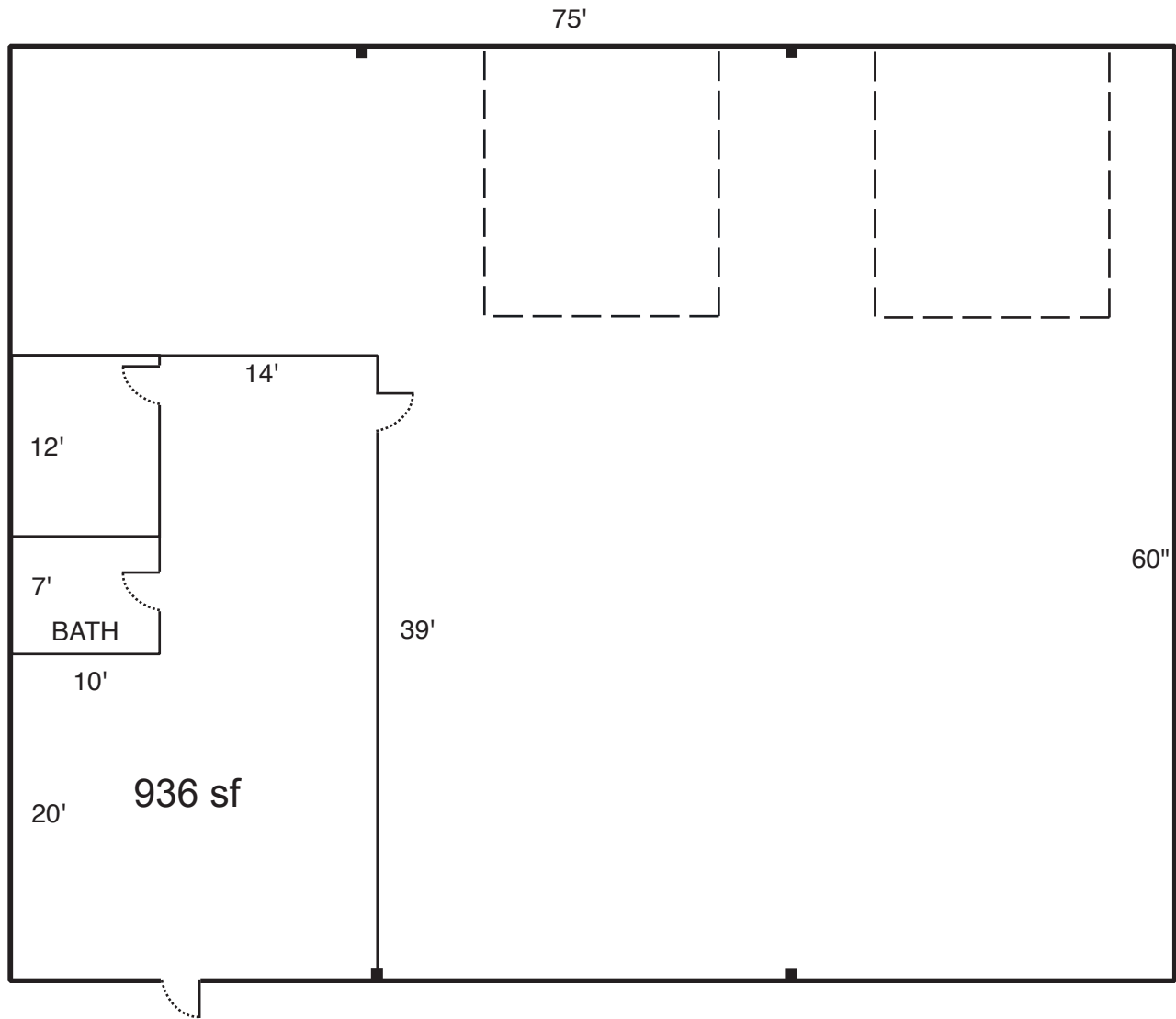
**Pence Properties**

708 Rio Grande, Austin, TX 78701

(512) 476-9200 office

www.penceproperties.com

All information is deemed accurate, however, Bert Pence, Broker, owner has not made an independent evaluation of all information sources and no warranty of representation is made as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions of sale and or availability.



**4,500 sq. ft.**  
**16674-B IH-35 South**  
**Buda, Texas 78610**

**EXHIBIT A**