

### OFFERING SUMMARY

Lease Rate:	\$16.20 SF/yr (NNN)
Building Size:	5,360 SF
Available SF:	2,640 SF
Number of Units:	2
Year Built:	2022

### PROPERTY OVERVIEW

Prime office/warehouse flex space available in the rapidly growing Fitzhugh Town Center! This modern 2,640 SF space offers 780 SF of mezzanine office space with large windows for ample natural light and 1,860 SF of insulated warehouse/flex space with durable concrete flooring. Two grade-level bay doors (16'x12' and 14'x10') provide seamless access for loading/unloading. The space includes a private restroom, high ceilings, and ample on-site concrete parking.

### PROPERTY HIGHLIGHTS

- Modern Flex Space: 2,640 SF combining 780 SF climate controlled mezzanine office and 1,860 SF insulated warehouse.
- Two Grade-Level Bay Doors – (16'x12' and 14'x10') for efficient loading/unloading
- Prime Industrial Location – 10 min from Hwy 71 & Hwy 290, 30 min from Downtown Austin & ABIA
- Versatile Use – Ideal for light industrial, e-commerce, contractors, showrooms, and more
- Modern Construction (Built 2022) – Energy-efficient, low maintenance
- High Ceilings: Provides spacious vertical clearance for various business needs.
- Private Restroom: Includes an in-unit restroom for tenant convenience.

Eugene Batson

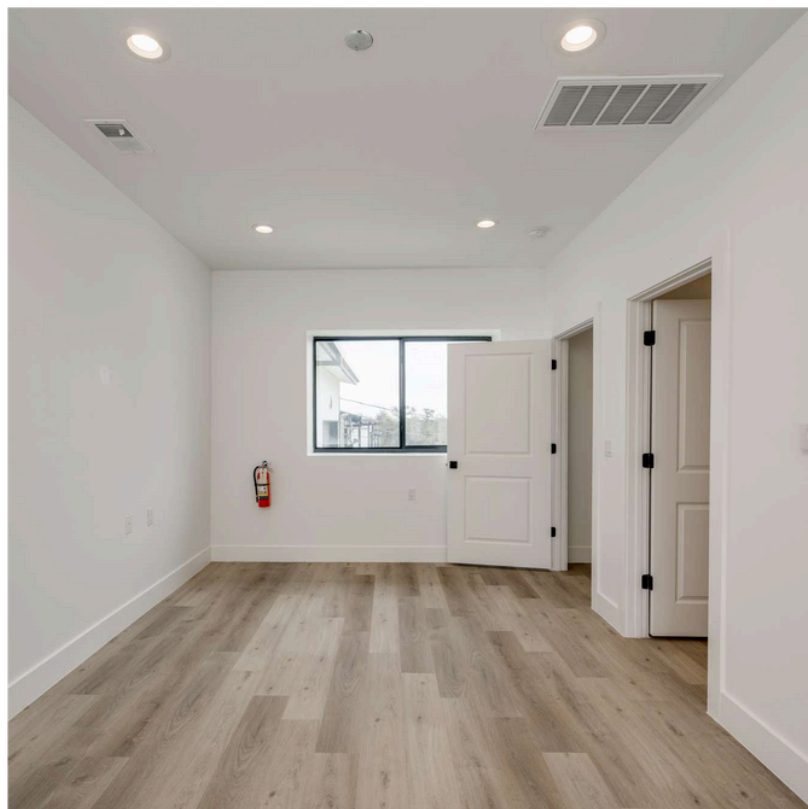
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FOR LEASE | **15210 Fitzhugh Rd #1600, Austin, Texas 78736**



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## PROPERTY DESCRIPTION

Prime office/warehouse flex space available in the rapidly growing Fitzhugh Town Center! This modern 2,640 SF space offers 780 SF of mezzanine office space with large windows for ample natural light and 1,860 SF of insulated warehouse/flex space with durable concrete flooring. Two grade-level bay doors (16'x12' and 14'x10') provide seamless access for loading/unloading. The space includes a private restroom, high ceilings, and ample on-site concrete parking.

## LOCATION DESCRIPTION

Situated in one of Austin's fastest-growing light industrial hubs, this property offers exceptional accessibility and strategic positioning for businesses. Just 10 minutes from Hwy 71 and Hwy 290, it provides seamless connectivity to Austin's major corridors, making transportation and logistics efficient. Located only 30 minutes from Downtown Austin and Austin-Bergstrom International Airport (ABIA), it ensures easy access for clients and business operations. Positioned in Hays County with an Austin mailing address, tenants can benefit from lower tax rates while maintaining a strong presence in the Austin market.

## IDEAL FOR VARIOUS USES

- Light industrial operations
- E-commerce businesses & fulfillment centers
- Contractor, fabrication, or construction-related businesses
- Showroom with warehouse storage
- Specialty automotive services & equipment storage
- Creative production or studio space

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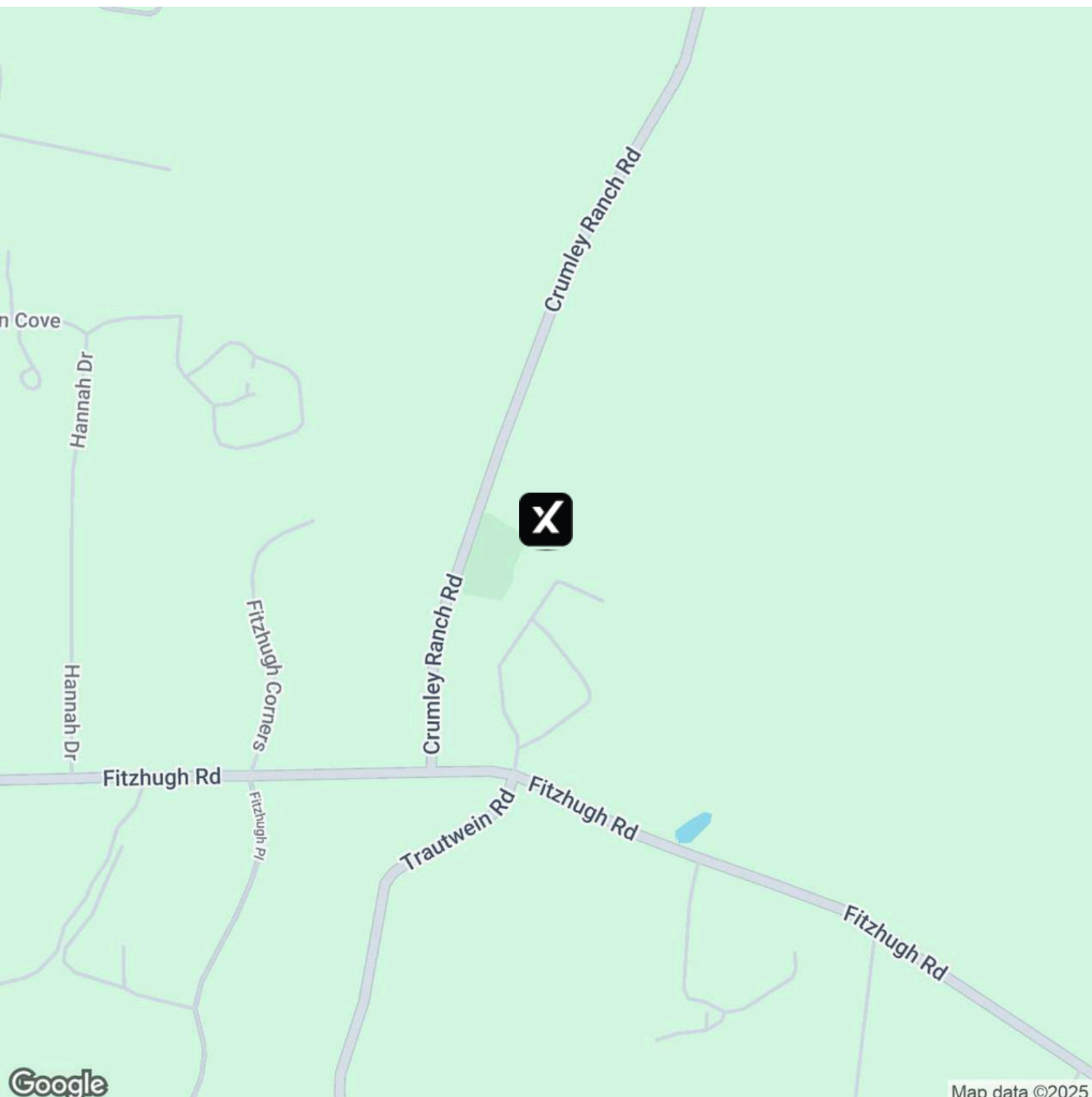
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