

FOR LEASE

9520 BROWN LN, AUSTIN, TX 78754



6,250 SF I.O.S. Site on 3.37-Acres

ABOUT THE PROPERTY:

9520 Brown Lane is a fully fenced and gated 3.37-acre Industrial Outside Storage site located in the North Austin submarket. This property features a 6,250 SF warehouse with a 16' - 18' clear height, light industrial zoning, and six oversized grade-level doors. Additionally, the site offers quick access to IH-35, US-183, and US-190.

FEATURES:

- 6,250 SF warehouse (incl. 1,250 SF office)
- 3.37-acre site
- Light industrial zoning
- Six (6) oversized grade-level doors (16' W x 14' H)
- 16' - 18' clear height
- Quick access to IH-35, US-183, and US-190

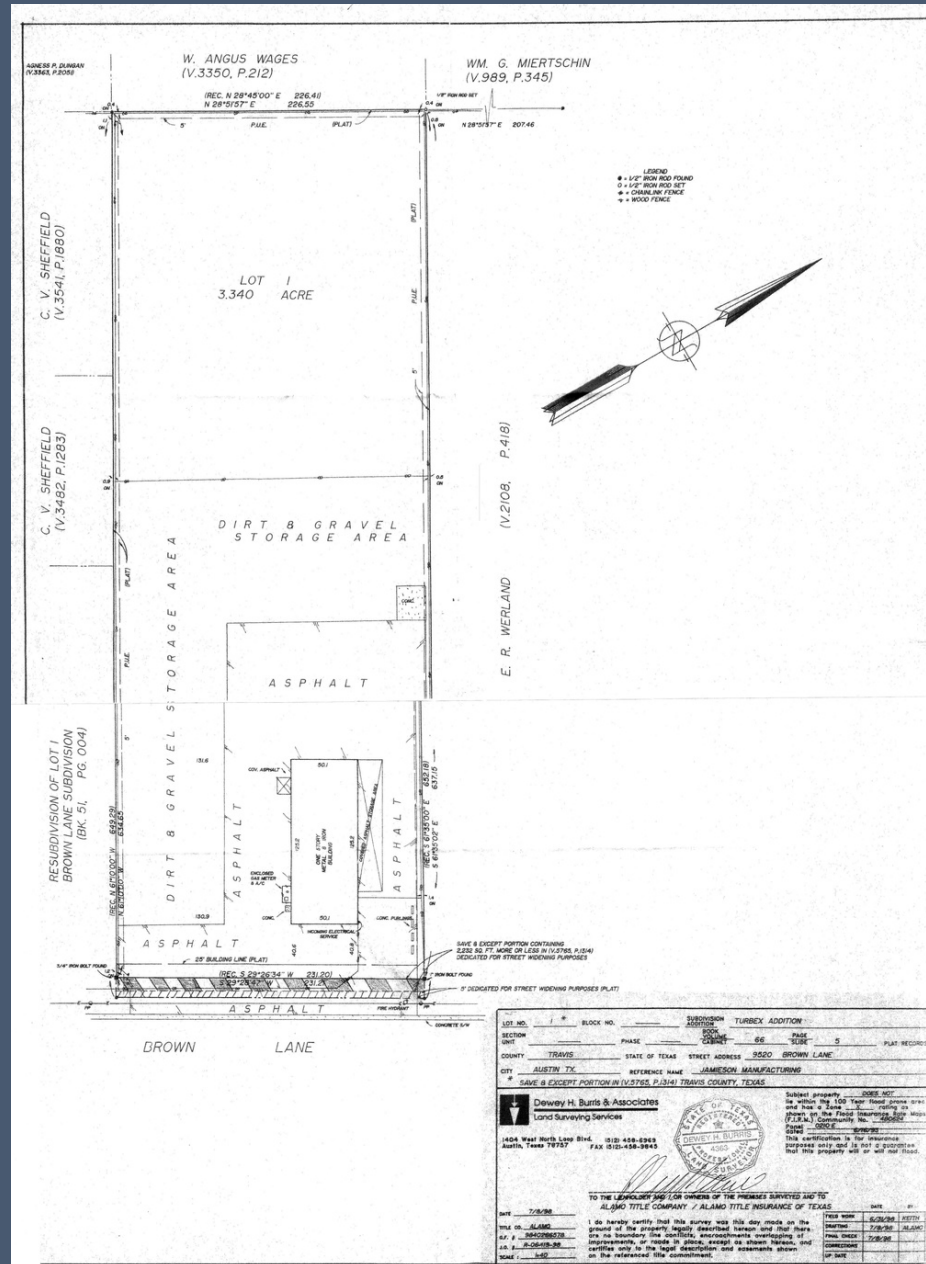
PROPERTY HIGHLIGHTS



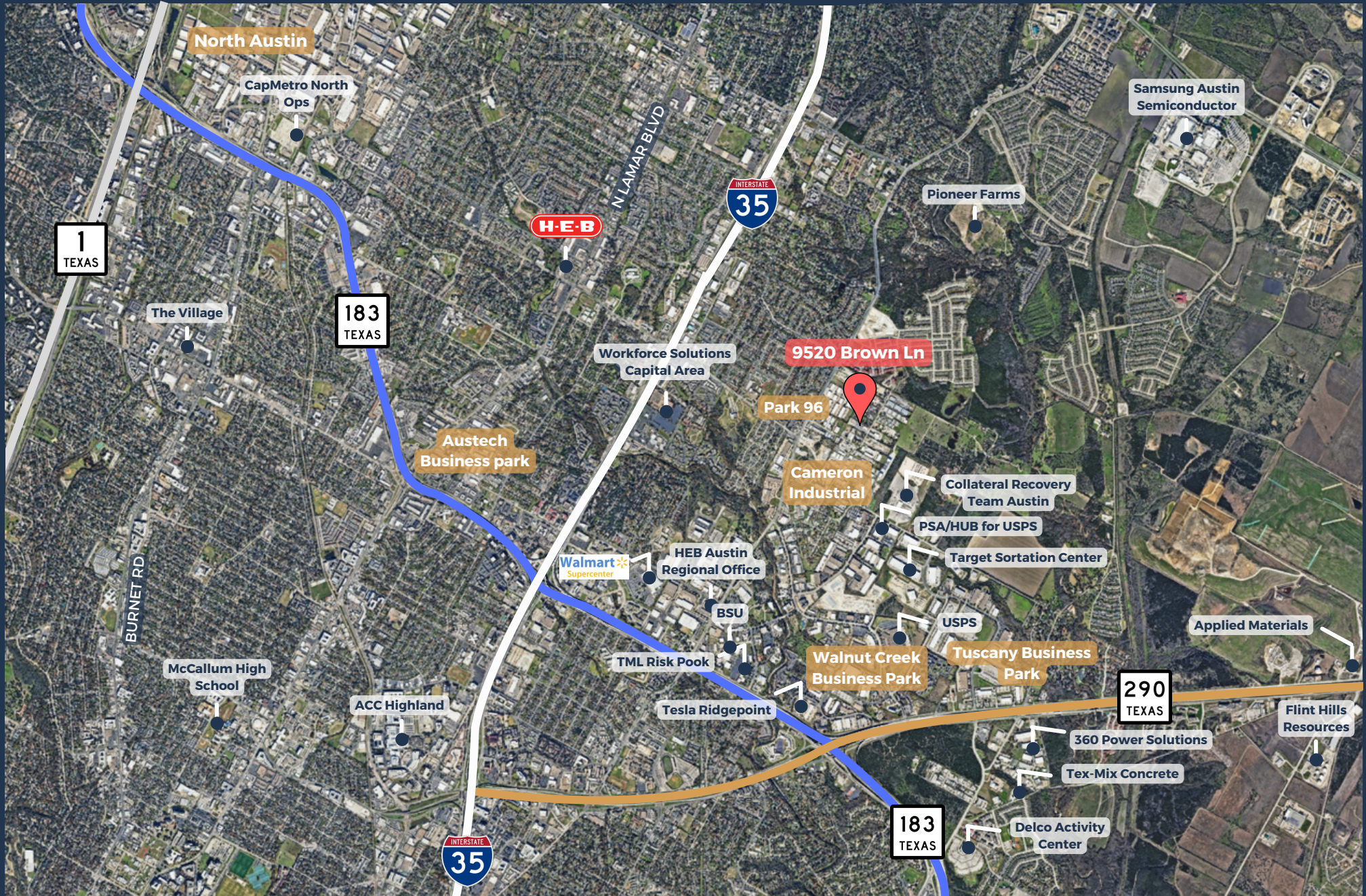
SITE OVERVIEW



SITE SURVEY



AREA DETAILS & OVERVIEW





CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289