

1601 RUTHERFORD LN

Austin, TX 78754

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Versatile flex industrial lease space. Flexible layout and lease terms. This space is tailored to accommodate a wide range of industrial and commercial needs. The property features high ceilings and ample loading docks, providing a seamless environment for production, distribution, or creative endeavors. Situated in a prime location with easy access to major transportation routes, this space offers convenience and efficiency for logistics and operations.

PROPERTY HIGHLIGHTS

- Convenient location with easy accessibility
- Ample parking
- Well-maintained exterior
- Flexible layout for various businesses
- High ceilings

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 5,647 SF
Lot Size:	209,881 SF
Building Size:	57,635 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,671	54,647	136,264
Total Population	14,976	131,880	329,067
Average HH Income	\$66,540	\$94,649	\$100,893

GARETH KOHLHAUSEN

713.988.1717
GK@z3realestate.us

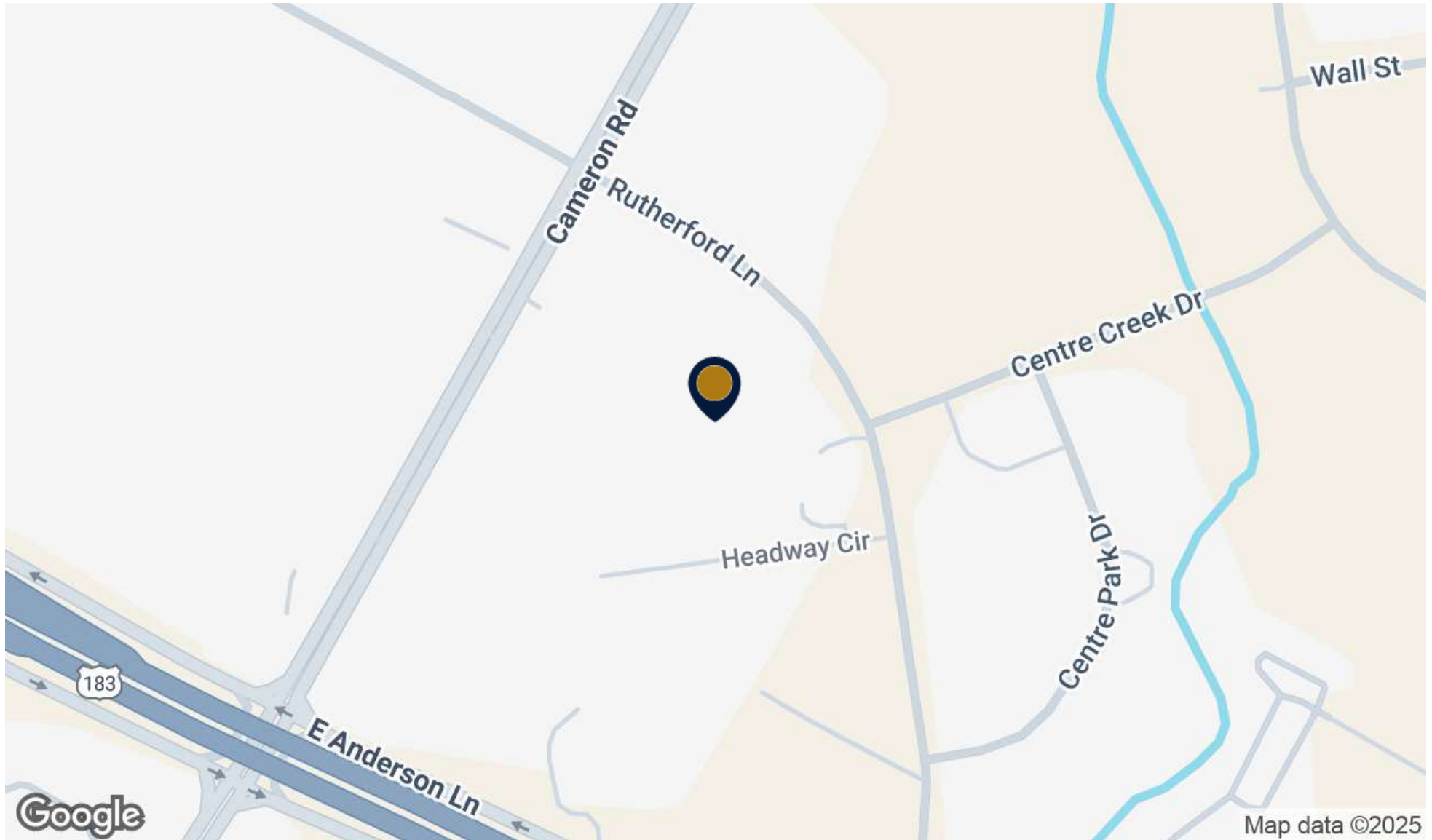
301 Camp Craft Road
Austin, TX 78746
832.723.1218
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 5,647 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100A	Available	1,500 SF	NNN	Negotiable	-
200C	Available	3,450 SF	NNN	Negotiable	-
100G	Available	5,647 SF	NNN	Negotiable	-

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A100-1601 Rutherford Ln, Austin, TX

Main Floor	Finished Area	1532.19 sq ft
	Unfinished Area	8.10 sq ft



A horizontal scale bar with markings at 0, 5, and 10 feet. The bar is divided into segments by vertical lines. The segments between 0 and 5, and between 5 and 10, are each further divided into four smaller segments by shorter vertical lines, indicating a scale of 1.25 feet per small segment.

PREPARED: 2024/06/14



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

C200-1601 Rutherford Ln, Austin, TX

Main Floor Finished Area 3589.77 sq ft



0 6 1

PREPARED: 2024/06/14

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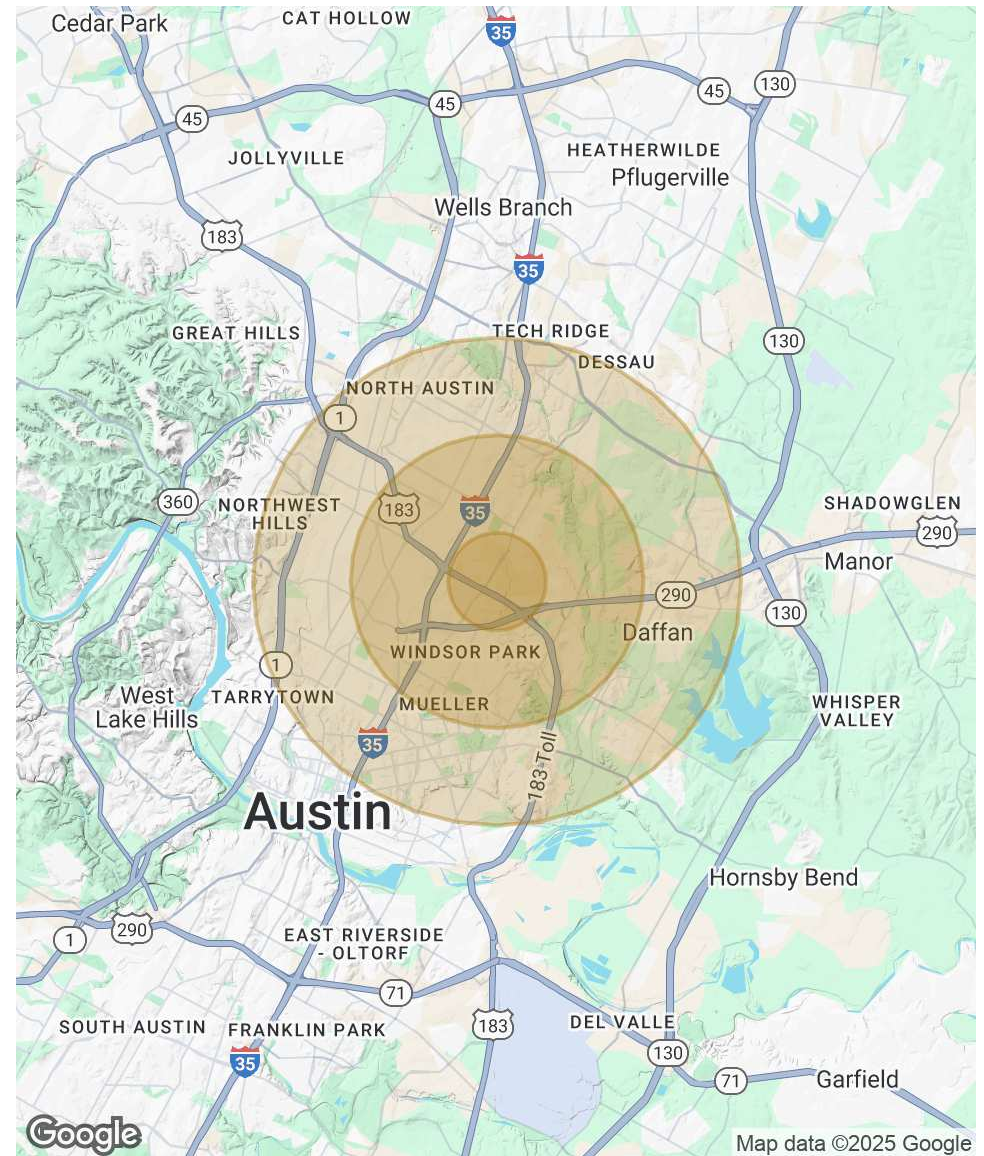
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,976	131,880	329,067
Average Age	34	36	35
Average Age (Male)	34	35	35
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,671	54,647	136,264
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$66,540	\$94,649	\$100,893
Average House Value	\$316,334	\$482,536	\$544,827

Demographics data derived from AlphaMap



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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.

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.

<u>Latipac Property Management Inc. dba Z3 Real Estate Inc</u>	<u>9006543</u>	<u>info@z3realestate.us</u>	<u>713-988-4242</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Harvey Zinn Jr</u>	<u>438482</u>	<u>zinnh@z3realestate.us</u>	<u>512-633-2825</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jeff Zinn</u>	<u>437985</u>	<u>JeffZinn@z3realestate.us</u>	<u>713-988-0426</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Gareth Kohlhausen</u>	<u>687024</u>	<u>gk@z3realestate.us</u>	<u>713-988-1717</u>
Sales Agent/Associate's Name	License No.	Email	Phone
	<u>09/17/2024</u>		
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov