

AUSTIN IRON

9606 OLD MANOR ROAD | AUSTIN, TX 78724

STABILIZED CASH FLOW IN A TOP 5 U.S. MARKET

FOR SALE
6.5% CAP | ±\$2.3M

RARE AUSTIN NET LEASE INDUSTRIAL
PRIME EOY 1031 OPPORTUNITY



NEW LEASE
EXTENSION
JUST SIGNED
\$13.90 NNN



NUMEROUS
RENOVATIONS
JUST COMPLETED



TENANT INSTALLING
\$500K NEW IRON
MACHINING
PRODUCTION
EQUIPMENT



CONTINUAL
STRONG AUSTIN
GROWTH IN
SOUTHEAST MARKET



SEASONED TENANT
IN LOCATION FOR
10+ YEARS

*Austin
Builds
Bigger*



±10,500 SF
BUILDING



±39,160 SF | ±1.0 AC
LOT AREA



1984 | 1992
YEAR BUILT
Two-Building Facility



6.5% CAP
±\$2.3M
PURCHASE PRICE

INVESTMENT HIGHLIGHTS

- ✓ New 5-year NNN lease (3 years + two 1-year options)
- ✓ \$13.90 PSF with 3% annual rent escalations
- ✓ Strong, established tenant – Austin Iron Design. Draw. Fabricate. Install.
- ✓ Strategic East Austin location with direct access to Hwy 290
- ✓ Austin rents now \$15–\$18 NNN
- ✓ 4.3% industrial vacancy in submarket
- ✓ 10.7% rent growth

WHY AUSTIN?

- Top 5 U.S. Market
One of the fastest-growing metros in the nation
- Top National
Job Growth Market
- Thriving Southeast
Industrial Submarket
- 10 miles to
Downtown Austin
- High demand, limited supply
and strong fundamentals

*A Stronger
Austin
Ahead*

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CONTACT US TODAY
FOR FULL OFFERING DETAILS