

# NEW CONSTRUCTION FLEX INDUSTRIAL SPACE FOR LEASE | US 290 CORRIDOR

9204 Rod Road | Austin, TX



*Rendering of completed project*



*Actual project as of 12/6/2025*

# PROPERTY OVERVIEW

Newly constructed ±11,000 SF multi-tenant flex/industrial building located just off US-290 in one of Austin's fastest-growing corridors. The property features seven divisible suites delivered as high-quality core and shell with flexible layouts. Custom office and restroom finish-outs are available, with air-conditioned office capability.

## BUILDING DETAILS

- Total Building Size: ±11,000 SF
- Divisible From: ±1,571 SF
- Clear Height: 14'
- Doors: Grade-level (10' x 14')
- Lease Type: NNN
- Asking Rate: \$18.00 / SF / Year
- Lease Term: 5+ Years
- Zoning: Austin ETJ

## UTILITY & INFRASTRUCTURE ADVANTAGE

On-site WTCPUA water service eliminates the need for trucked-in water common in the surrounding submarket. Industrial-grade septic system supports a wide range of industrial and service uses, expanding allowable tenant profiles and reducing operational constraints.

## KEY FEATURES

- 3-phase power (approximately 1,600 amps)
- Insulated metal building
- Oversized driveway

- Fenced yard suitable for vehicle or equipment storage
- Ample surface parking
- Seven-suite configuration allows for multi-tenant or larger users occupying multiple bays

## **IDEAL USES**

- Owner-users
- Contractors
- Service businesses
- Light industrial
- Flex / showroom users

*Available 1/15/2026*

*Contact ownership directly for leasing details.*