



For Lease or Sale

20,000 SF Available with Outdoor Storage
12109 S US Hwy 183, Austin, TX 78744

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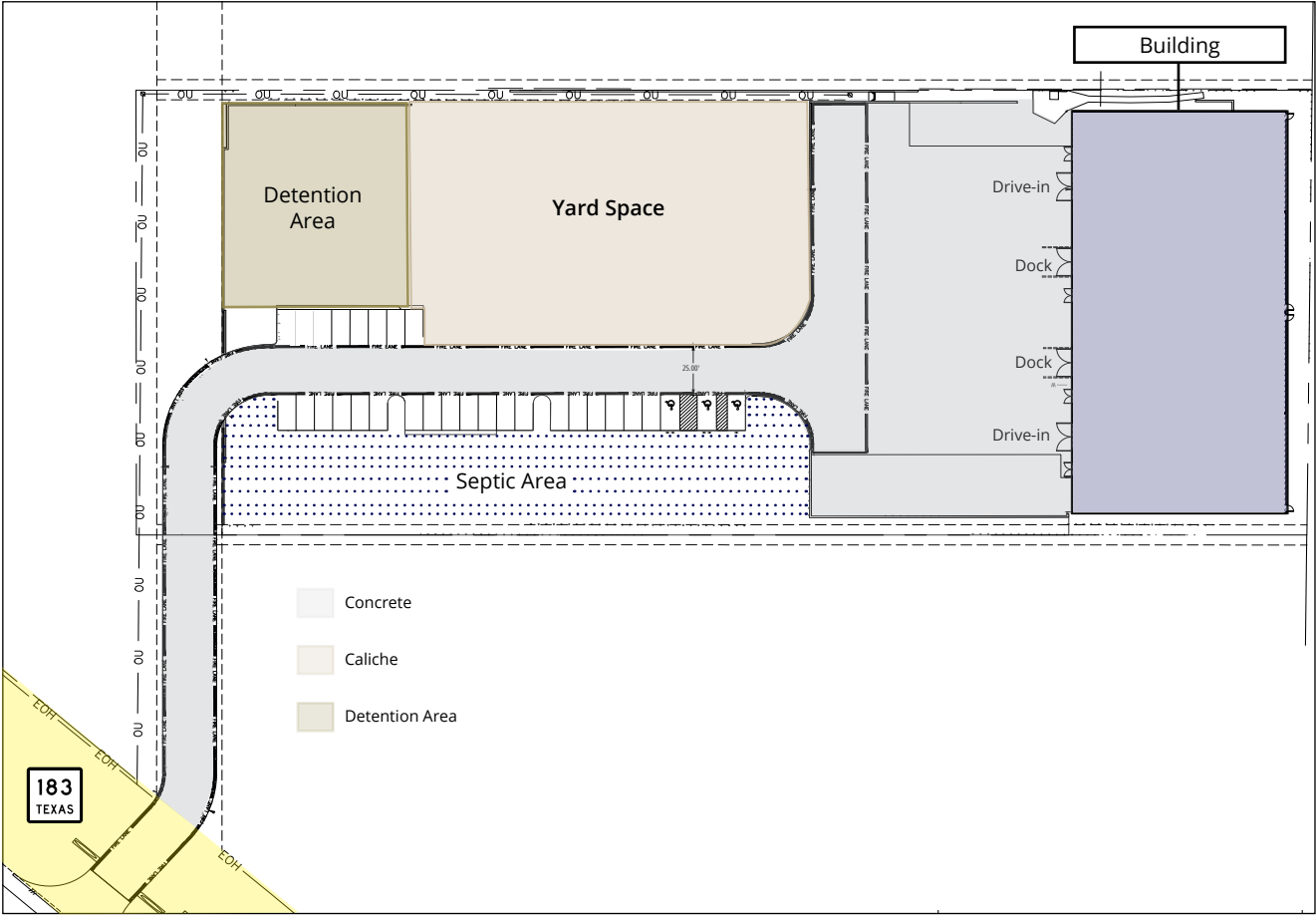
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Site Details

12109 S US Hwy 183, Austin, TX 78744

Building Size	20,000 SF
Clear Height	23'8" – 28'5"
Yard	0.33 Acres
Dock Doors	2
Drive-in Doors	2
Rate	Contact Broker
Power	3-Phase/480V 800 Amps (Bluebonnet)
Parking	1.5/1,000
Insulation	Walls: R-19 Roof: R-38
Slab	6"
Delivery Timeline	10/1/2026



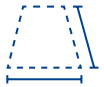
Site Overview

Property Highlights



Immediate Highway Access

Immediate access to Highway 183



Building Size

20,000 SF

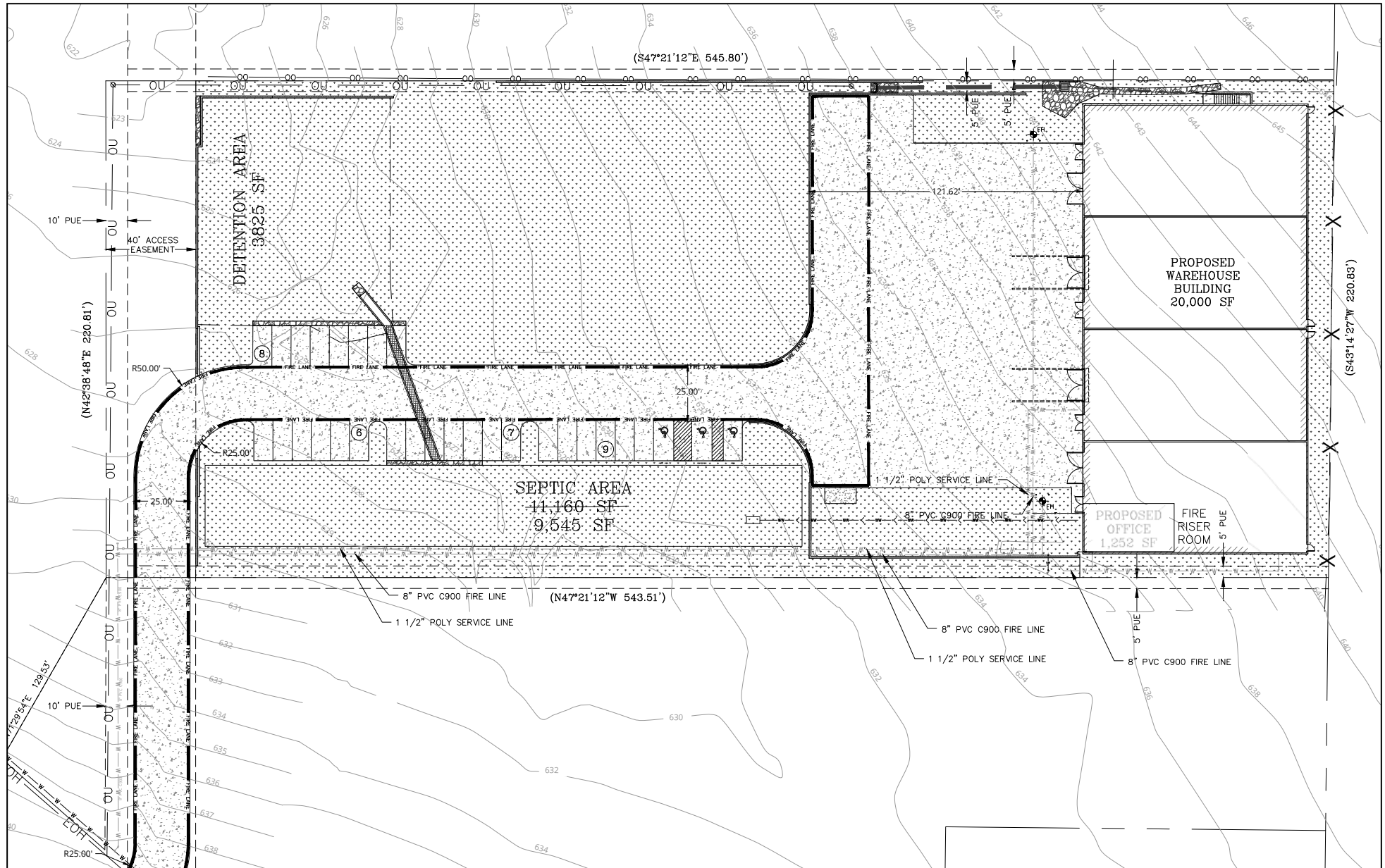


Available for Lease

Brand new IOS construction with optimal functionality and highway access



Site Plan





For more information, contact us:

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