



For Lease

3,750 SF IOS
on 2.7 Acres

Property Highlights

Building Size:
2,000 SF Warehouse
with 750 SF lean-to
1,000 SF Office Trailer

Stabilized Yard:
1.79 AC

Lease Rate:
Contact Broker for Pricing

Zoning:
ETJ

Market:
Austin - Southeast

Utilities:
Water, Septic

Power:
3 Phase. 240 V 200 Amps



9310 US Hwy 183

Austin, TX 78747

3,750 SF Office / Warehouse with Industrial Yard

9310 US Hwy 183 is a rare small-scale Industrial Outdoor Storage (IOS) opportunity with direct frontage along US-183 in Southeast Austin. The property features approximately 3,750 SF of functional building space situated on 2 acres of fully usable yard area, offering an ideal mix of warehouse, office, and outdoor operational space. Well-suited for construction services, equipment rental companies, landscape supply groups, fence contractors, and a variety of other service-oriented users, this site provides exceptional visibility, accessibility, and operational flexibility. IOS sites of this size and quality with highway frontage are extremely limited within the Austin market. Please reach out for additional information or to schedule a tour.

Please contact us for additional information or to schedule a tour:

Will Hall
will.hall@streamrealty.com
M: 210.284.7184

Bridger Gunderson
bridger.gunderson@streamrealty.com
T: 512.481.3033

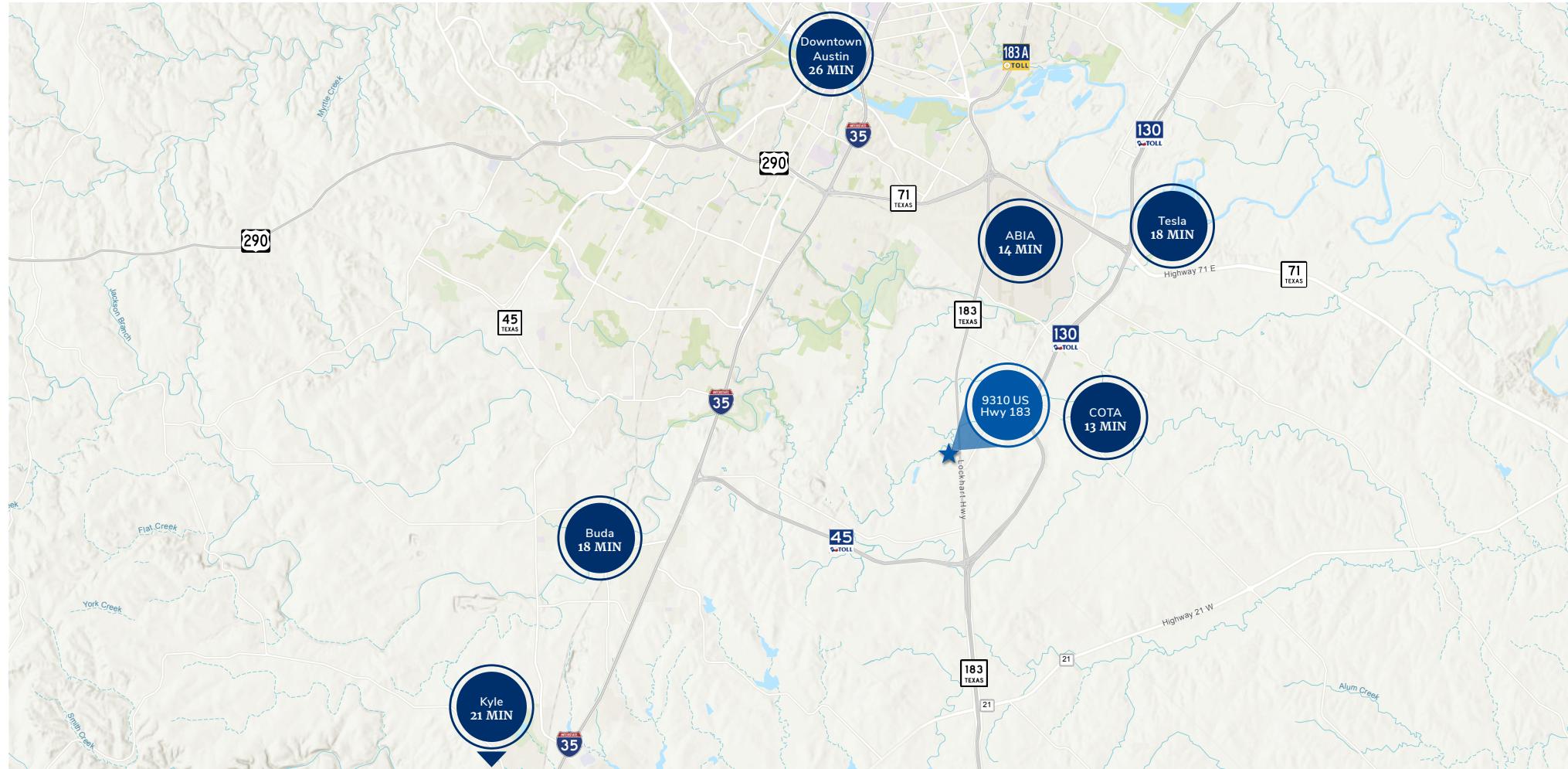


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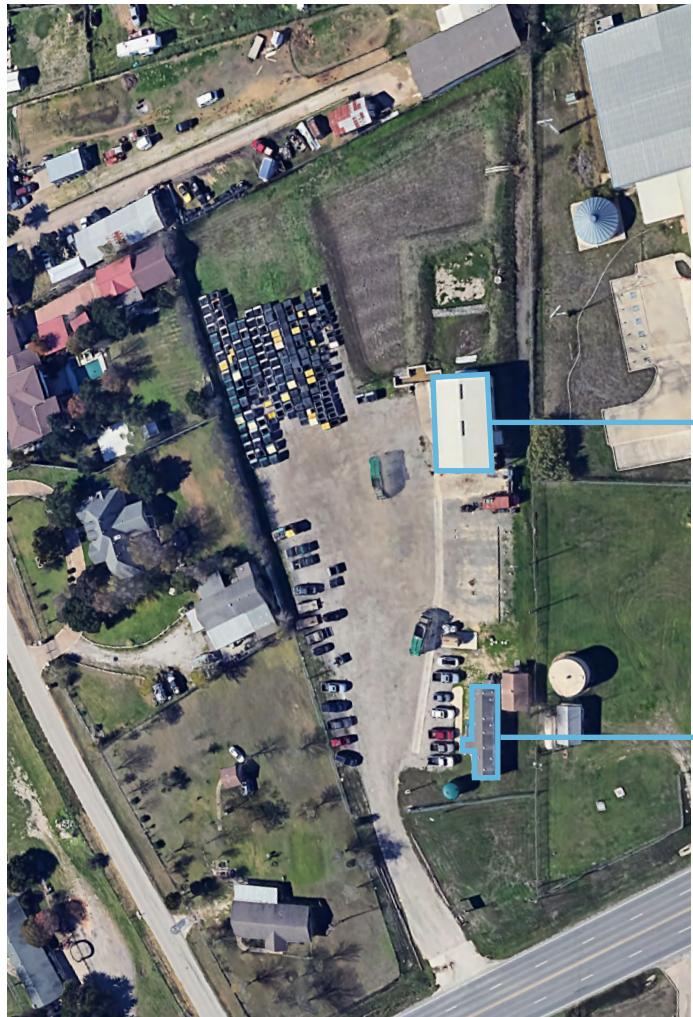
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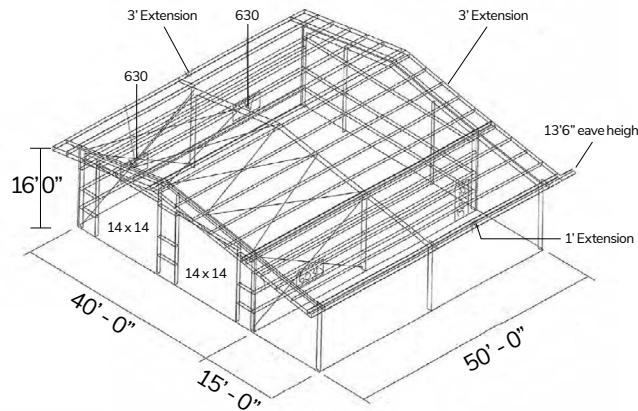
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2,000 SF Warehouse



1,000 SF Office Trailer



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