

11209 Conroy
Manchaca / Texas



Strategic IOS Site Opportunity At Conroy Park 5,000 SF Space for Sublease

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CBRE

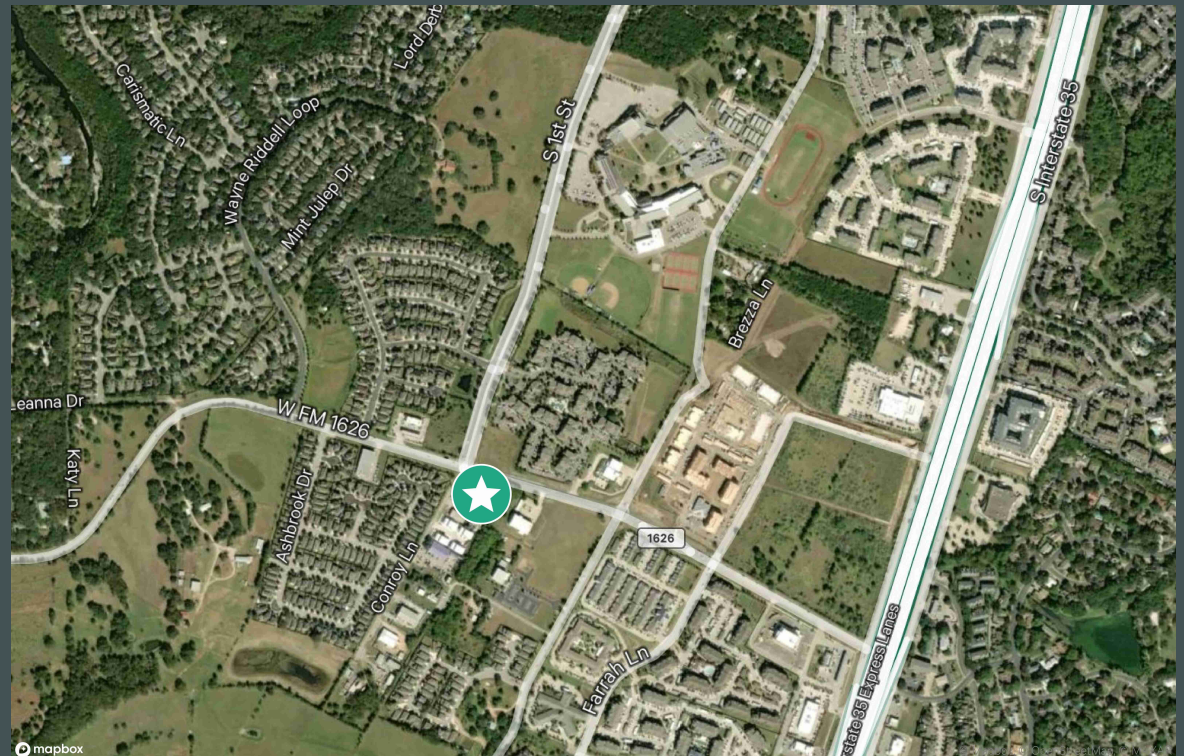
Executive Summary

11209 Conroy in Manchaca, Texas, is a rare Industrial Outdoor Storage (IOS) listing, making it a unique opportunity for businesses seeking versatile space. The property encompasses a total building area of 5,000 square feet, which includes a 3,750-square-foot warehouse and a specialized 2,000-square-foot hot warehouse for temperature-sensitive materials. Additionally, there is a 1,250-square-foot office area, providing essential workspace for operations. The site features a paved yard covering 0.8 acres, offering ample outdoor storage and operational space. This listing is particularly valuable for companies looking to combine office functionality with significant storage capacity in a prime location.



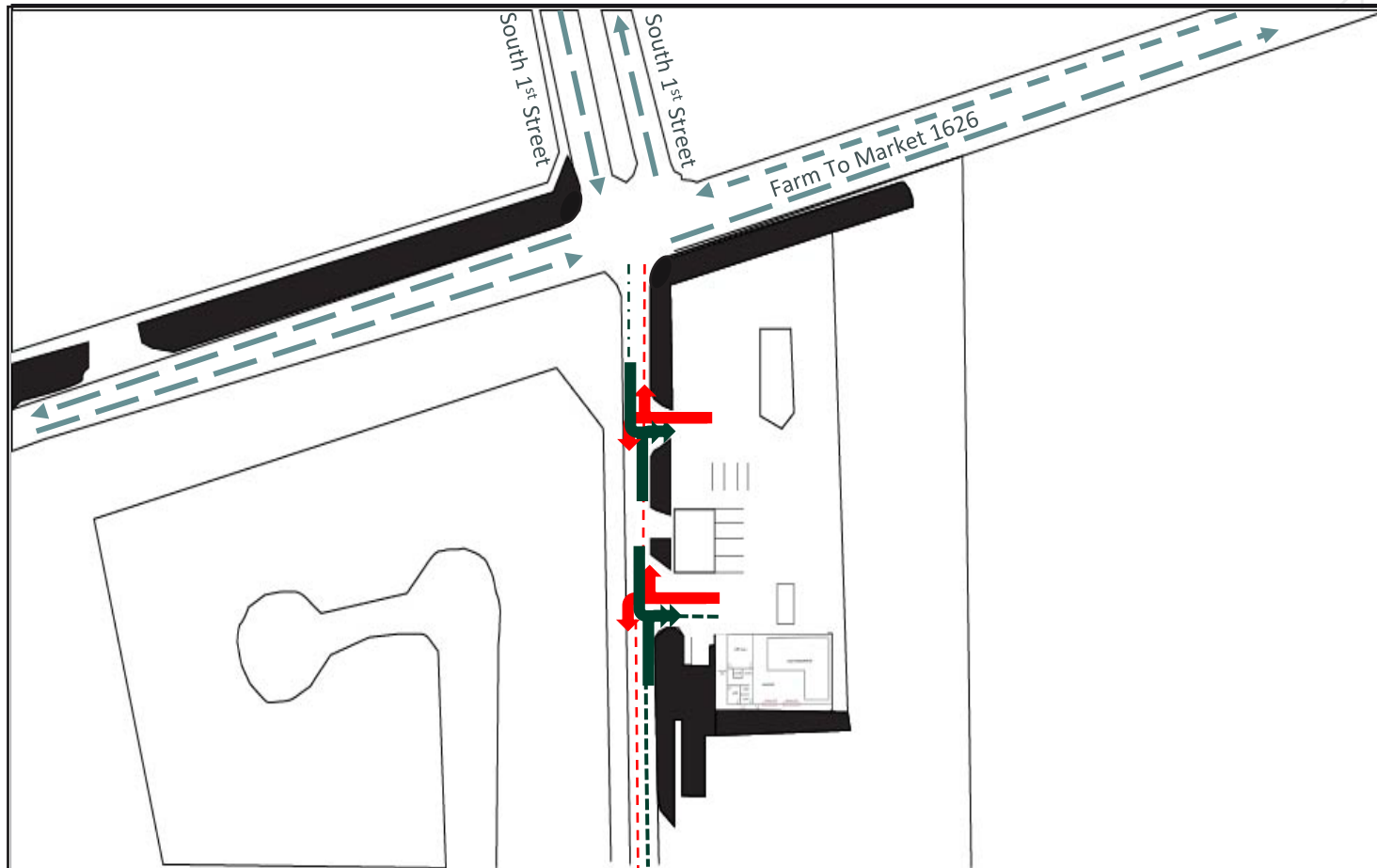
Property Overview

Description	Total SF
Total Building	5,000 SF
Warehouse	3,750 SF
Hot Warehouse	2,000 SF
Office	1,250 SF
Yard	±0.8 acres
Rent PSF/YR	\$21.20
Total Monthly Rent	\$8,800
Sublease Expiration Date	06/2026



Site Plan

11209 Conroy Lane Austin, Texas



Office:

±1,250 SF

Warehouse Space:

±3,750 SF

Hot Warehouse:

±2,000 SF

Yard Space:

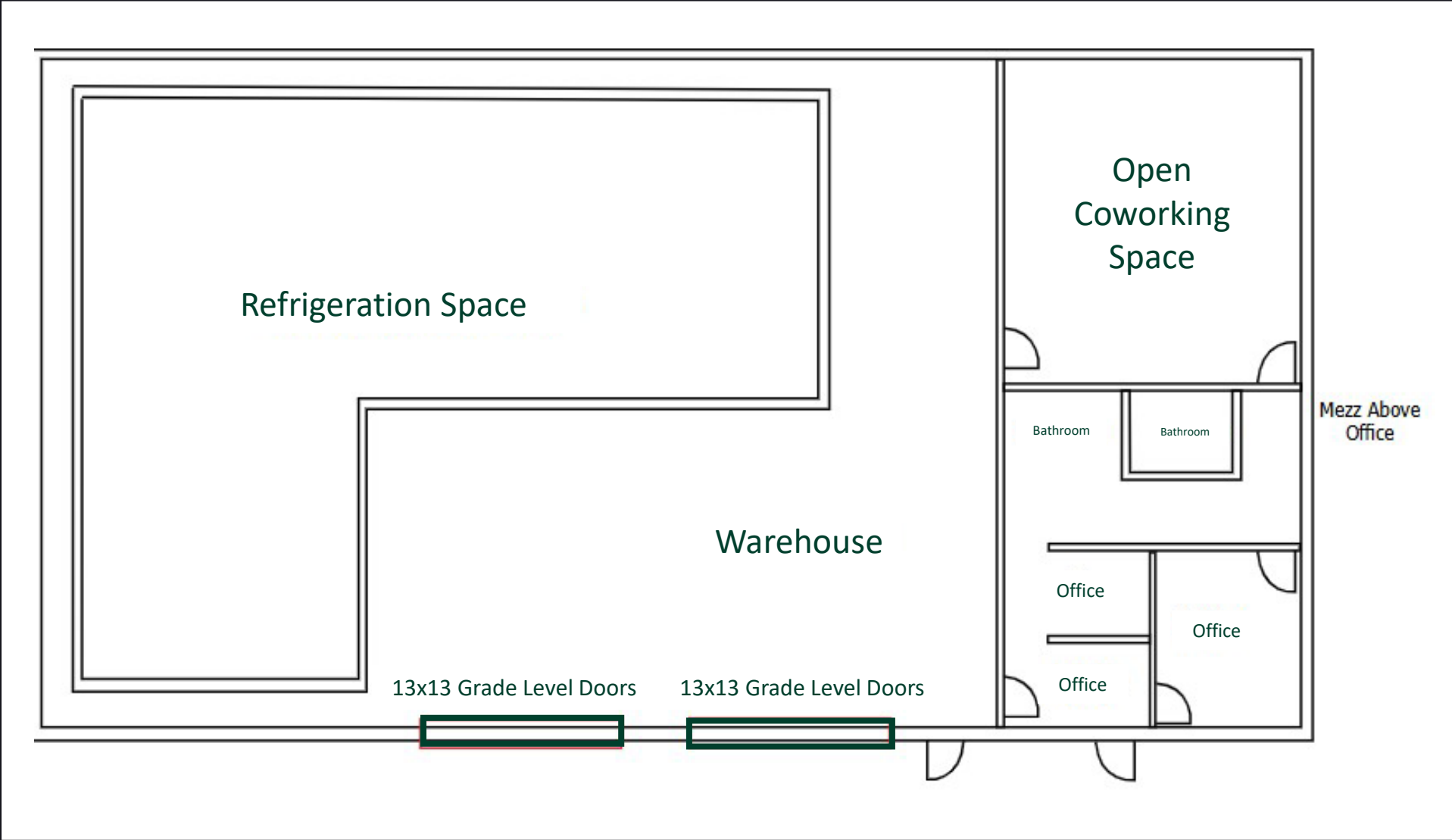
±0.8 Acres Paved

Yard Features:

Fenced Well-Lit

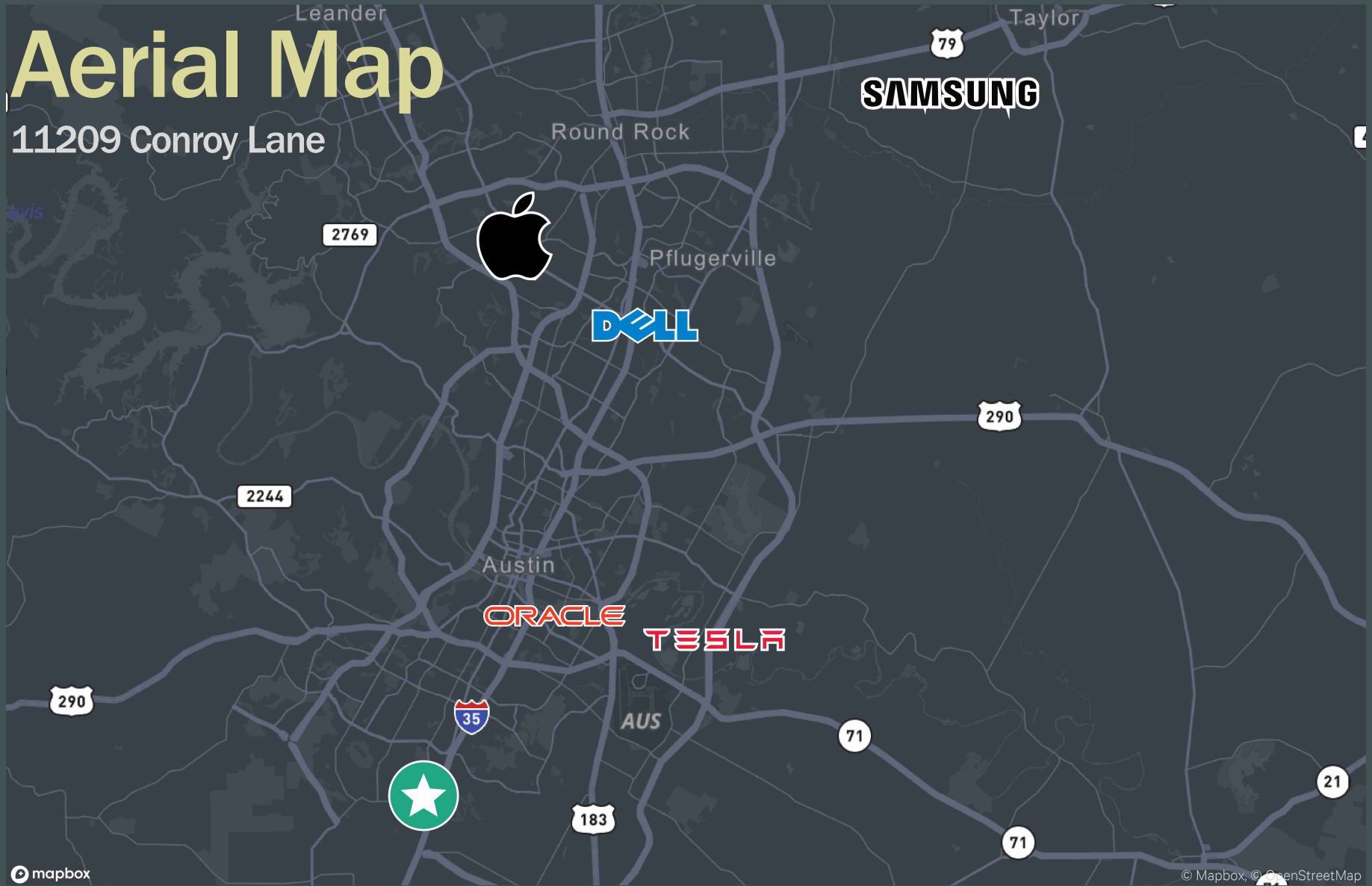
Floor Plan

First Floor + Mezzanine



Aerial Map

11209 Conroy Lane



mapbox

© Mapbox, © OpenStreetMap

Distance To



Austin Downtown

18 Minute Drive
11.8 Miles



Austin Bergstrom

15 Minute Drive
13.3 Miles



Tesla Giga Texas

24 Minute Drive
18.8 Miles



Samsung

45 Minute Drive
39.8 Miles

Aerial Map

3 MILES

SUBJECT PROPERTY

Randalls

H-E-B Tuesday Morning
DOLLAR GENERAL Aaron's

Walmart
DOLLAR TREE Target
ROOMS TO GO ESLEIE'S SWIMMING POOL SUPPLIES
PETSMART Office DEPOT ROSS DRESS FOR LESS

CINEMARK
Ashley Furniture Sam's Club

H-E-B
DOLLAR TREE

REGAL

LOWE'S

DOLLAR GENERAL

FAMILY DOLLAR

Academy BIG LOTS!

H-E-B

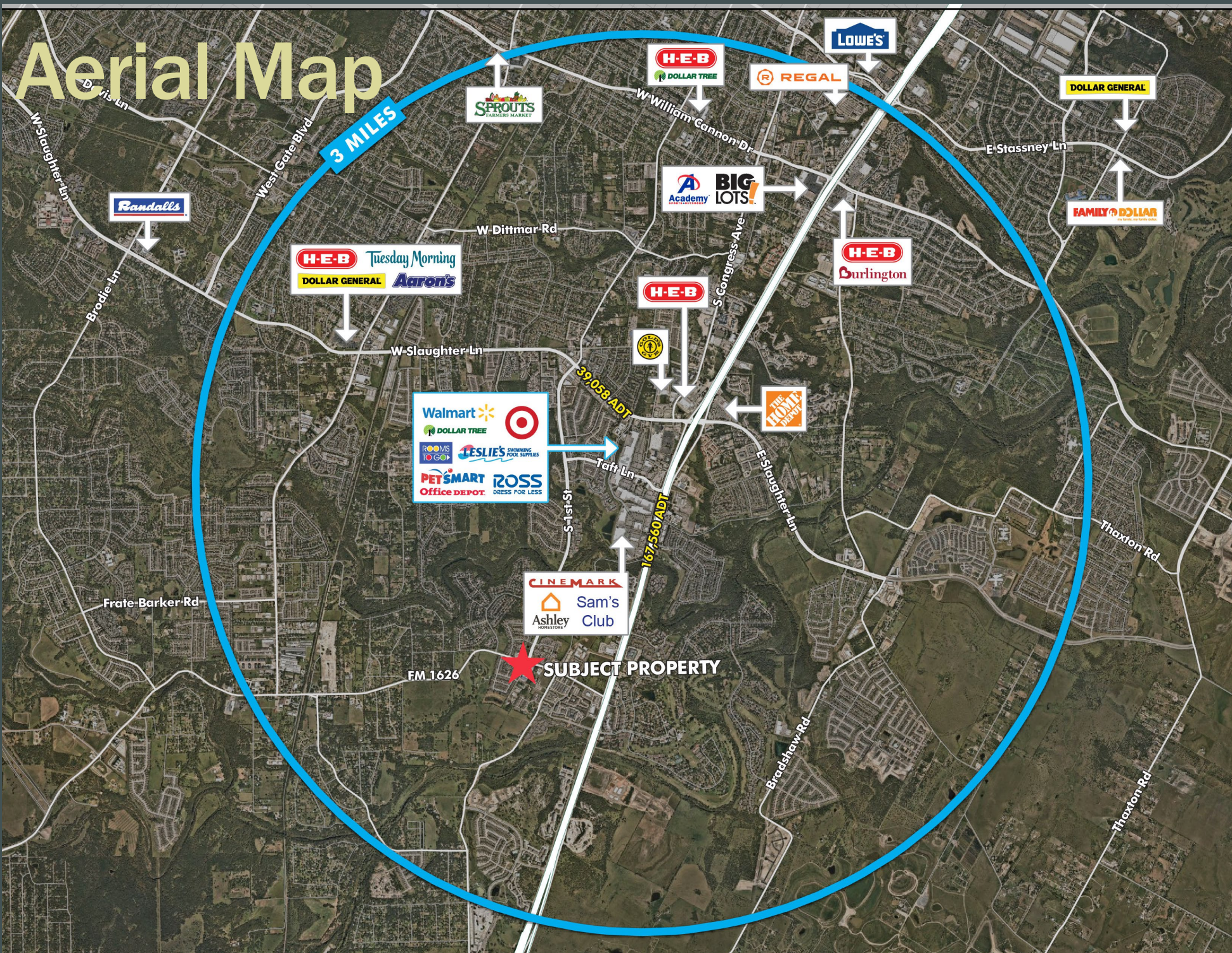
H-E-B Burlington

ADT

THE HOME DEPOT

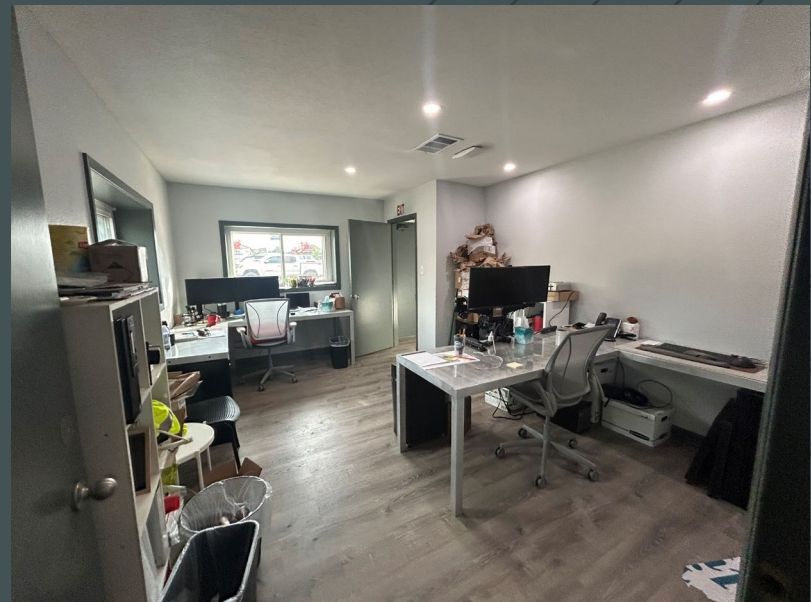
167,560 ADT

39,058 ADT



Photos

Warehouse + Office





11709 Conroy Rd
Manchaca, Texas



Conroy Park

5,000 SF
Space for Sublease

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