



9201 BROWN LN SUITES 270 & 280
AUSTIN, TEXAS 78754

10,000-20,000 SF FOR SALE or LEASE

PROPERTY DETAILS

9201 BROWN LN SUITE 270

Total Building Square Feet	10,000 SF
Warehouse Square Feet	9,000
Office Square Feet	1,000
Building Height	18'-20'
Grade Level Doors	Two (2) 12'x14' / 18'x14'
Dock High Doors	One (1) 10'x10'
Loading	Grade Level / Dock High
Construction	Steel Frame
Power	Single-Phase 120/240V
Lot Size (Acres)	0.8595 AC
Lot Size (Square Feet)	37,441 SF
Zoning	Limited Industrial (LI-CO)
Year Built	1983
Parking Spaces	15
Restrooms	3
Outdoor Storage	Fenced Yard (3,000 SF)

OFFERING INFORMATION

PURCHASE PRICE: CONTACT AGENT

LEASE RATE: NEGOTIABLE

SALE/LEASE CONTACTS

TOM OLIVER
TOM@OLCRE.COM
(512) 586-6621

SCOTT RYAN
SCOTT@OLCRE.COM
(214) 405-3900

PROPERTY DETAILS

9201 BROWN LN SUITE 280

Total Building Square Feet	10,000 SF
Warehouse Square Feet	7,000
Office Square Feet	3,000
Building Height	18'-20'
Grade Level Doors	One (1) 12'x14'
Dock High Doors	One (1) 10'x10'
Loading	Grade Level / Dock High
Construction	Steel Frame
Power	3-Phase 240/480V
Lot Size (Acres)	0.4262 AC
Lot Size (Square Feet)	18,563 SF
Zoning	Limited Industrial (LI-CO)
Year Built	1983
Parking Spaces	12
Restrooms	4

OFFERING INFORMATION

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LEASE RATE: NEGOTIABLE

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9201 Brown Lane, Suites 270 & 280, presents an owner-user or investment opportunity in Northeast Austin's Cameron Industrial Submarket. The property consists of two freestanding 10,000 SF warehouse buildings (20,000 SF total), available for purchase or lease, individually or together.

Each building features 18'–20' clear heights, ample parking, and a mix of dock-high and grade-level loading. Suite 270 includes a fenced yard area ideal for outdoor storage or fleet parking, while Suite 280 offers a professional office buildout with private offices, conference room, bullpens, reception area, and breakroom.

Constructed with steel-frame design and zoned Limited Industrial (LI-CO), the properties accommodate a broad range of industrial uses including service, manufacturing, and distribution. Strategically located near US-183, US-290, and IH-35, these sites offer convenient access throughout Austin and Central Texas.

The current owner occupies both suites and is relocating to a larger facility, creating a great opportunity for an owner-user to acquire functional, centrally located warehouse space in one of Austin's main industrial corridors.

SUITE 270 - EXTERIOR



SUITE 270 - INTERIOR



SUITE 270 - FENCED YARD



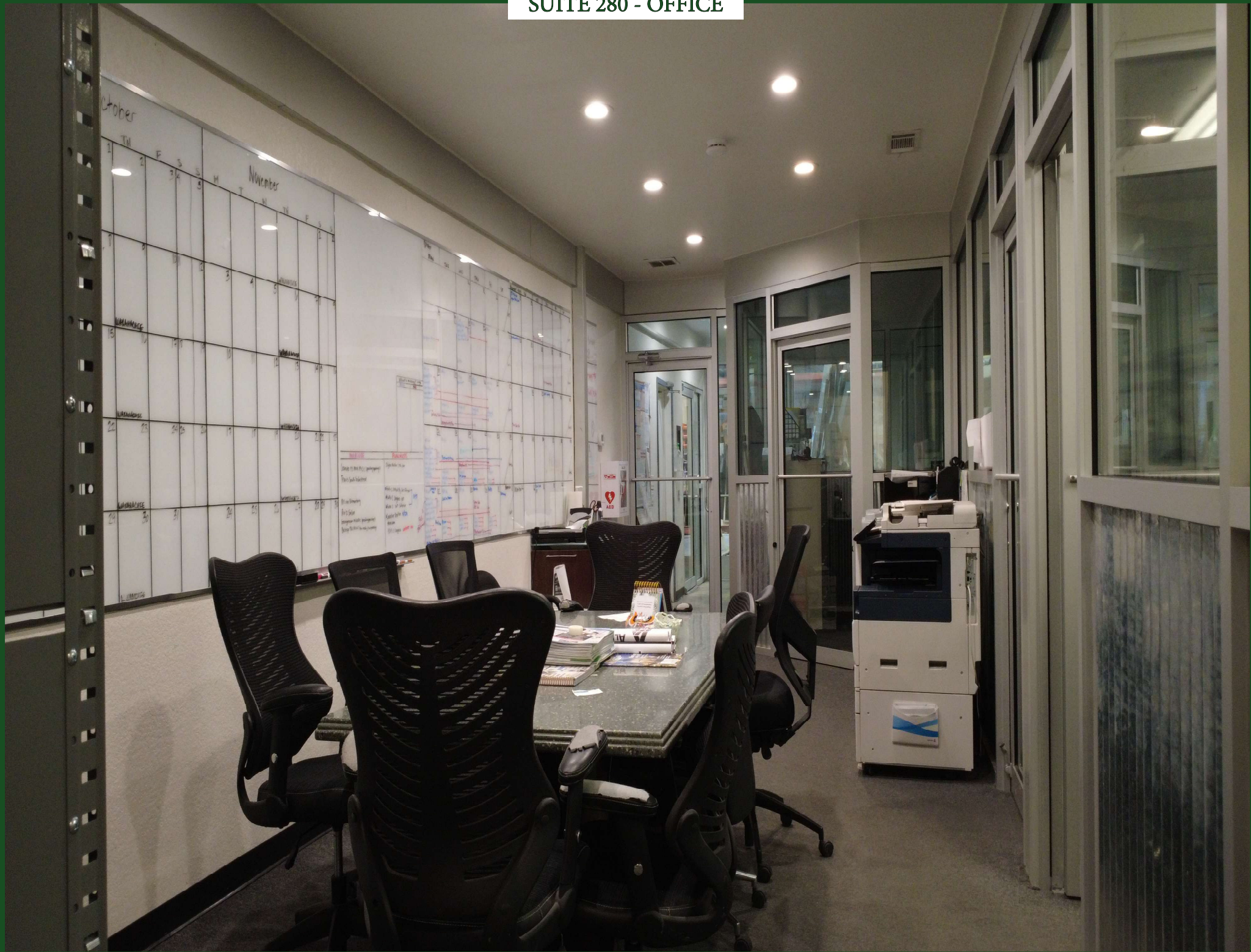
SUITE 280 - EXTERIOR



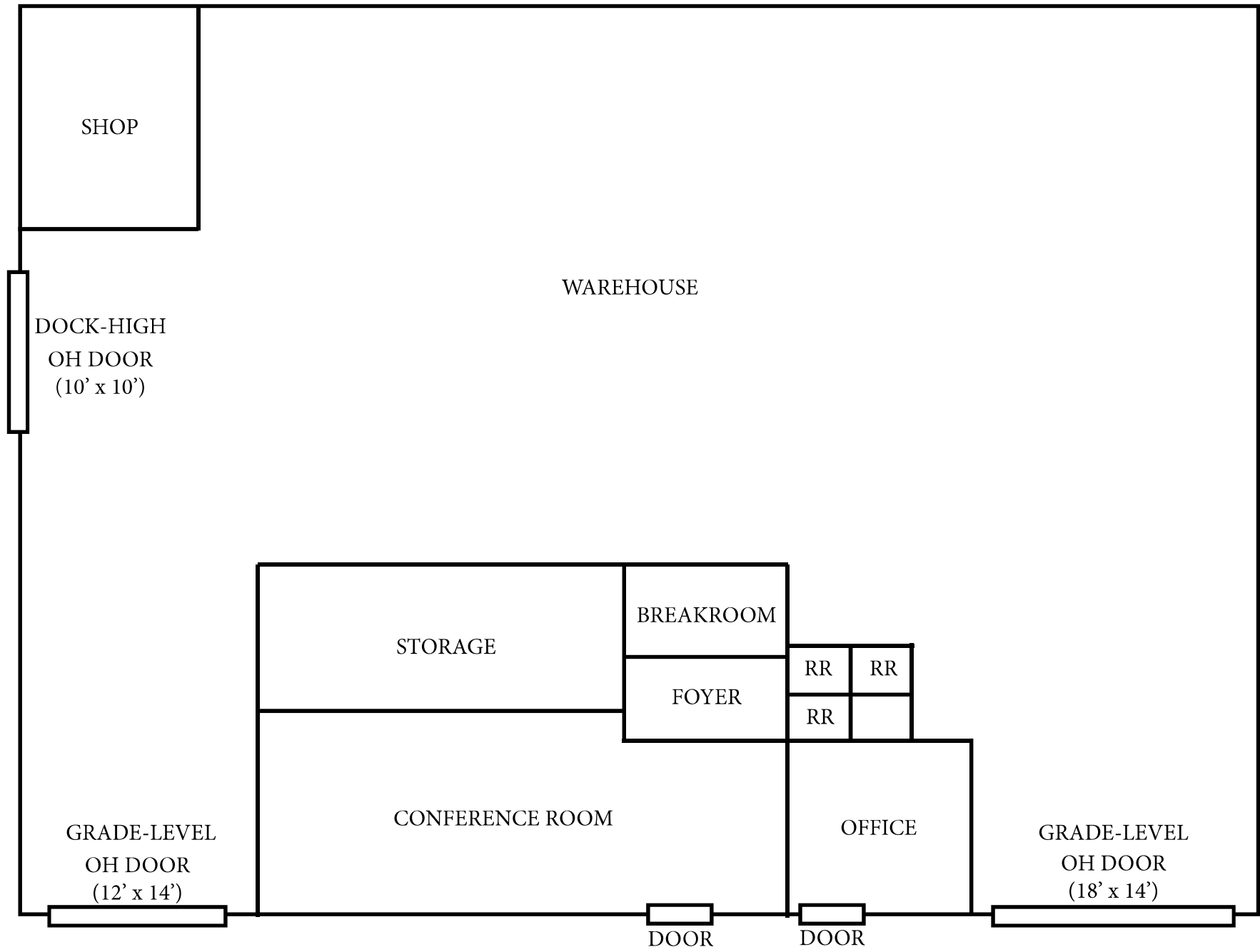
SUITE 280 - INTERIOR



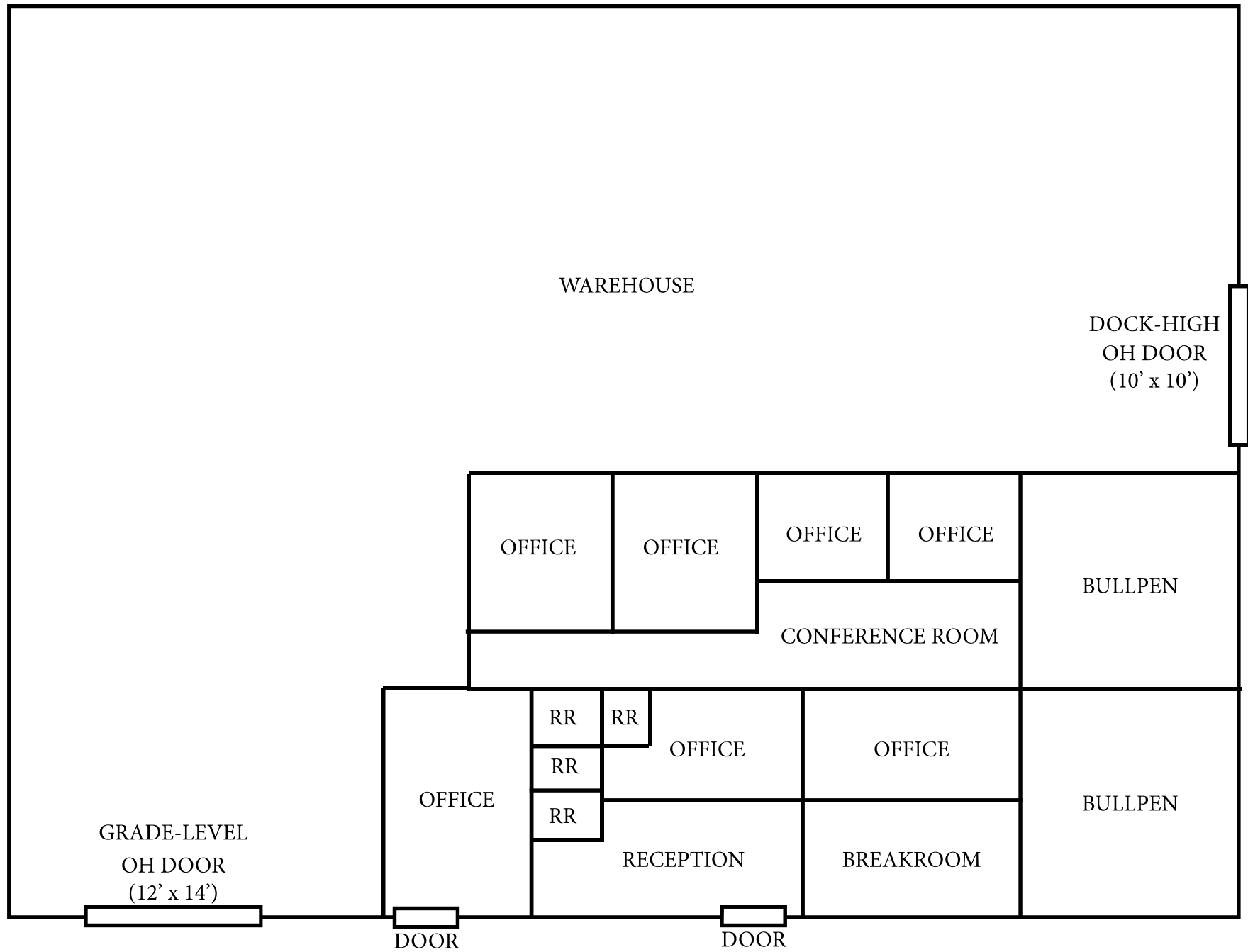
SUITE 280 - OFFICE



SUITE 270 - FLOOR PLAN



SUITE 280 - FLOOR PLAN



WAREHOUSE

DOCK-HIGH
OH DOOR
(10' x 10')

OFFICE

OFFICE

OFFICE

OFFICE

BULLPEN

CONFERENCE ROOM

RR

RR

OFFICE

OFFICE

OFFICE

RR

RR

RECEPTION

BREAKROOM

BULLPEN

GRADE-LEVEL
OH DOOR
(12' x 14')

DOOR

DOOR



Suite 270

Suite 280



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

OLCRE LLC	9015826		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett Birkeland	476913	brett@olcre.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Oliver	714817	tom@olcre.com	512-586-6621
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date