

Office/Warehouse/Yard | Y at Oak Hill

**FOR LEASE
7909 ROSSON DR. AUSTIN, TEXAS**



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PROPERTY GROUP



Office/Warehouse/Yard | Y at Oak Hill

7909 Rosson Dr.

Location 7909 Rosson Dr.

Square Footage Office 1823 sf
Warehouse 2400 sf
Acreage 2.86

Lease Price \$11,500+NNN

Frontage Approx. 100ft on Rosson Dr

Zoning CS-MU-CO-NP (LTD PURPOSE)

Possession Jan. 2025

Exemptions None

Video [Click this Link](#)

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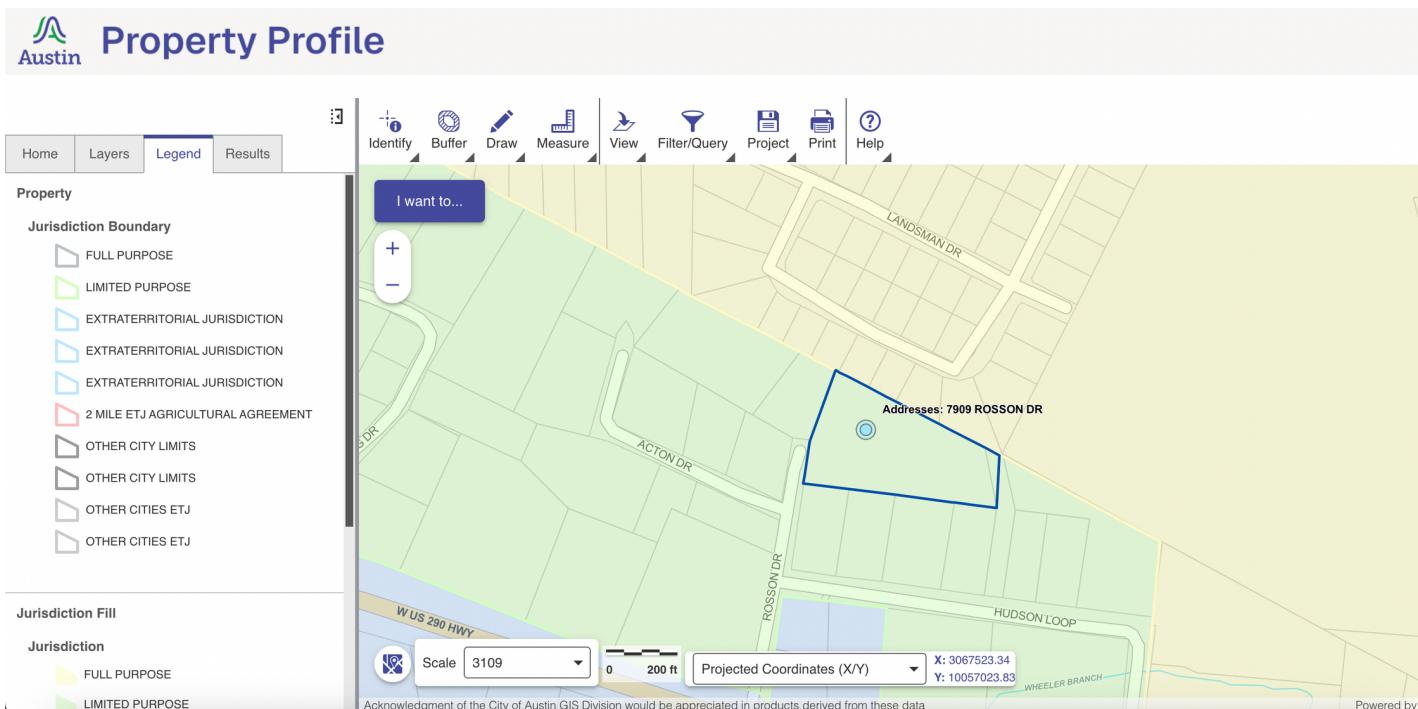
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Aerial Map



Zoning Map

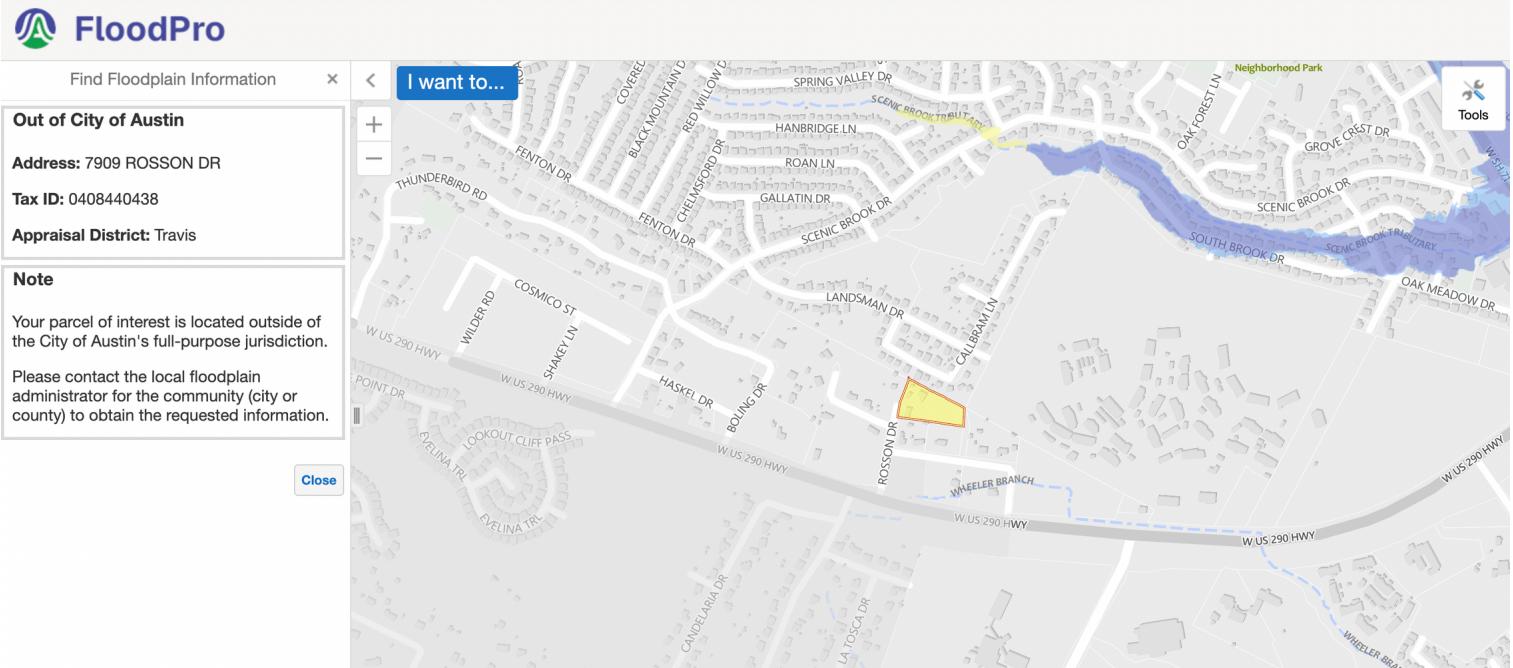




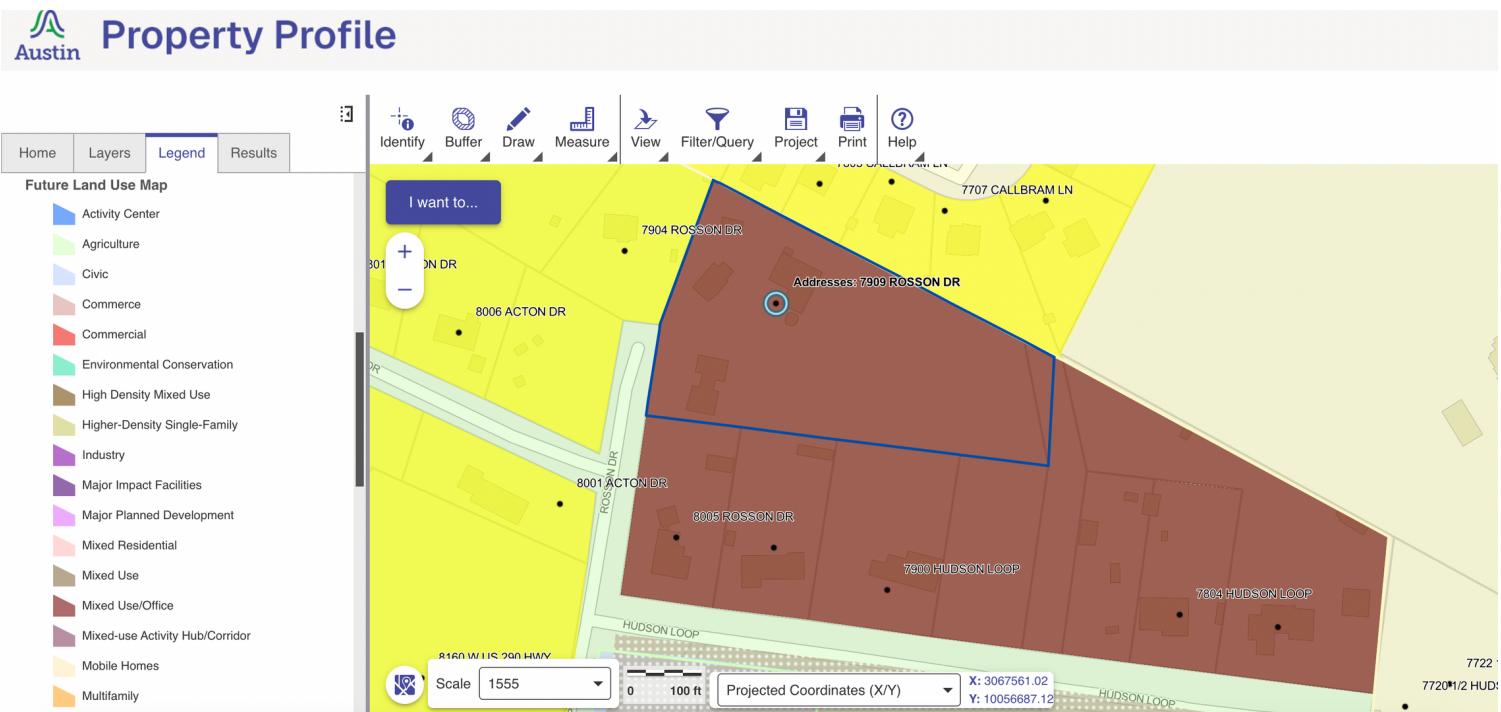
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FEMA Map



FLUM





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Prime location near the Y at Oak Hill. CS-NP zoning allows for construction-related operations, with on-site office space, warehouse capacity, and an open yard ideal for equipment and material storage. Office is approximately 1823sf and warehouse is 2400sf. Additionally, has a usable mechanic's garage with cover available for additional rent. Asking \$11,500/mth+NNN.

Highlights

- CS-CO-MU-NP
- Location near 290 Improvements
- LTD Purpose
- Office/Warehouse/Yard
- Occupancy January 2025



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