

Office/Warehouse/Yard | Y at Oak Hill

# FOR LEASE 7909 ROSSON DR. AUSTIN, TEXAS



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**reed.**  
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	<a href="#">Click this Link</a>

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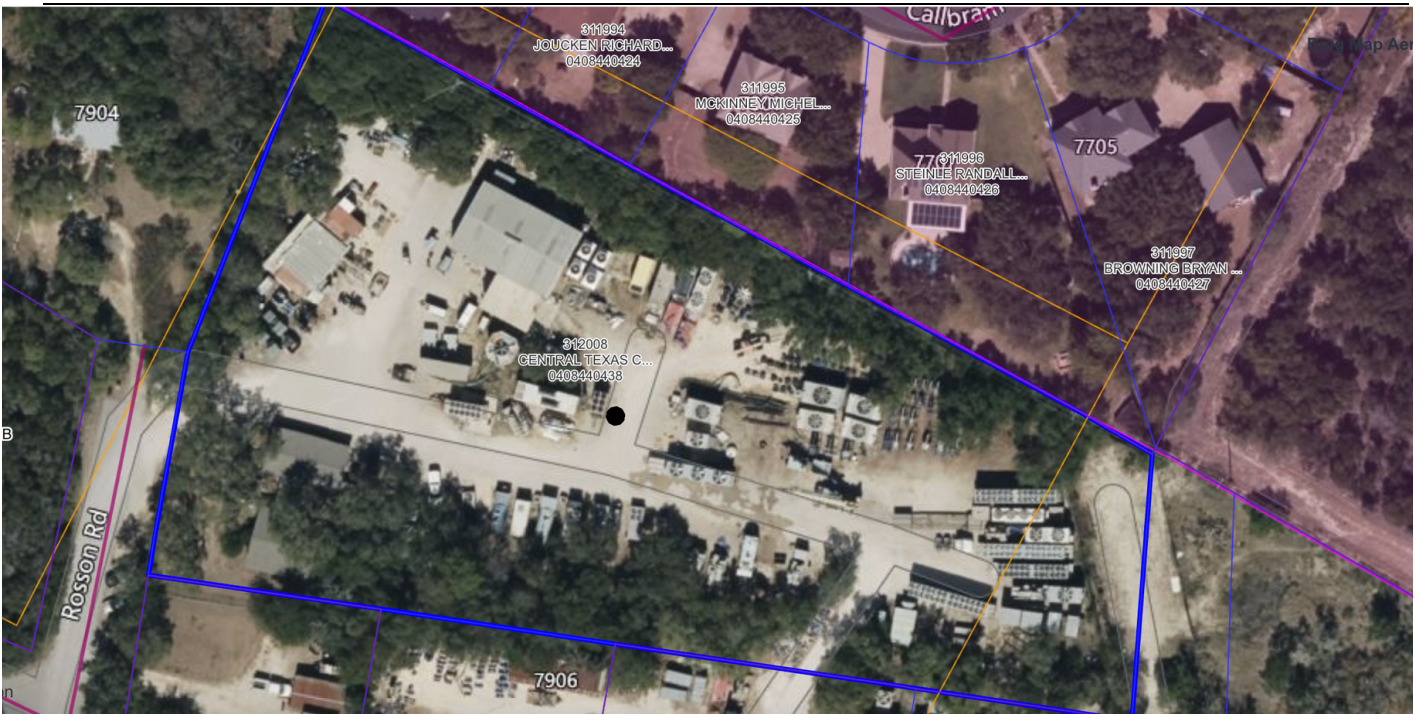


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## 7909 Rosson Dr.

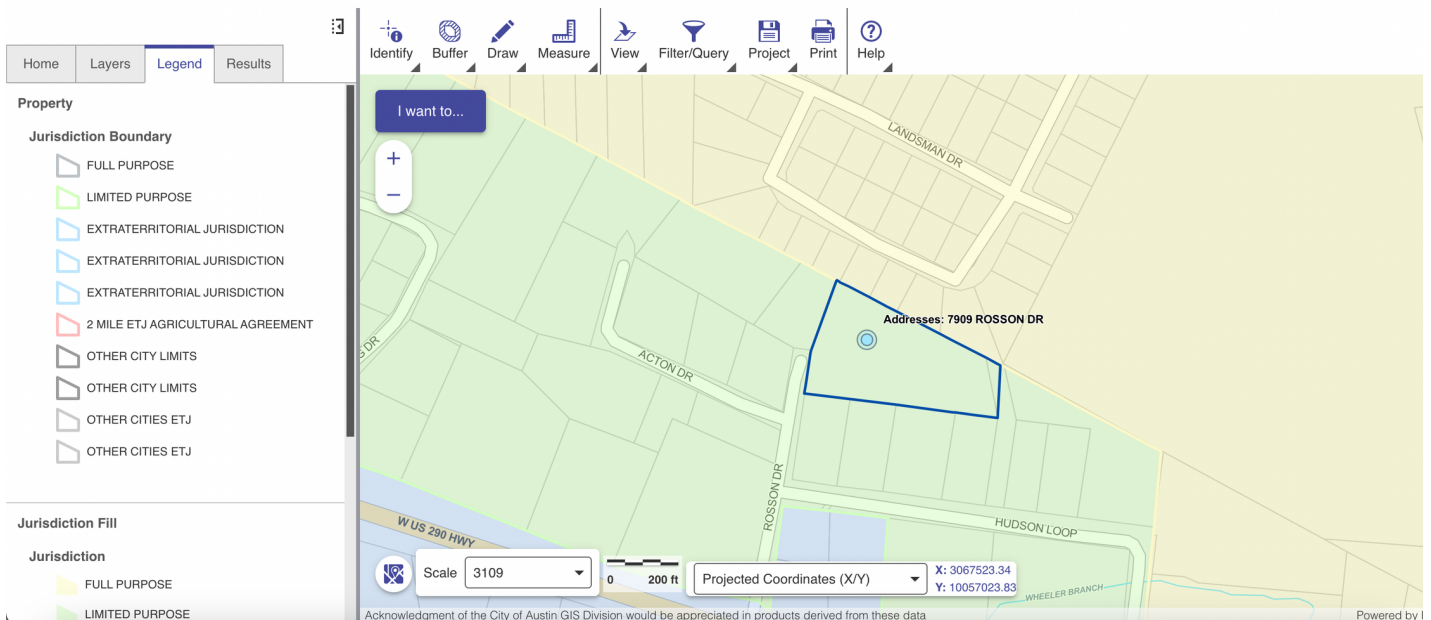


### Aerial Map



### Zoning Map

### Property Profile

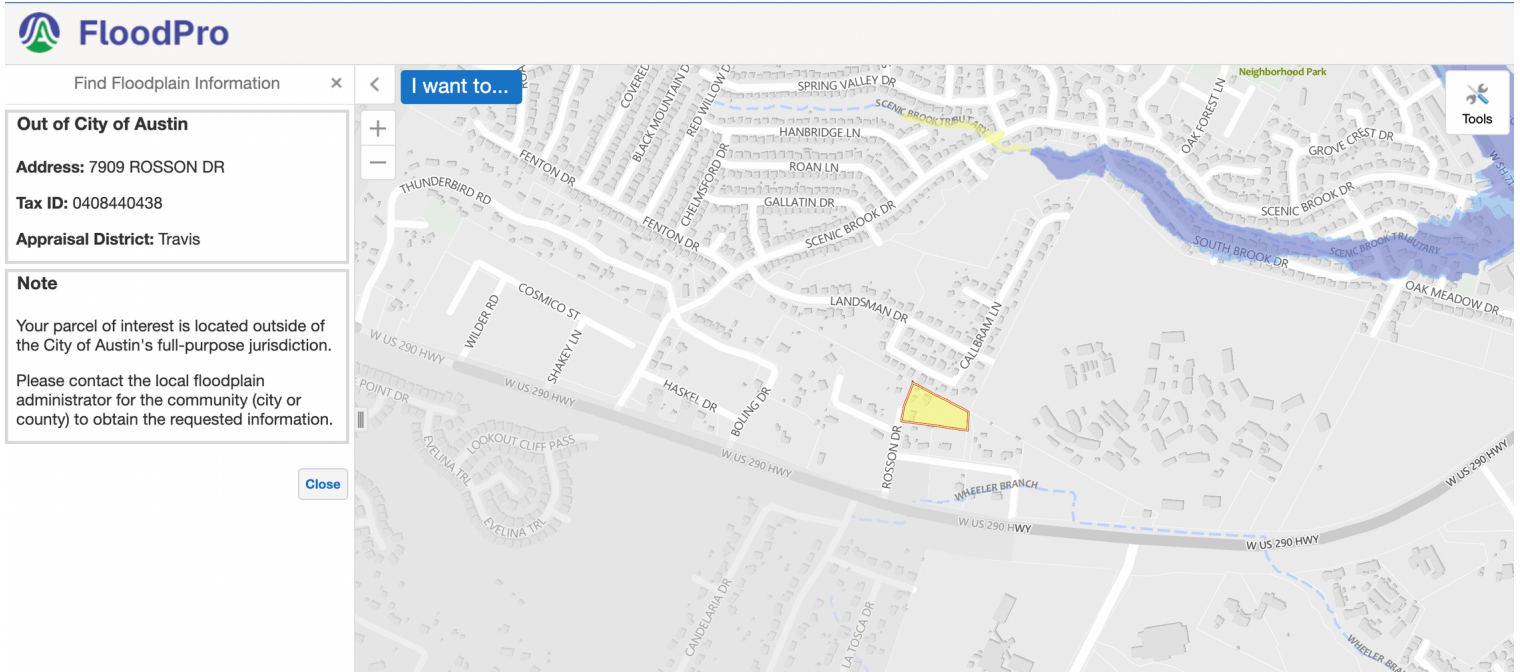


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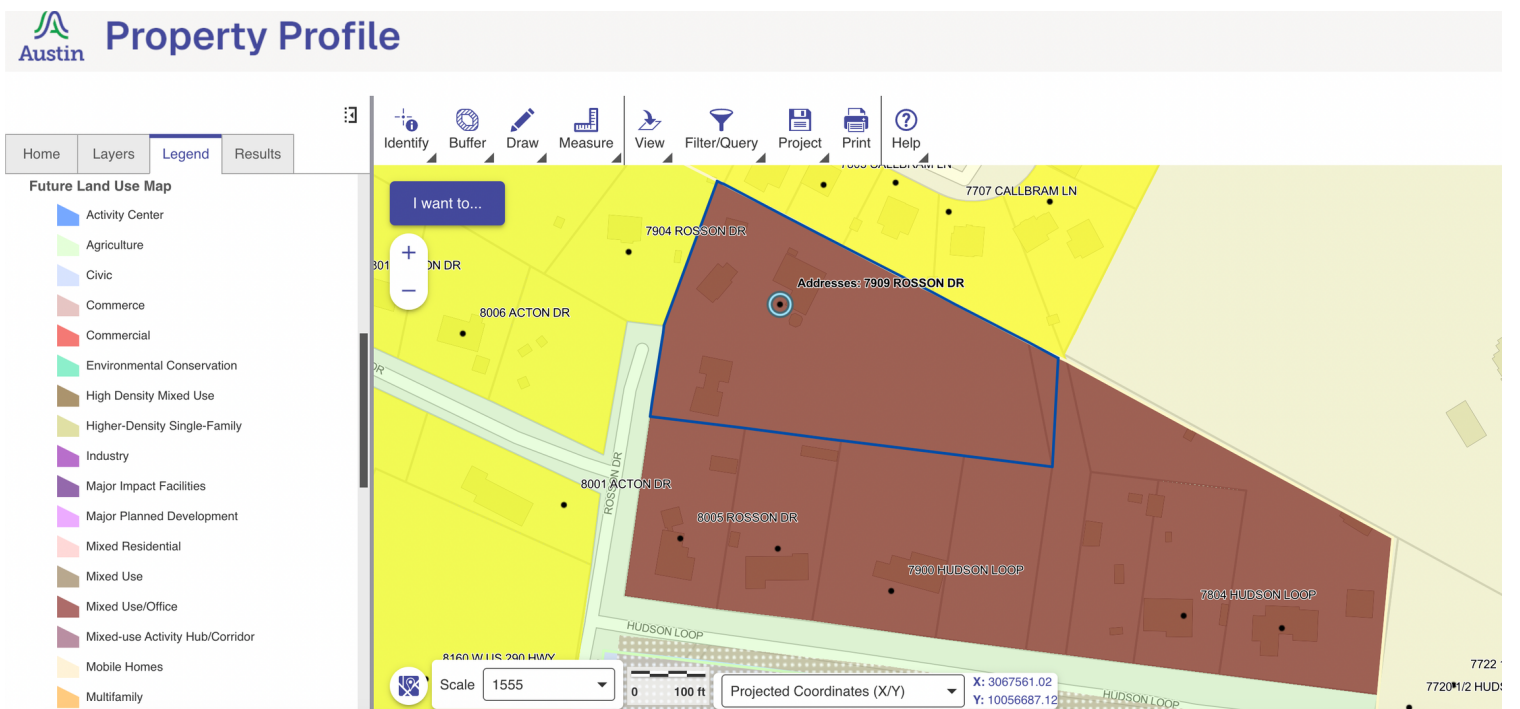
## 7909 Rosson Dr.



### FEMA Map



### FLUM







## Office/Warehouse/Yard | Y at Oak Hill

# 7909 Rosson Dr.

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

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



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