

FOR LEASE

11006 S HWY 183, AUSTIN, TX 78747

LLANO REALTY PARTNERS

LRP



ABOUT THE PROPERTY:

11006 S Hwy 183 is a 12.3-acre Industrial Outside Storage site in the growing Hays County submarket of Austin, TX. This property features 17,500 SF of open warehouse space with 3,000 SF of office, eight (8) grade-level doors, 18' clear height, and ample fenced and gated outside storage yard. With direct access to S Hwy 183, TX-45, and TX-130, the property offers strong connectivity to Austin, San Marcos, and San Antonio. Ideal for equipment rental, logistics, or building materials companies looking to operate in a strategic Central Texas location.

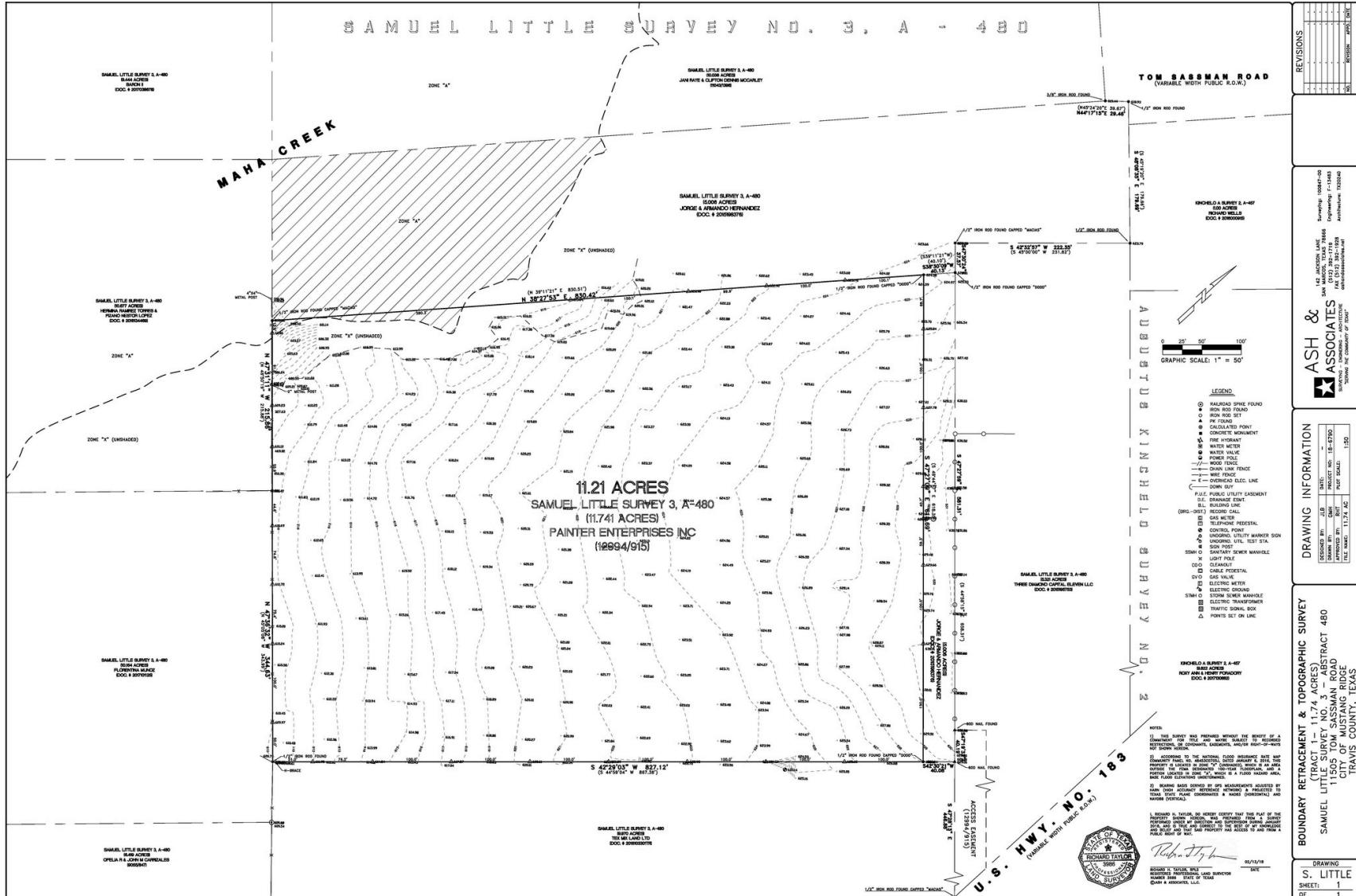
FEATURES:

- 17,500 SF warehouse (incl. 3,000 SF office)
- 12.3-acre site
- 18' clear height
- Eight (8) grade-level doors
- Fenced and gated outside storage yard
- Direct access to S Hwy 183, Toll 45 and 130, and quick access to the IH-35 corridor

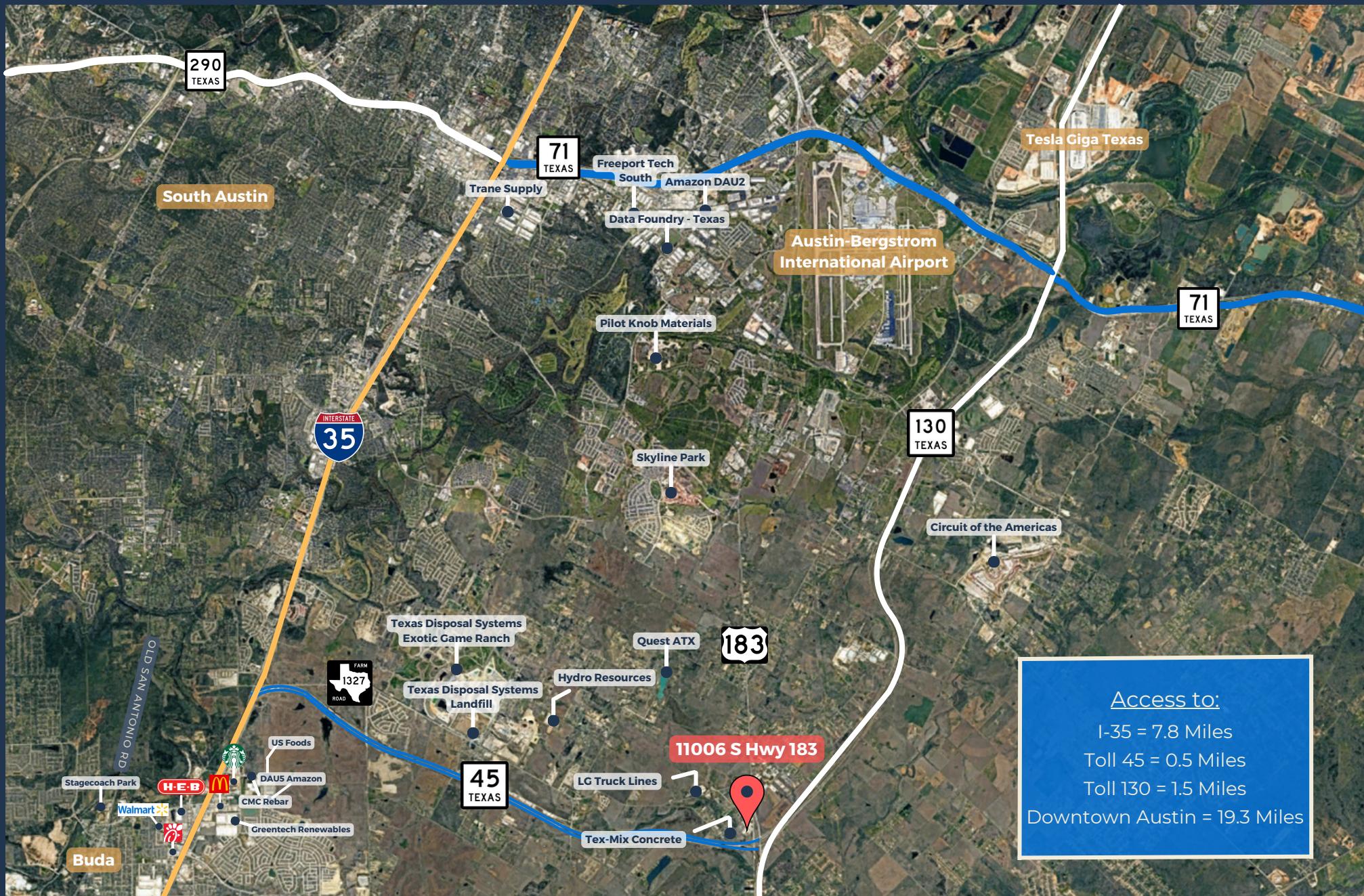
PROPERTY HIGHLIGHTS



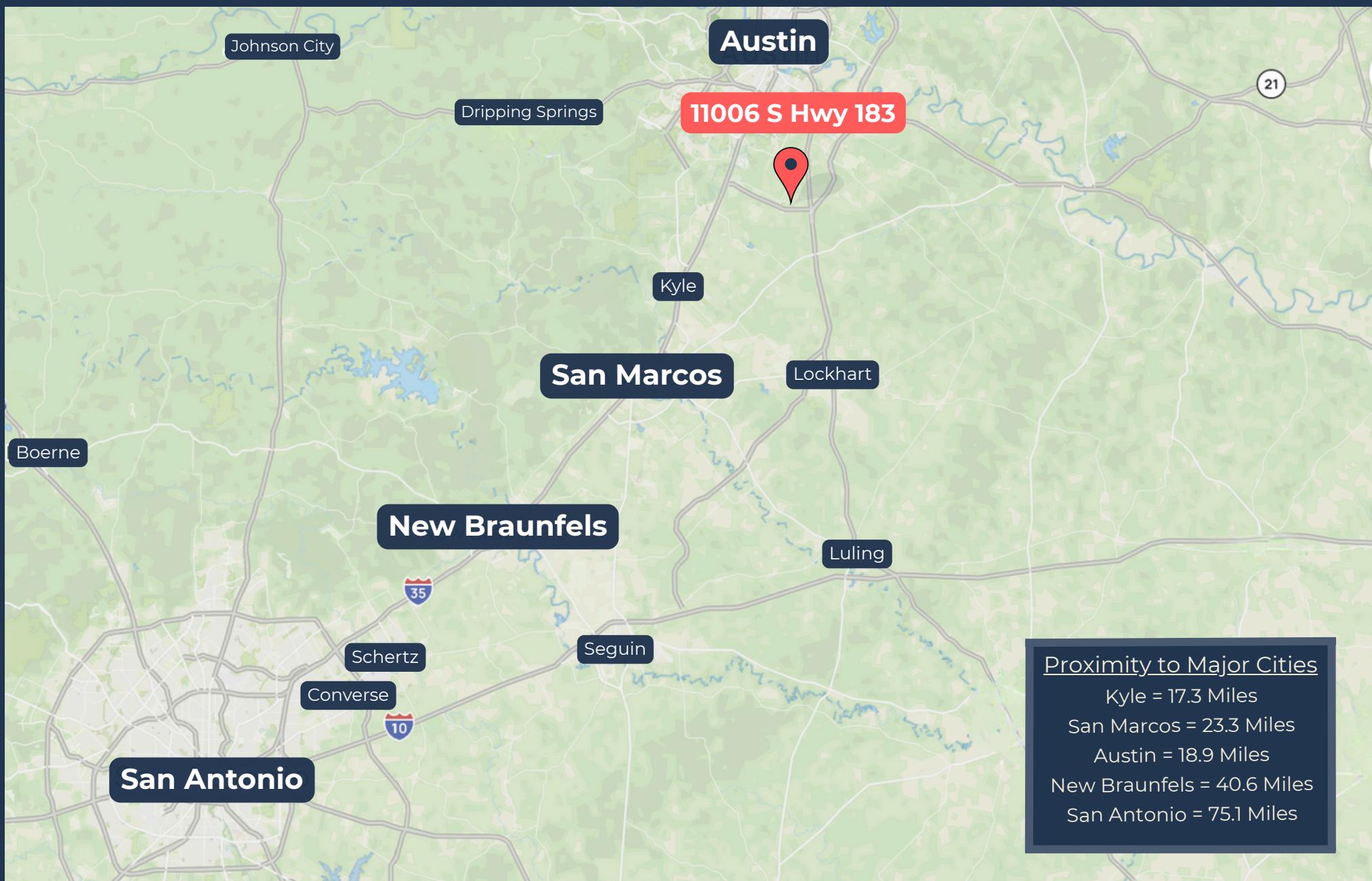
PROPERTY SURVEY

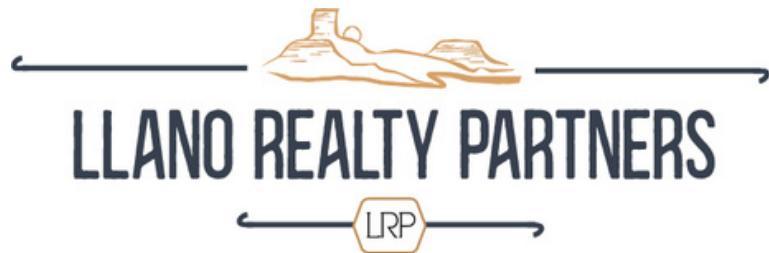


AREA DETAILS & OVERVIEW



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