



FOR SALE OR LEASE

9201 Metric Blvd Austin, TX 78758



PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	13,200 SqFt
Year Built	1994
Zoning Type	INDUSTRIAL
County	Travis
LOT SIZE	JUST UNDER 1 ACRE

INVESTMENT SUMMARY

FOR LEASE or SALE — FLEX / INDUSTRIAL SPACE
9201 Metric Blvd | Austin, TX 78758
13,200 SF Total | ±1 Acre Lot | Prime North Austin Location

An exceptional opportunity for a business seeking visibility, accessibility, functionality and flexibility in one of the most sought-after commercial corridors in North Austin. 9201 Metric Blvd offers a versatile, high-end move-in-ready space ideal for office, warehouse, showroom, or mixed-use operations, perfect for a wide range of tenants or owner user.

- Ideal Uses:
- Light Industrial
 - Warehouse / Distribution
 - Showroom
 - Office / Flex Space



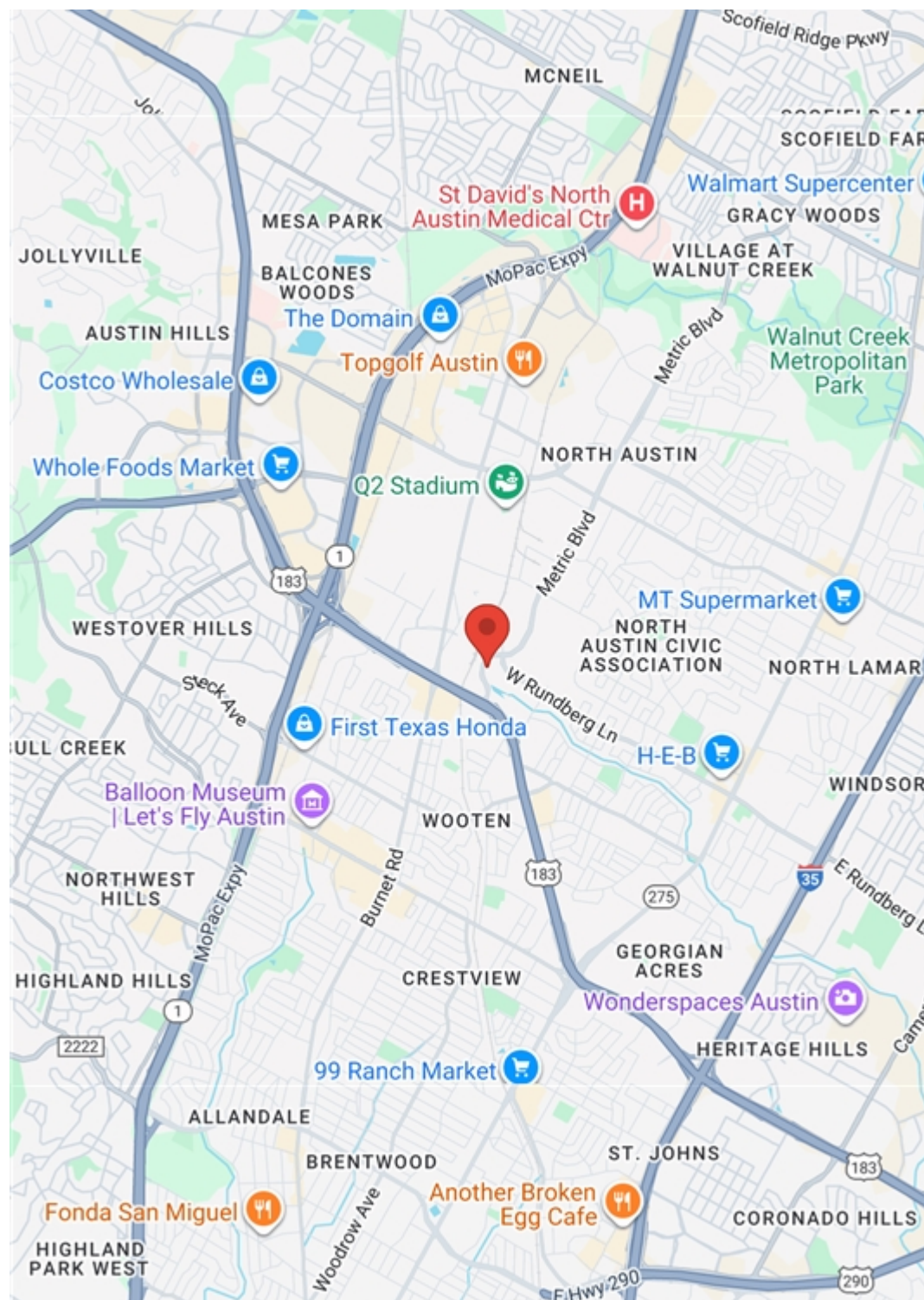
INVESTMENT HIGHLIGHTS

■ Property Overview

- Total Building Size: 13,200 SF
- Site Size: Just under 1 acre
- Building Footprint: 90' x 120' (10,800 SF)
- Mezzanine/Storage: 2,400 SF
- Year Built: 1994
- Availability: January 2026

■ Key Features

- Grade and dock-high loading on both sides of the building
- Fully climate-controlled warehouse and office space
- Two existing power meters (previously demised into two suites)
- Open forklift-accessible connection between both sides
- Flexible layout for one or two tenants
- Ample on-site parking and fenced yard space with automatic gate
- Excellent Visibility from Metric Blvd with building signage
- Convenient access to major corridors, including US-183, IH-35, and MoPac



LOCATION HIGHLIGHTS

- Breakdown by Area
 - Warehouse: $\pm 6,000$ SF | 19' Clear Height | Fully HVAC Controlled | 18 Standard Parking Spaces
 - Office Suite A: 2,400 SF
 - Office Suite B: 1,660 SF
 - Showroom/Storage: 740 SF
 - Mezzanine/Storage: 2,400 SF
- Development Opportunity
 - Zoning: LI-NP
 - City says this lot has the ability to develop up to 60' high and to the lot line
 - Warehouse / Distribution
 - Showroom
 - Office / Flex Space
 - R&D or Fabrication



Dock
High
Door

Storage

Warehouse

Grade
Level
Dock

Warehouse

Showroom/Office Space

Bathroom

Bathroom

Office

Kitchen

Bathroom

Bathroom

Office

Office

Conference Room

Office

Office

Storage

Office

Office

Warehouse

Office

Entrance

Office

Office

Open Concept Office Space

Grade Level Dock

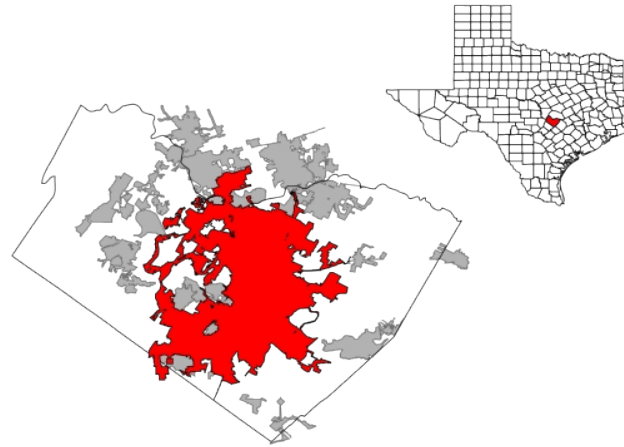
Dock High Door





ABOUT AUSTIN

Austin (AW-stin) is the capital city of the U.S. state of Texas. With a population of 961,855 at the 2020 census, it is the 13th-most populous city in the U.S., fifth-most populous city in Texas, and second-most populous U.S. state capital (after Phoenix, Arizona), while the Austin metro area with an estimated 2.55 million residents is the 25th-largest metropolitan area in the nation. Austin is the county seat and most populous city of Travis County, with portions extending into Hays and Williamson counties.



CITY OF AUSTIN

COUNTY

TRAVIS

AREA

POPULATION

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DETAILS.**

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