

NEW CONSTRUCTION FLEX INDUSTRIAL | $\pm 11,000$ SF

OWNER-USER OR INVESTMENT OPPORTUNITY

9204 Rod Road | Austin, TX | US-290 Corridor



Rendering of completed project



Actual project as of 12/6/2025

PROPERTY HIGHLIGHTS

- ±11,000 SF new construction flex / industrial building
- Seven (7) divisible suites
- 14' clear heights
- 10' x 14' grade-level doors (per suite)
- Heavy 3-phase power (~1,600 amps)
- Custom office & restroom finish-outs available
- Air-conditioned office capability
- Fenced yard, oversized driveway, and ample surface parking

UTILITIES & INFRASTRUCTURE ADVANTAGE

- On-site WTCPUA water service — no trucked water required
- Industrial-grade septic system supporting a wide range of uses
- Reduced operating complexity and ongoing utility costs
- Expanded flexibility for service, light industrial, and flex users

INVESTMENT SNAPSHOT

- Asking Price: \$2,760,000
- Pro Forma NOI: ~\$187,000
- Upside NOI (Year 1): Up to ~\$209,000
- Lease Structure: Triple Net (NNN)
- Estimated OPEX: ~\$2.00–\$4.00 per SF

- Target Lease Terms: 5–10 years with 4–5% annual escalations

LOCATION

- ± 0.1 miles from US-290
- Quick access to SH-71, Mopac (Loop 1), and I-35
- Surrounded by expanding retail, services, hotels, and healthcare uses
- Positioned within one of Austin's fastest-growing industrial corridors

AVAILABLE FOR SALE OR LEASE

Ideal for Owner-Users, Flex Operators, and Light Industrial Businesses