

For sale

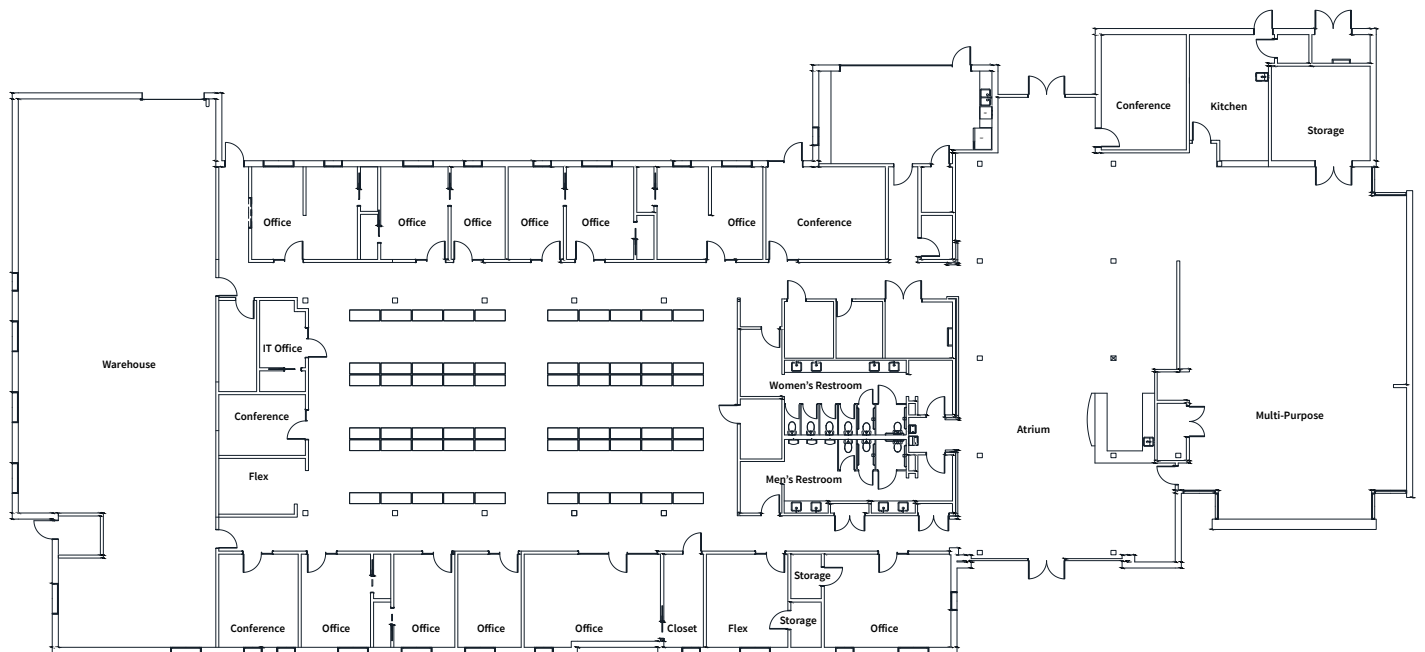
21,174 RSF

1804 Rutherford Ln, Austin, TX 78752



Property information

Year Built	2014
Land Area	4.11 Acres
Zoning	IP
Parking	3.8/1,000 SF 76 parking spaces
Foundation	Slab & Steel
Interior	Metal stud framing, White Oak accents, Carpet tile
HVAC	100% HVAC
Electrical	Up to 800 Amps at 3 PH, 277/480v
Loading	1 Semi-dock door
Features	1 GB Fiber available, Security cameras installed, Furniture can convey



Amenities



- | | | |
|--------------------------------|--------------------------|----------------------------|
| 1. Luby's | 19. Mayfield Dairy Queen | 37. Total Wine & More |
| 2. Wendy's | 20. Taco Bell | 38. Chipotle Mexican Grill |
| 3. Walmart Supercenter | 21. McDonald's | 39. Bed Bath & Beyond |
| 4. Wonderspaces Austin | 22. Domino's Pizza | 40. la Madeleine |
| 5. Taco Bell | 23. Whataburger | 41. Kerbey Lane Cafe |
| 6. McDonald's | 24. H-E-B | 42. Sweetgreen |
| 7. Shipley Do-Nuts | 25. Walmart Supercenter | 43. Torchy's Tacos |
| 8. Academy Sports + Outdoors | 26. H-E-B | 44. MOD Pizza |
| 9. Buffalo Wild Wings | 27. Natural Grocers | 45. H-E-B |
| 10. Red Lobster | 28. Hopdoddy Burger Bar | 46. Ross Dress for Less |
| 11. Pappadeaux Seafood Kitchen | 29. Central Market | 47. Dollar Tree |
| 12. Pappasito's Cantina | 30. Williams-Sonoma | 48. Walgreens |
| 13. Local Slice II | 31. Gap | 49. K&G Fashion Superstore |
| 14. McDonald's | 32. H-E-B | 50. My Melrose |
| 15. Waffle House | 33. Best Buy | 51. Boot Barn |
| 16. Callaway Golf Austin | 34. The Home Depot | 52. Chuy's |
| 17. Buddy's Burger | 35. Marshalls | 53. Maudie's North Lamar |
| 18. Jack in the Box | 36. PetSmart | |



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