

FOR LEASE

Versatile Office/Warehouse Space for Lease

15210 Fitzhugh Rd, Austin, TX 78736 - Unit 1501



OFFERING SUMMARY

Lease Rate:	\$16.20 SF/yr (NNN)
Building Size:	7,400 SF
Available SF:	3,250 SF
Number of Units:	3
Year Built:	2022

PROPERTY OVERVIEW

3,250 SF modern flex space in the rapidly developing Fitzhugh Town Center, ideally suited for light industrial, creative, or specialty trade users. This unit features 2,500 SF of high-clearance warehouse/flex space with insulated metal walls, durable concrete floors, and a 750 SF mezzanine office finished with large windows and private offices. Includes a 16'x12' grade-level overhead door, private restroom, and full HVAC in the office area. Constructed in 2022, this building offers energy efficiency and functionality in one of the fastest-growing commercial corridors west of Austin.

PROPERTY HIGHLIGHTS

- 3,250 SF Total – 2,500 SF Warehouse + 750 SF Mezzanine Office
- High ceilings with insulated metal walls and concrete floors
- One grade-level 16'x12' overhead door
- Private office space with large windows overlooking the warehouse
- Full HVAC in the office area
- Private restroom
- Built in 2022 – modern, energy-efficient construction
- Strategically located near Hwy 71, Hwy 290, and just 30 minutes from Downtown Austin
- Landlord is open to leasing the entire building (7,400 SF total), combining all three suites – ideal for larger operations seeking a cohesive footprint

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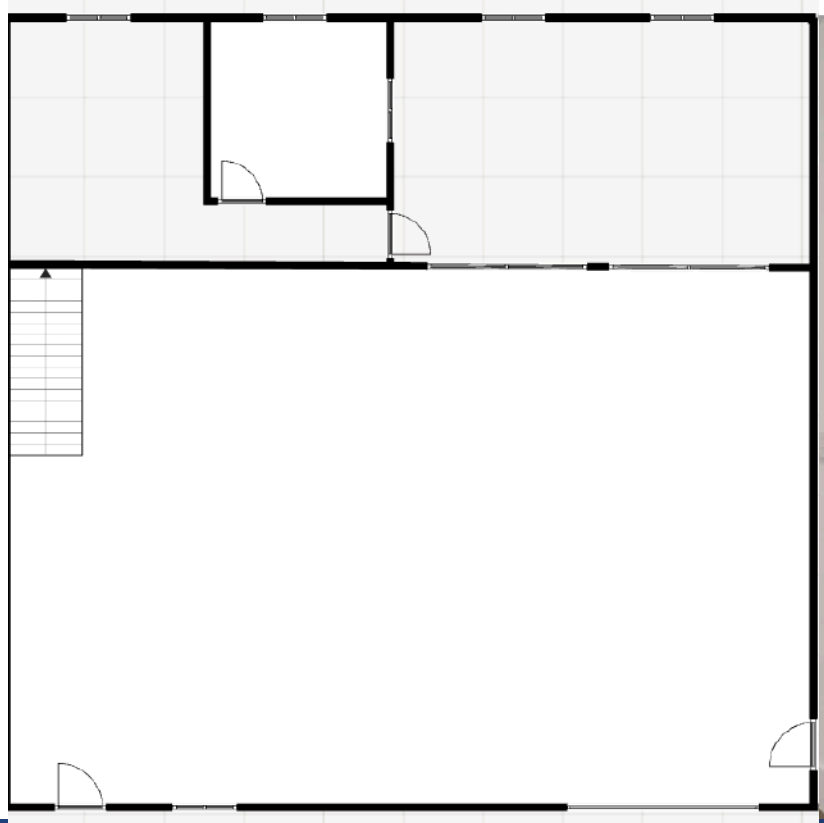


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LOCATION DESCRIPTION

Situated in one of Austin's fastest-growing light industrial hubs, this property offers exceptional accessibility and strategic positioning for businesses. Just 10 minutes from Hwy 71 and Hwy 290, it provides seamless connectivity to Austin's major corridors, making transportation and logistics efficient. Located only 30 minutes from Downtown Austin and Austin-Bergstrom International Airport (ABIA), it ensures easy access for clients and business operations. Positioned in Hays County with an Austin mailing address, tenants can benefit from lower tax rates while maintaining a strong presence in the Austin market.

IDEAL FOR VARIOUS USES

- Light industrial operations
- E-commerce businesses & fulfillment centers
- Contractor, fabrication, or construction-related businesses
- Showroom with warehouse storage
- Specialty automotive services & equipment storage
- Creative production or studio space

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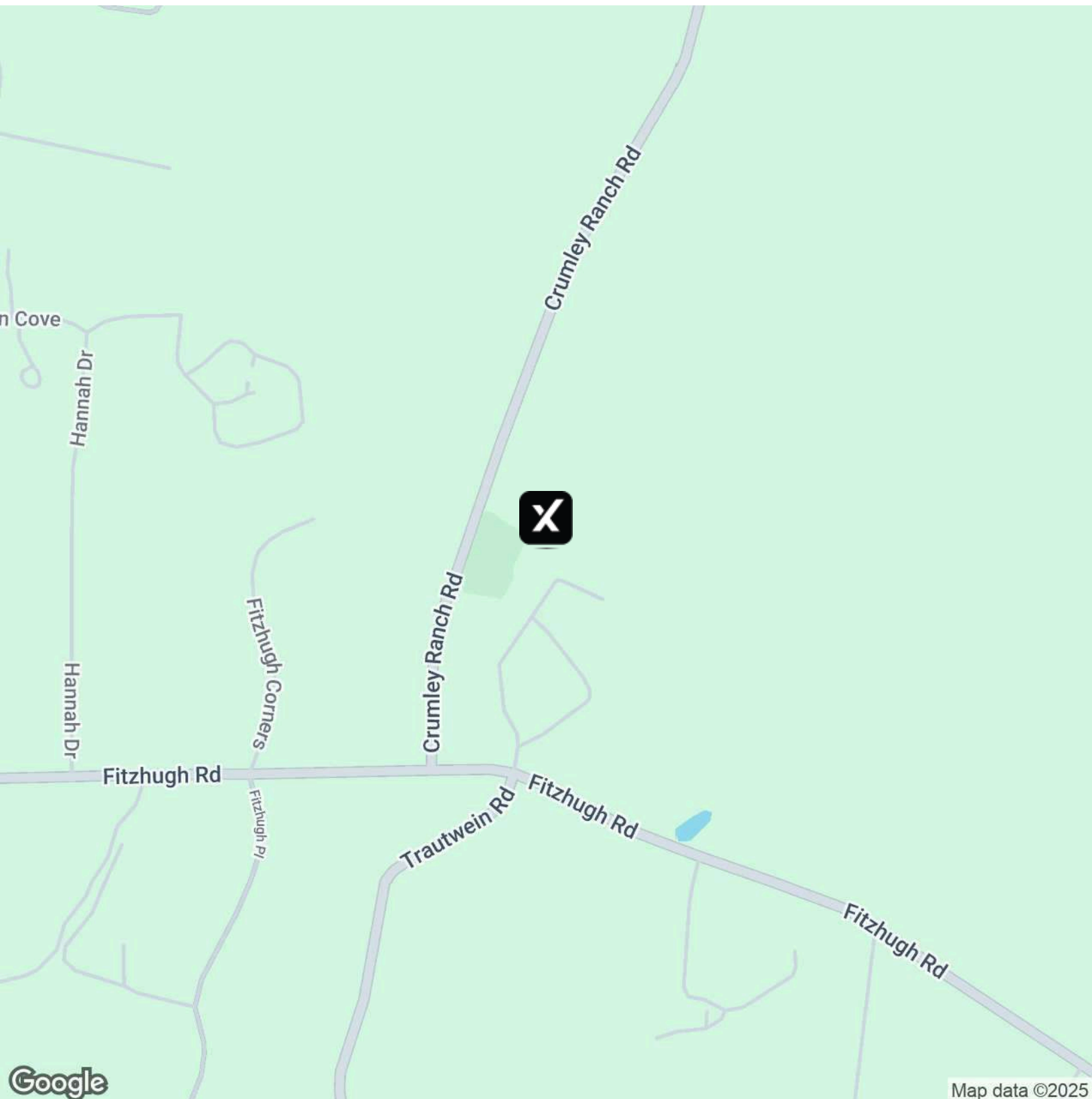


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