

# FOR LEASE

505 W Yager LN, Austin, TX 78753



► **18,982 SF** Industrial  
with Outdoor Storage

► **20** Grade Level Doors  
with Drive-Thru Access

► Signage Visible from I-35

► **1.5 AC** of Outdoor Storage



Direct Access  
to I-35



Infill  
Location



Rare Outdoor Storage  
Space Available



Legacy North  
Austin Submarket

**Mo Green** | +1 512 484 8917 | [mo.green@kbcadvisors.com](mailto:mo.green@kbcadvisors.com)

**Trey Blasingame** | +1 404 790 7105 | [trey.blasingame@kbcadvisors.com](mailto:trey.blasingame@kbcadvisors.com)

**Morgan McMahan** | +1 318 655 7748 | [morgan.mcmahen@kbcadvisors.com](mailto:morgan.mcmahen@kbcadvisors.com)

**KBC**ADVISORS

# Property Specifications

18,982 SF

Warehouse: 10,876 SF  
First Floor Office: 3,058 SF  
Mezzanine: 5,048 SF

Up to 1.5 AC of Outdoor Storage

Grade Level Loading

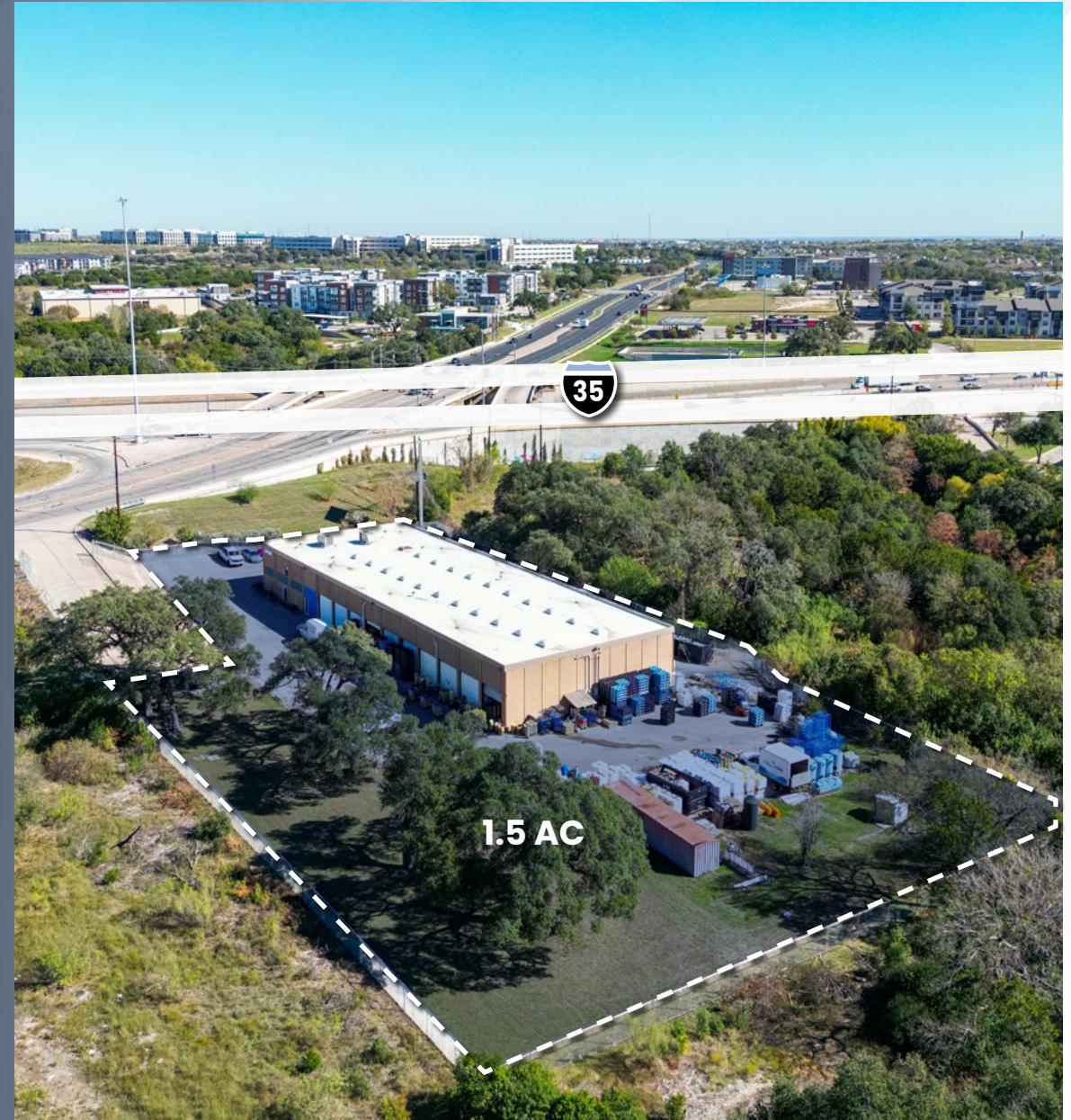
Cross-Dock Configuration

18' Clear Height

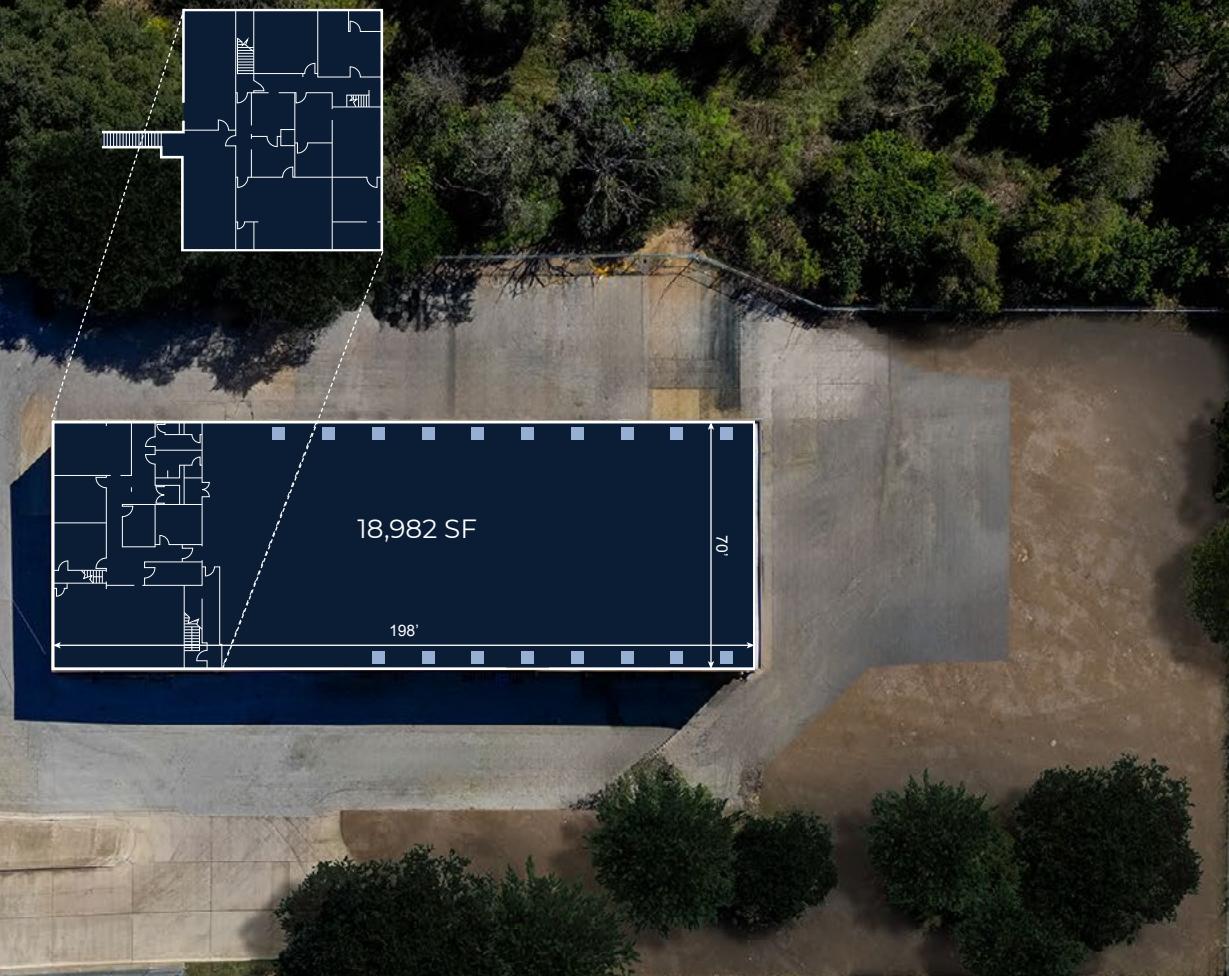
New 7' Fence & Security Gate

**USE:** Maintenance & Service, Equipment Sales & Repair, Construction Sales & Services, Commercial Parking (up to 75 car parks), Warehousing, Basic Manufacturing, Distribution Services, Plant Nursery

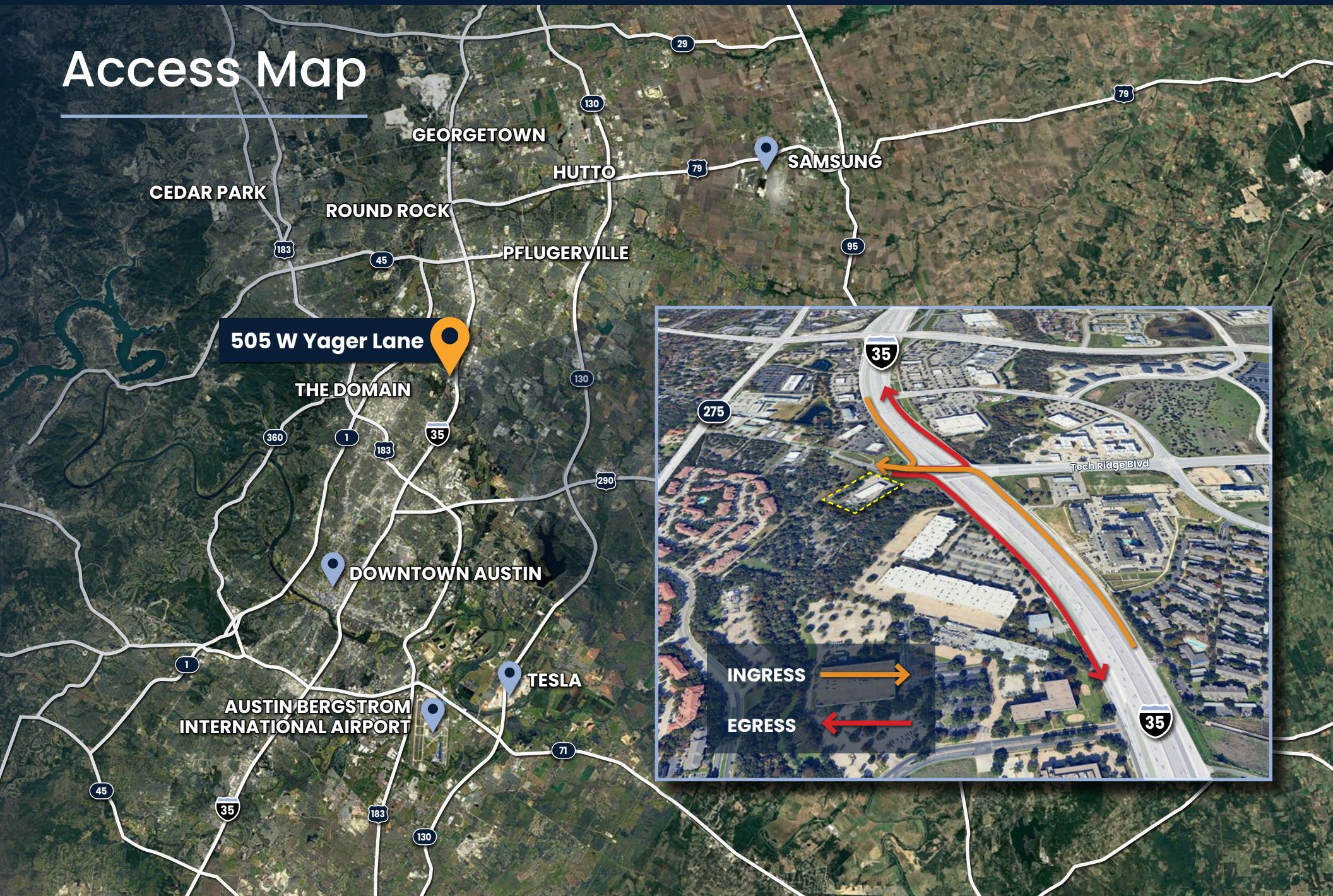
**ZONED:** Light Industrial (LI)



# Site Plan



# Access Map



505 W Yager LN | Austin, TX 78753

KBCADVISORS

# Accessibility Redefined



## I-35 Frontage

### ACCESS POINTS

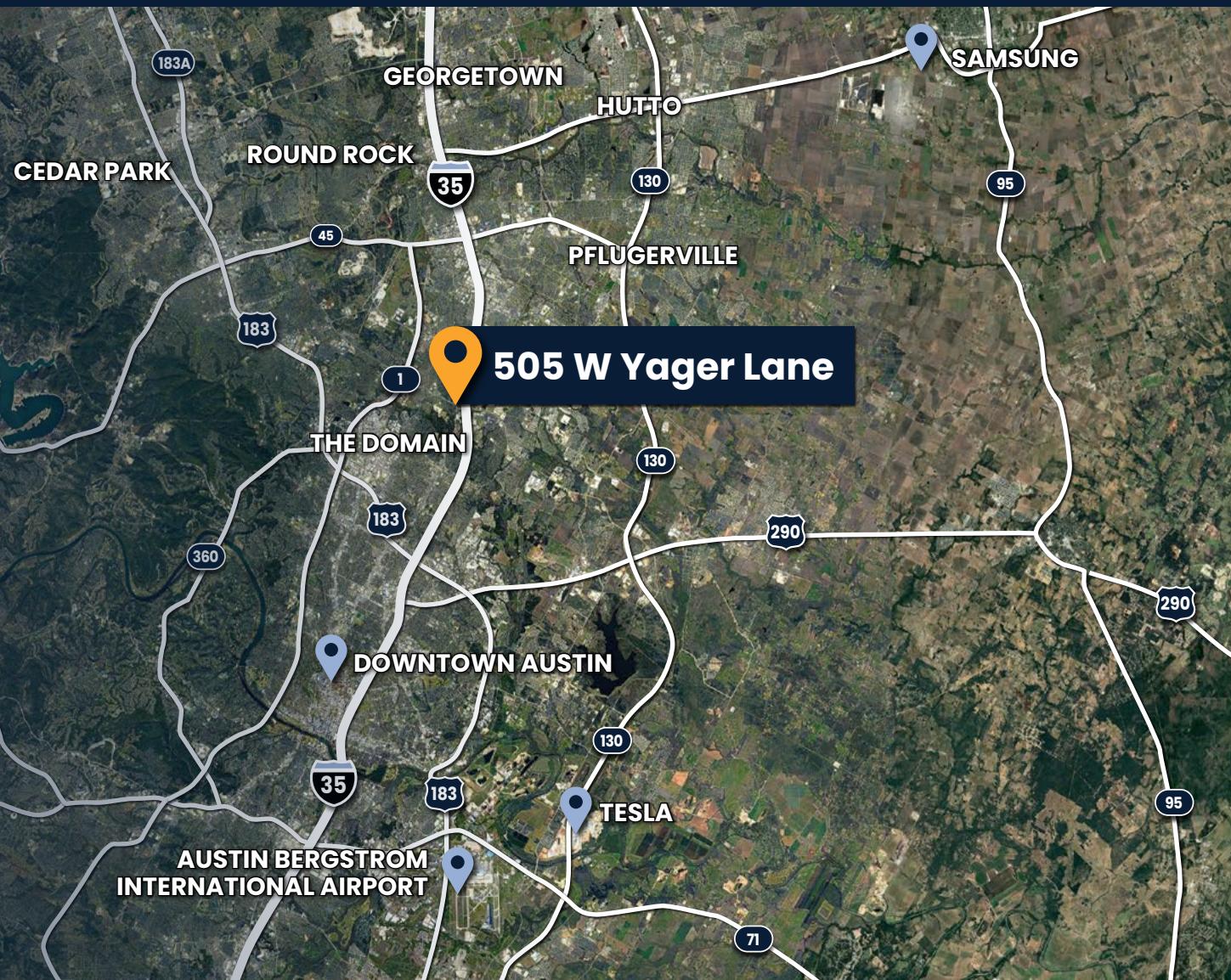
**IH-35** – 0.1 miles / 1 minute

**Hwy 1** – 2.5 miles / 6 minutes

**Hwy 290** – 4.5 miles / 8 minutes

**Hwy 183** – 6.3 miles / 10 minutes

**Hwy 130** – 7.5 miles / 14 minutes



**Mo Green** | +1 512 484 8917 | [mo.green@kbcadvisors.com](mailto:mo.green@kbcadvisors.com)

**Trey Blasingame** | +1 404 790 7105 | [trey.blasingame@kbcadvisors.com](mailto:trey.blasingame@kbcadvisors.com)

**Morgan McMahan** | +1 318 655 7748 | [morgan.mcmahen@kbcadvisors.com](mailto:morgan.mcmahen@kbcadvisors.com)

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



[KBCADVISORS.COM](http://KBCADVISORS.COM)