

**\$1,495,000**

**MLS® #: 2851339**

Type: **Industrial**  
Unit A & B **2,750 & 2,500 SF**

Baths: **1 per unit**

Stories: **1**

Sqft: **5,250**

Lot Size: **14.441 Ac**

**Overhead Doors: 1 per unit**

**Service Doors: 1 per unit**

**Break Areas: 1 per unit**

**Parking: 5 spaces per unit**

**Taxes (2023): \$23,194.16**

**Building: 100% Occupied,  
100% Climate Controlled**

**All Leases: Base Rent + NNN**  
Unit A - 3 year lease (2024-2027)  
Unit B - 5 year lease (2022-2028)

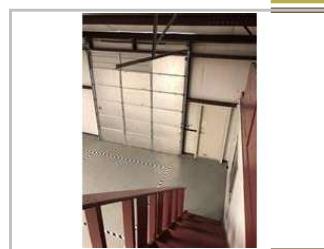
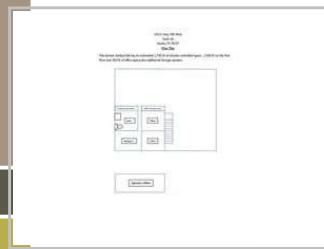
**Subdivision: Firehouse Business  
Center has 13 Buildings on one  
parcel of land. POA fees cover  
roads, water, septic and trash.**

## **14121 W US-290 Highway #Bldg 3**

**Austin, Texas 78737**



Industrial/Flex income producing investment available in Austin, Texas. Building 3 is one of 13 buildings sitting on 14+ acres of land located between Austin and Dripping Springs. 5,250 SF of space, 100% climate controlled, 10 parking spaces, 2 units (3A & 3B) or wall can be removed to create one unit.



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