

**\$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

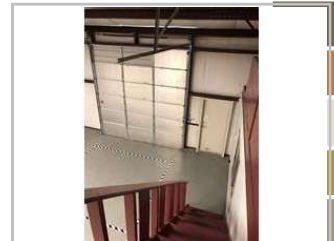
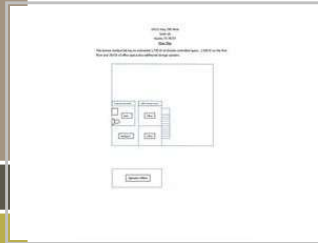
All Leases: Base Rent + NNN  
Unit A - 3 year lease (2024-2027)  
Unit B - 5 year lease (2022-2028)

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.



**Cathy Coneway**

**Agent Phone:** (512) 422-5677

**Website:** [www.CathyConeway.com](http://www.CathyConeway.com)

**Email:** [Cathy@CathyConeway.com](mailto:Cathy@CathyConeway.com)

**Stanberry REALTORS**

1101 S. Capital of TX Hwy S

Austin, Texas 78746

**Office Phone:** (512) 327-9310

**Office Fax:** (512) 327-3644

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