



9007 Tuscany Way, Austin, TX 78754

\$18/SF/YR

\$1.50/SF/MO

East Austin Walnut Industrial Park-Tuscany

Industrial | 2 spaces available | 8,000 sq. ft. - 13,520 sq. ft.



JESSEE SEO
512.670.6336

Listing Added: 05/01/2024

Listing Updated: 05/13/2024

Building Details

Property Type	Industrial	Subtype	Manufacturing, Flex, Warehouse, Distribution
Tenancy	Multiple	Total Building SQFT	35,566
Minimum Divisible SQFT	8,000	Max Contiguous SQFT	13,519
Total Building Suites	21519	Vacant SQFT	21,519
Land Acres	8.466	Class	C
Year Built	2010	Buildings	1
Ceiling Height	24	Loading Docks	4
Dock High Doors	3	Total Parking Spaces	105
Drive Ins	0	Power	110V/220V
Collection Street	Tuscany Way	Cross Street	TX290 Tollway
Zoning	Industrial	APN	235511
Submarket	North East Austin	Submarket Cluster	Walnut Creek Industrial Park

Building Description

Located in the Booming Austin Area and the entrance of East Austin.

1 min. accessing to 183 & 290 US HWY and 10 min to Austin Downtown.

The building is located in the Walnut Industrial Park and the building can be used for a manufacturing or distribution center.

The 53-foot truck can park plus a standard parking lot.

100% Climate control for manufacturing, distribution, and warehouse.

Dock-level access with drive-in

Building Highlights

100% climate controlled warehouse for the product or part storage.

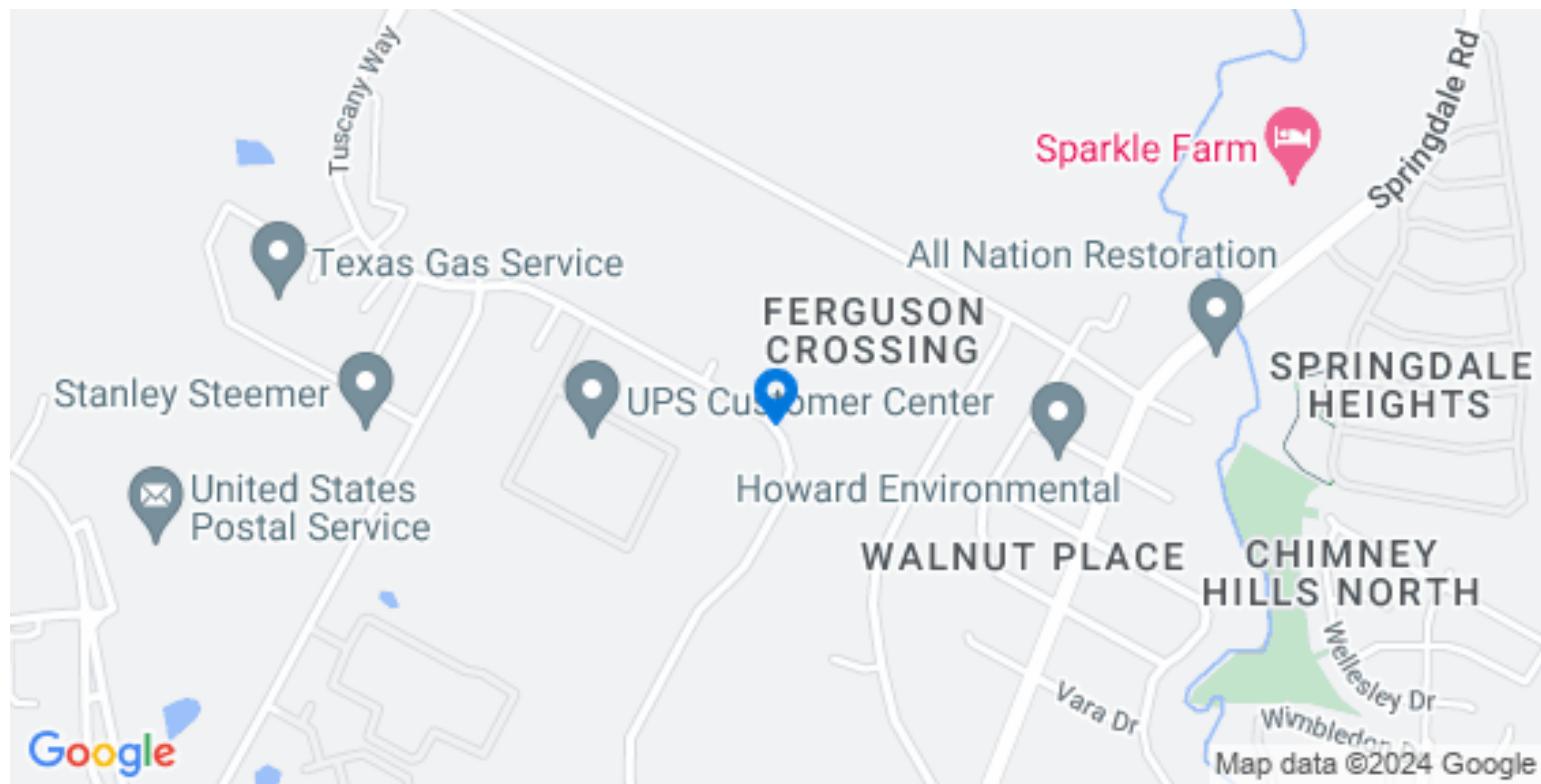
Around 15% is office including office, lobby, breakroom and restroom.

28' clear height, Dock level and 53' truck loading & unloading.

Totaling 110 spaces of parking lots.

The building condition is excellent and flexible

Building Location (1 Location)



Available Space 2 Details

Access to US 183 & 290 Highway in 1 minute. 15 min from Downtown Austin. It is located in the booming area of Austin Industrial Park. Can use the space for the light manufacturing or distribution center. Can load.

Listing Type	Direct	Space Subtype	Flex, Distribution
RSF	13,520 SF	USF	13,520 SF
Min Contiguous SF	13,520 SF	Office Available	2,000 SF
Space Available	7/1/24	Loading Docks	1
Dock High Doors	1	Drive-in Doors	1
Parking	45	Rate (Per SF)	\$1.5 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Total Rate (Per SF/MO)	\$1.8	Total Monthly Rent	\$24,334
Days on Market	32 days		

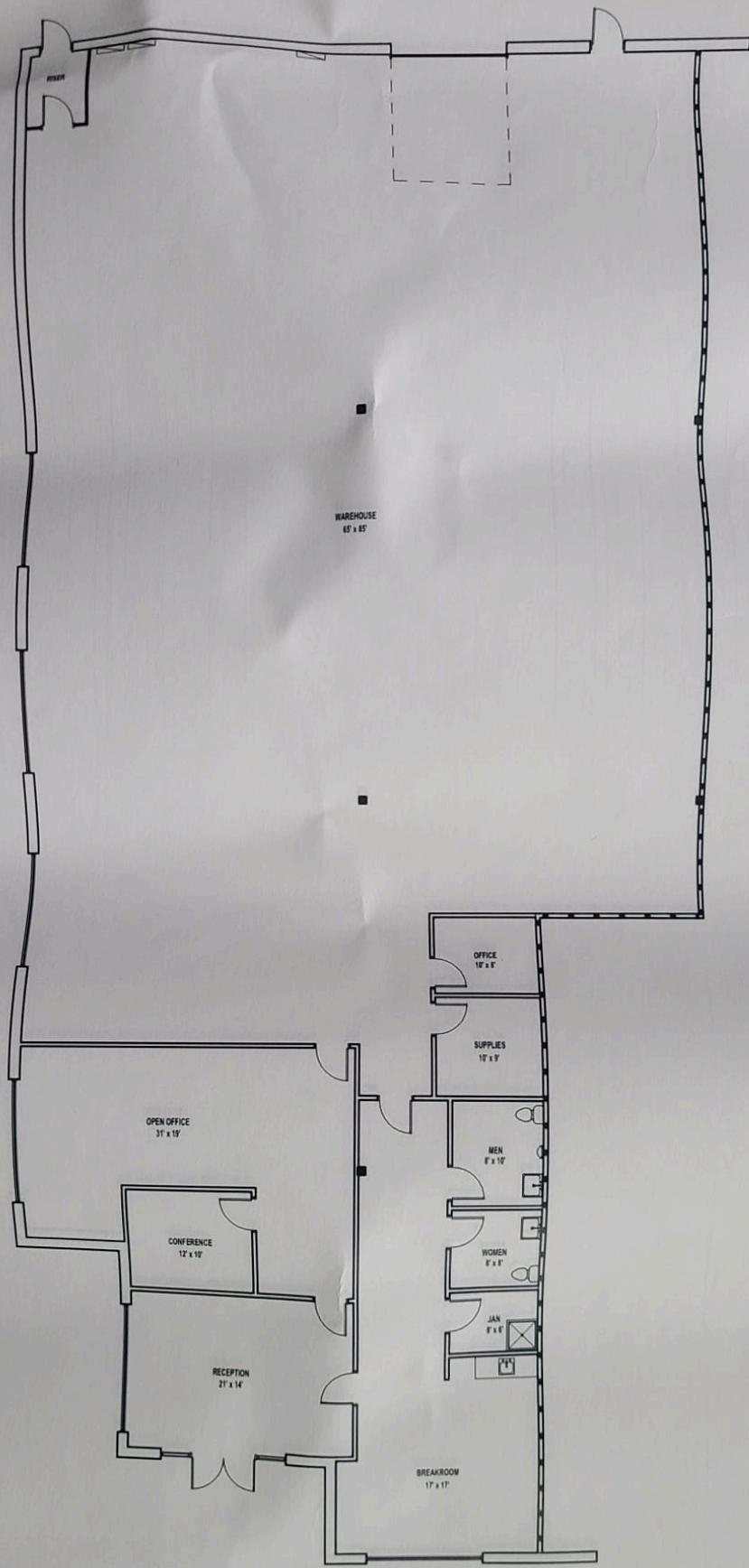
Available Space 1 Details

Austin presents the opportunity to occupy versatile office and warehouse space with flexible terms in Austin's booming industrial market. Can be used for manufacturing facility or distribution center. Unit has office space, break room, and dock doors at the rear of the suite. Two separate units with total 23,000 SF+ of contiguous space. Located at Walnut Creek Business Park in North Central Austin.

Listing Type	Direct	Space Subtype	Flex, Distribution
RSF	8,000 SF	USF	8,000 SF
Min Contiguous SF	8,000 SF	Max Contiguous SF	13,519 SF
Office Available	1,600 SF	Space Available	7/1/24
Loading Docks	1	Dock High Doors	1
Drive-in Doors	1	Parking	30
Rate (Per SF)	\$1.5 / SF / MO	Lease Type	NNN

Lease term	Negotiable	Total Rate (Per SF/MO)	\$1.8
Total Monthly Rent	\$14,400	Days on Market	32 days

Available Space 1 Floorplan



SCALE: 1" = 10'-0"



Property Photos (19 photos)

