

# FOR LEASE

8,414 SF AVAILABLE  
9601 DESSAU ROAD | AUSTIN, TEXAS  
PARK 10 – BUILDING 1



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**PARK 10 – BUILDING 1**



## SPACE FOR LEASE - INFORMATION

- **8,414 SF AVAILABLE**
- **20' CLEAR HEIGHT**
- **100' BUILDING DEPTH**
- **FIRE PROTECTION: CLASS IV**
- **120' TRUCK COURT DEPTH**
- **4 DOCK HIGH DOORS**
- **AMPLE EMPLOYEE PARKING**
- **1.58 MILES NORTH OF HWY 183**
- **3.1 PARKING SPACES PER 1,000 SF**
- **NEW TPO ROOF: 2018**

## MARKETED BY:

**LEIGH ELLIS**

512-684-3802 (D)

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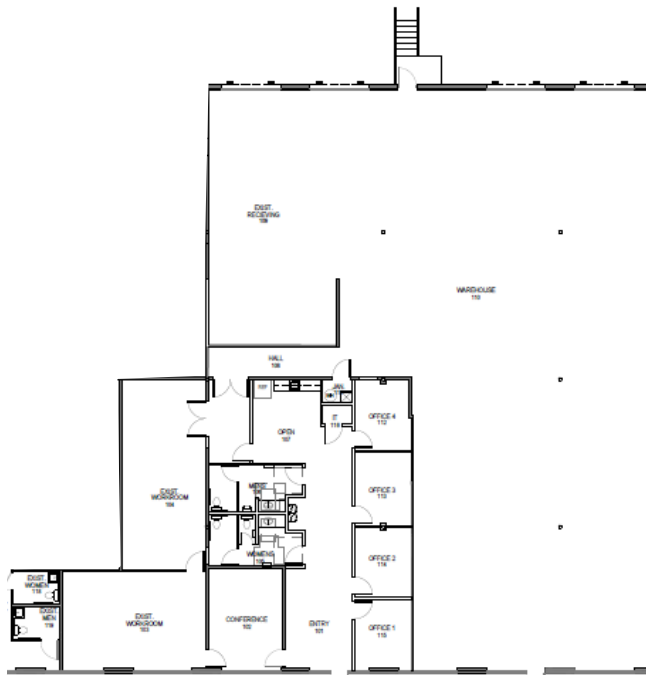


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**+/- 2,500 SF Office | +/- 6,000 SF Warehouse**



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[ellis@aquilacommercial.com](mailto:ellis@aquilacommercial.com)

**8,414 SF  
(AVAILABLE)**

**9601 Dessau Road**

**NORTHEAST  
INDUSTRIAL  
SUBMARKET**



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Downtown Austin

Dessau Road