

FOR LEASE

9,000 SF AVAILABLE
9601 DESSAU ROAD | AUSTIN, TEXAS
PARK 10 – BUILDING 2



AVAILABLE 4/1/2024



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9601 DESSAU ROAD | AUSTIN, TEXAS
PARK 10 – BUILDING 2



SPACE FOR LEASE - INFORMATION

- **9,000 SF AVAILABLE**
- **20' CLEAR HEIGHT**
- **100' BUILDING DEPTH**
- **FIRE PROTECTION: CLASS IV**
- **105' TRUCK COURT DEPTH**
- **4 DOCK HIGH DOORS**
- **AMPLE EMPLOYEE PARKING**
- **DESSAU ROAD FRONTAGE**
- **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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ELLIS@AQUILACOMMERCIAL.COM



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9601 DESSAU ROAD | AUSTIN, TEXAS
PARK 10 – BUILDING 2

**9,000 SF
AVAILABLE**



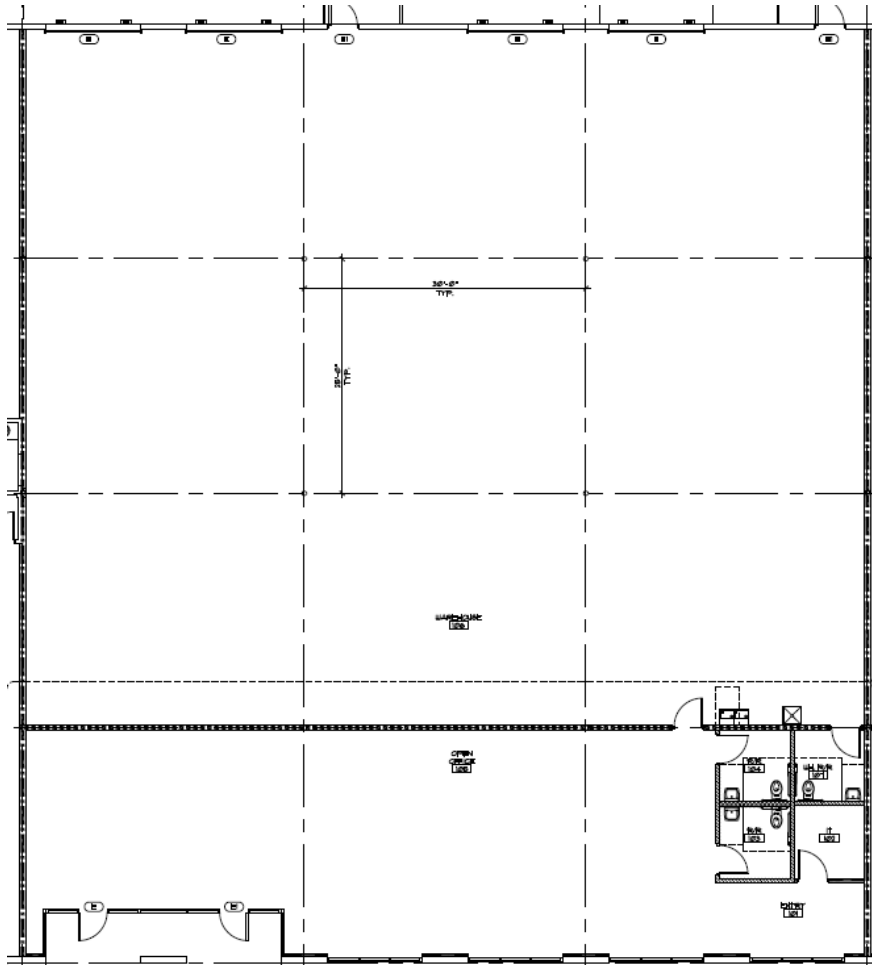
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2,250 SF Office | 6,750 SF Warehouse



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**9,000 SF
(AVAILABLE)**

9601 Dessau Road

**NORTHEAST
INDUSTRIAL
SUBMARKET**



FOR LEASE

9,000 SF AVAILABLE
9601 DESSAU ROAD | AUSTIN, TEXAS
PARK 96 | BUILDING 2 | SUITE 206



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FOR LEASE

9,000 SF AVAILABLE
9601 DESSAU ROAD | AUSTIN, TEXAS
PARK 10 – BUILDING 2



AVAILABLE 4/1/2024

Downtown Austin

Dessau Road