9,000 SF AVAILABLE 9601 Dessau Road | Austin, Texas Park 10 – Building 2





9,000 SF AVAILABLE 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) 512-632-7167 (M)

ELLIS@AQUILACOMMERCIAL.COM





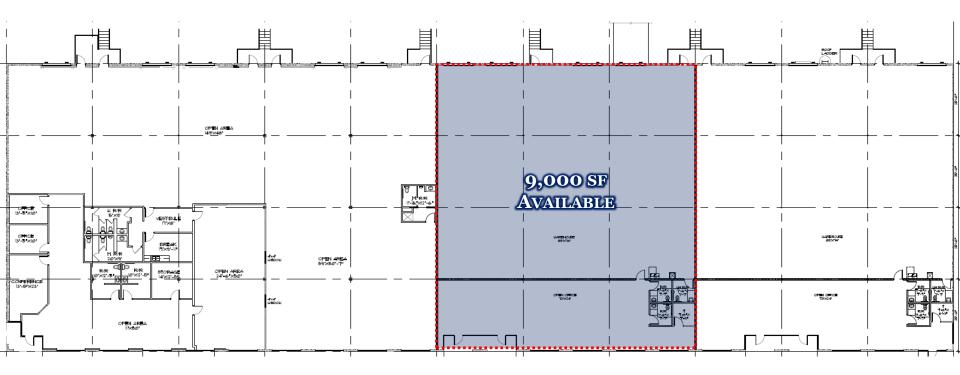
THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT THE ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE.

9,000 SF AVAILABLE 9601 Dessau Road | Austin, Texas Park 10 – Building 2



### AVAILABLE 4/1/2024

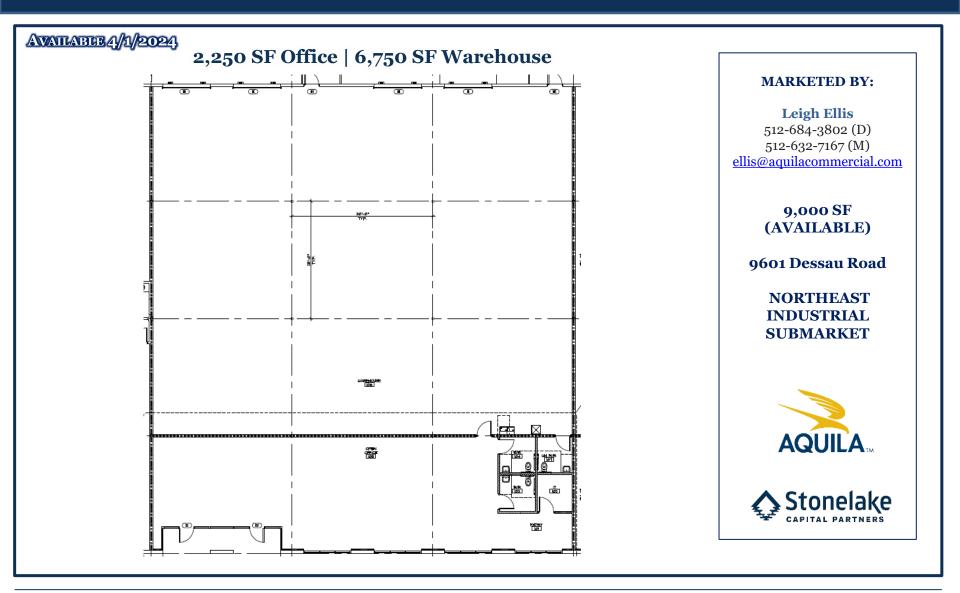
### 9,000 SF AVAILABLE





9,000 SF AVAILABLE 9601 Dessau Road | Austin, Texas Park 10 – Building 2





The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

9,000 SF AVAILABLE 9601 Dessau Road | Austin, Texas Park 96 | Building 2 | Suite 206



### AVAILABLE 4/1/2024



TPP FF

55

9,000 SF AVAILABLE 9601 Dessau Road | Austin, Texas Park 10 – Building 2



Dessau Road

10

AVAILABLE 4/1/2024

Downtown Austin

and an include the law

8

