

RUTLAND BUSINESS PARK | BUILDING 12



RENOVATIONS COMPLETE!

2020 RUTLAND DRIVE | AUSTIN | TX | 78758

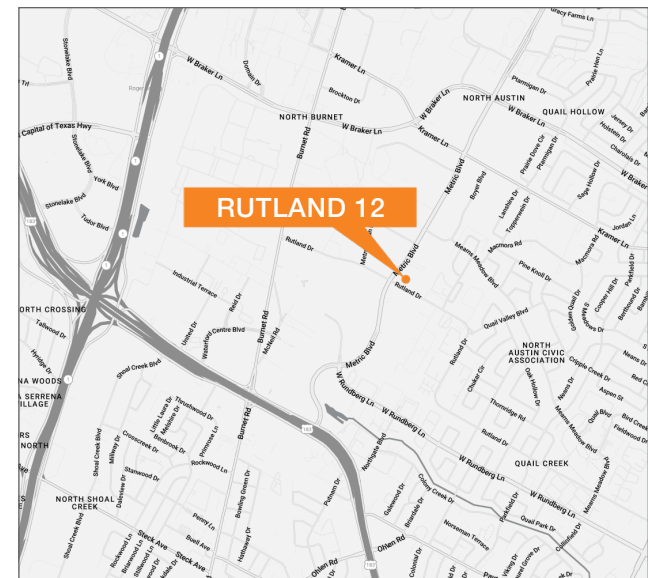
FOR MORE INFORMATION:
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LEE & ASSOCIATES - AUSTIN
1221 S. Mopac Expy, Suite 310
Austin, TX 78746
www.leeaustin.com

PROPERTY FEATURES

- ±194,642 SF industrial
- Available Suites: ±30,600 SF
- ±18' clear height
- Dock-high and ramp loading
- 24-hour site access
- Walking Distance to Q2 Stadium
- Near Shopping & Dining at The Domain

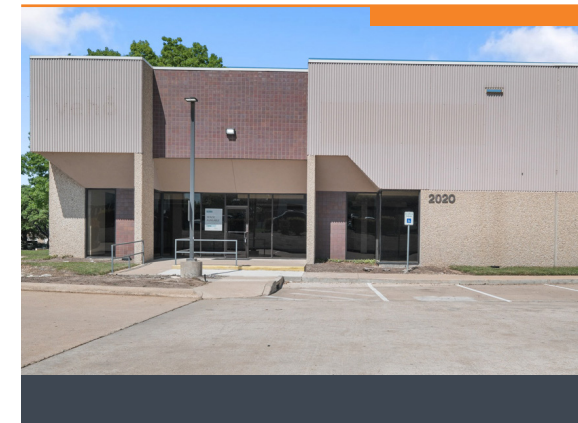
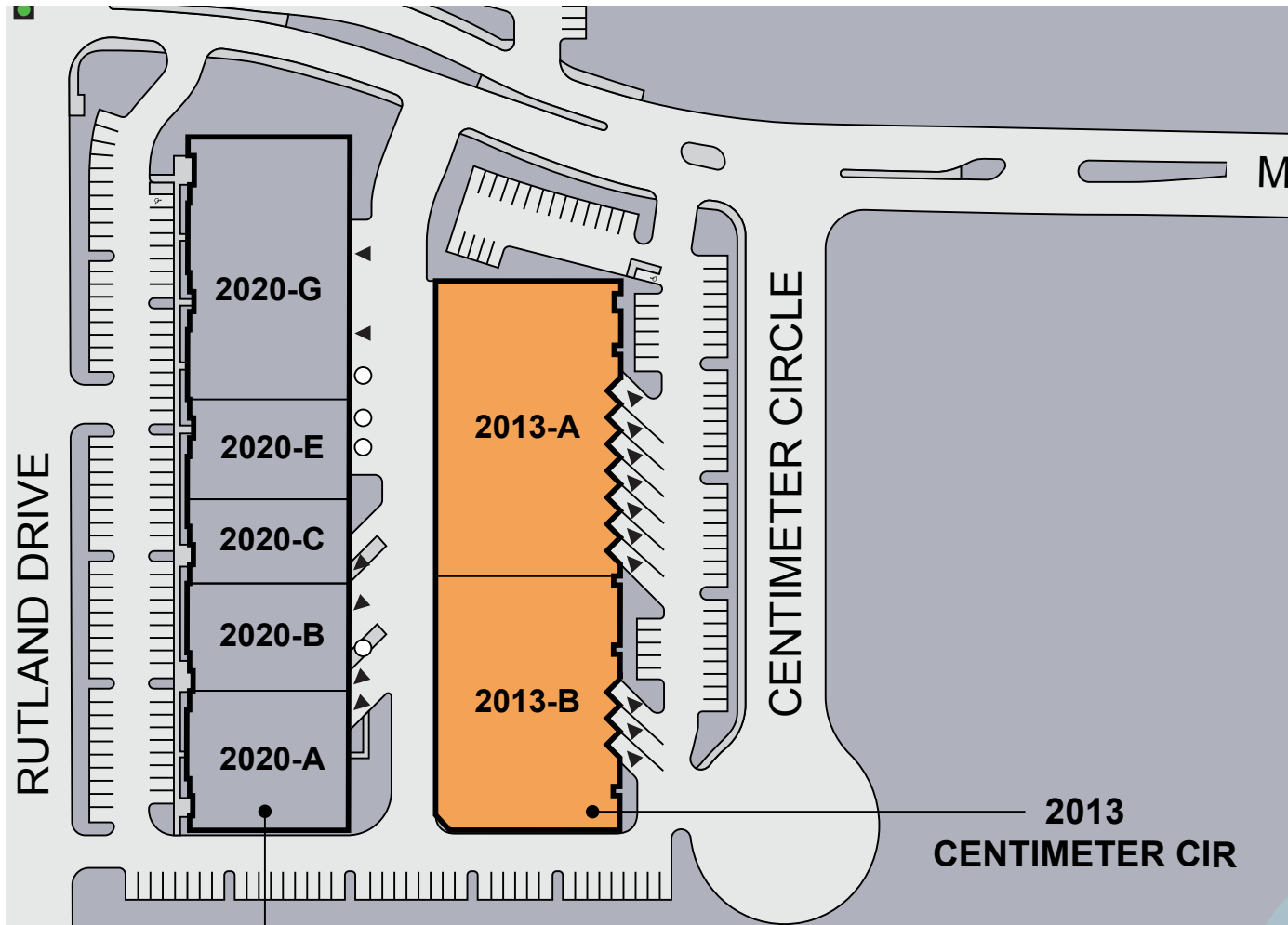


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or land lord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

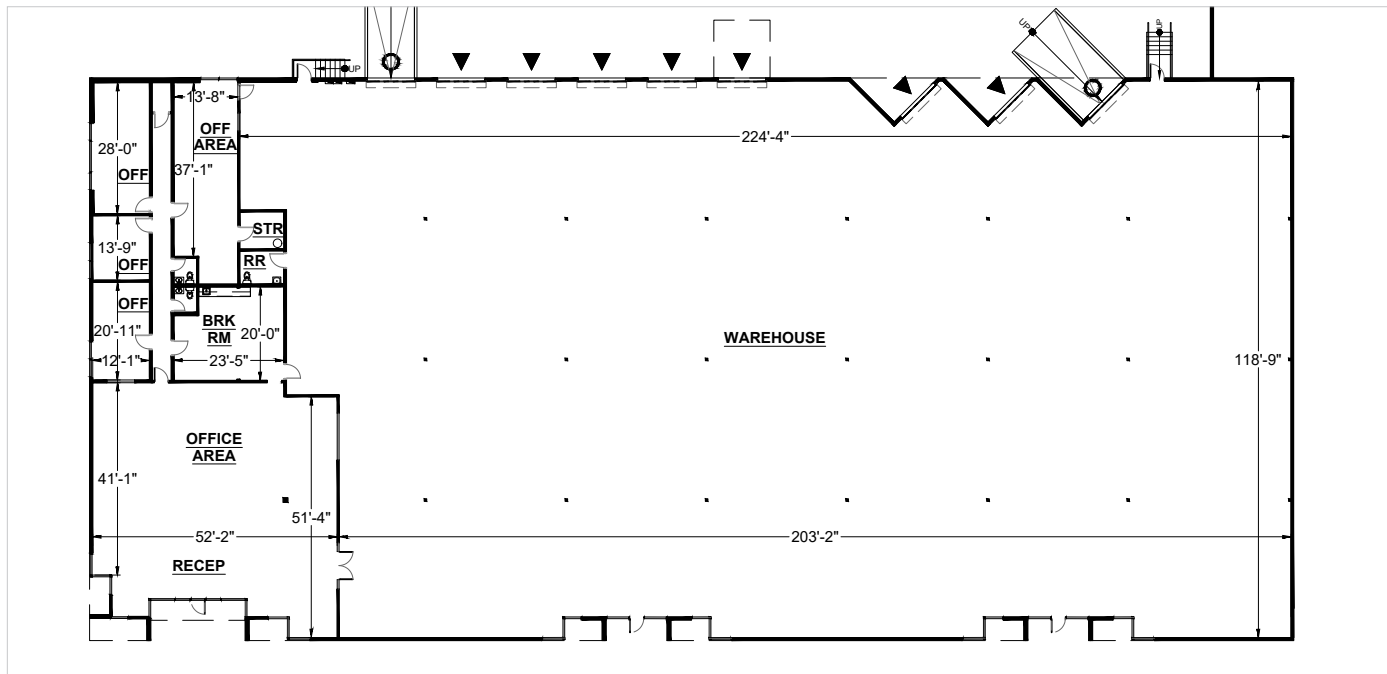
■ AVAILABLE

■ OCCUPIED

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LOADING
G & E	±30,600	±5,000 (16%)	±25,600 (84%)	7 Dock High ; 2 Ramps

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UNDER NEW OWNERSHIP



SUITE G & E

TOTAL SF	±30,600
OFFICE SF	±5,000 (16%)
WAREHOUSE SF	±25,600 (84%)
CLEAR HEIGHT	±18'
LOADING	7 Dock High 2 Ramps
DATE AVAILABLE	Vacant
NOTES	4 Brand New HVLS Fans in Warehouse



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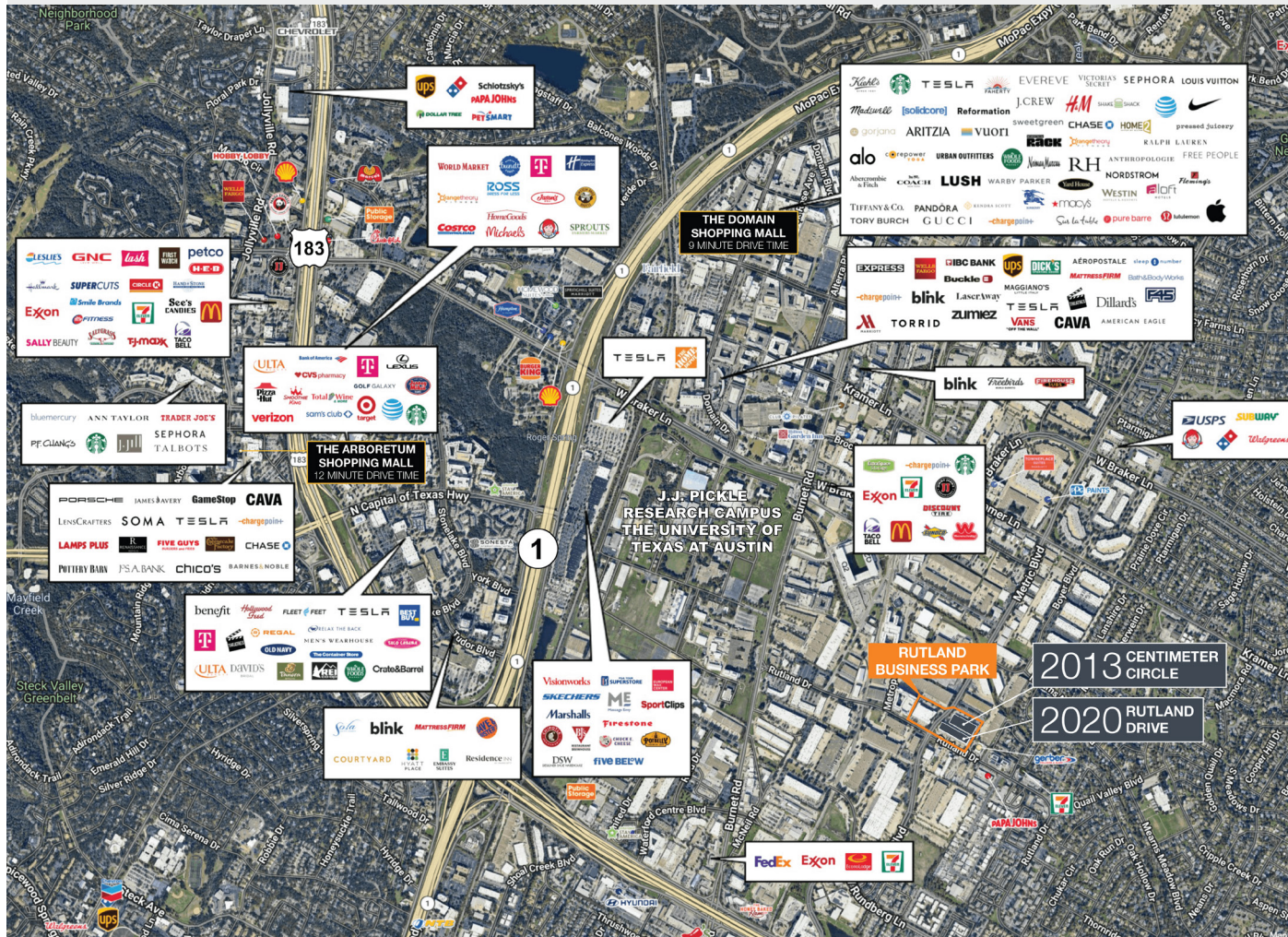
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AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Q2 Stadium | 3 minutes
The Domain | 8 minutes
The Arboretum | 9 minutes
Mueller | 12 minutes
Downtown Austin | 18 minutes
Austin Airport | 20 minutes

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NEARBY AMENITIES