

FOR LEASE

IOS OPPORTUNITY | 15,000 SF ON 2 ACRES

7110 E. BEN WHITE BLVD | AUSTIN, TX 78744



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

THE PROJECT

This **IOS opportunity** offers a well-positioned site in Southeast Austin with **direct frontage** on E. Ben White Boulevard (Hwy 71).

- Substantial outdoor storage capability
- Prominent Frontage along E. Ben White Blvd (Hwy 71)
- Fully fenced, paved, and secured yard
- Industrial Building supporting yard-based operations
- Strategic Southeast Austin Location
- Ideal for Contractors, Fleet, Storage, or Service Users

SITE DETAILS

TOTAL SIZE:

2 AC

YARD AREA:

1.7 AC

ZONING:

LI-NP

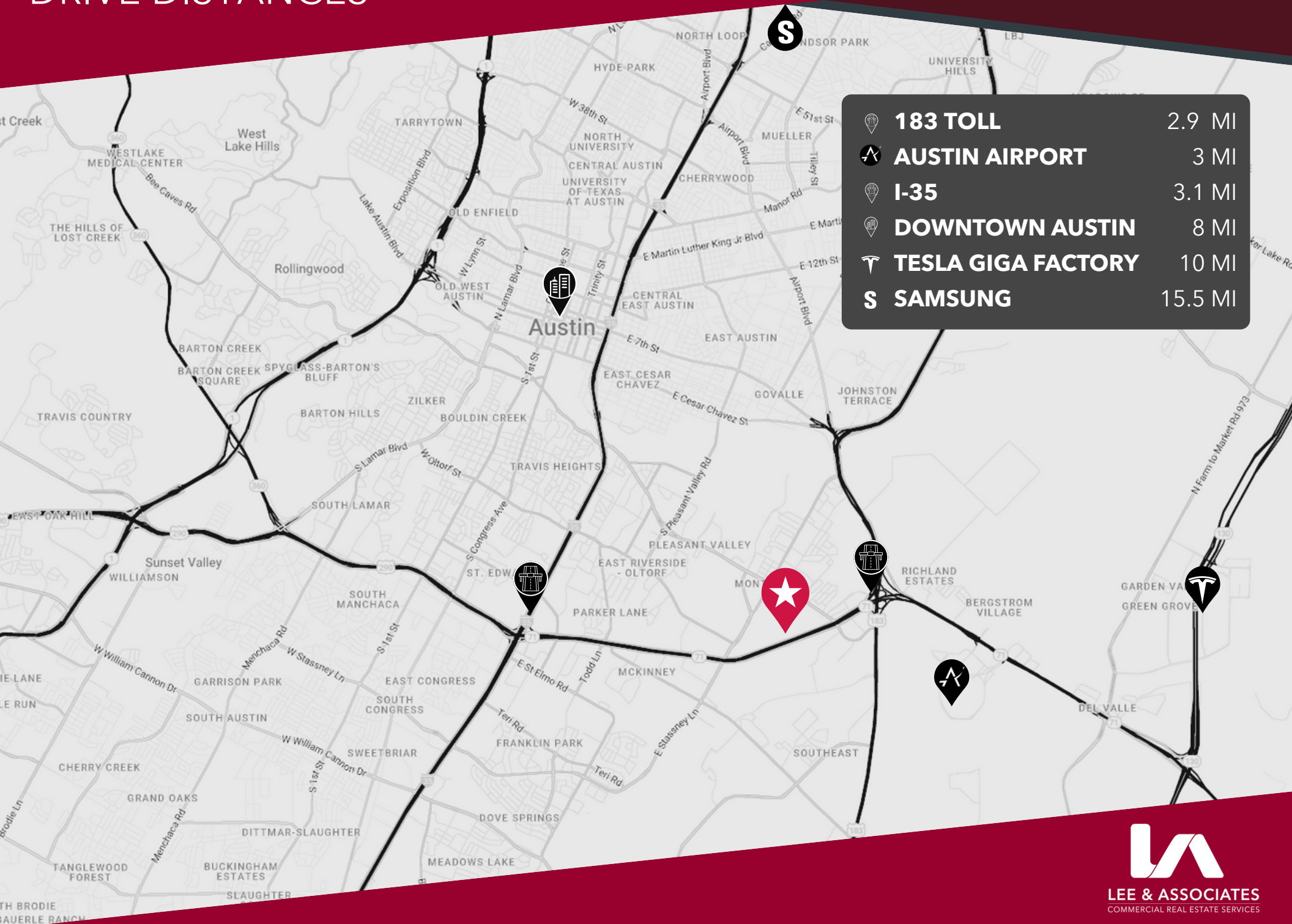
BUILDING:

- **± 15,000 SF**
 - ± 12,000 SF WAREHOUSE
 - ± 3,000 SF OFFICE
- **CLEAR HEIGHT:**
 - ± 20'
- **DOORS:**
 - 2 DOCK-HIGH
 - 2 OVERSIZED DRIVE-IN



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DRIVE DISTANCES



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