RUTLAND BUSINESS PARK | BUILDING 14



RENOVATIONS UNDERWAY

2112 RUTLAND DRIVE | AUSTIN | TX | 78758

FOR MORE INFORMATION:
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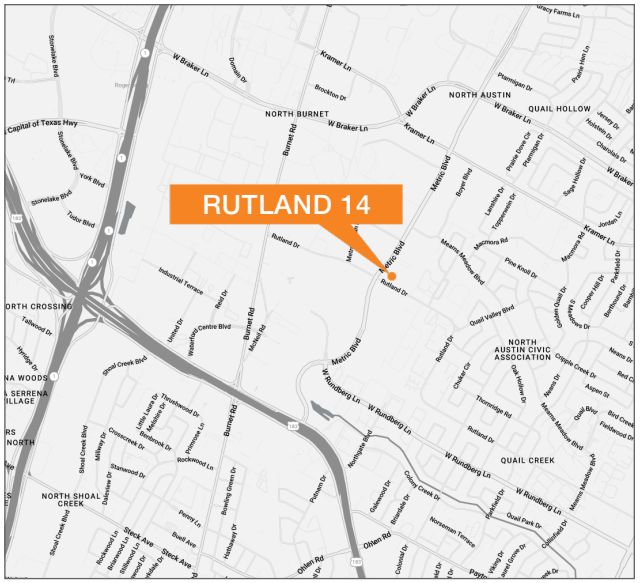
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Austin, TX 78746
www.leeaustin.com

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PROPERTY FEATURES

- ±194,642 SF industrial
- Available Suites: ±2,400 - 11,676 SF
- ±18’ - 22’ clear height
- Dock-high & grade level loading
- 24-hour site access
- Walking Distance to Q2 Stadium
- Near Shopping & Dining at The Domain



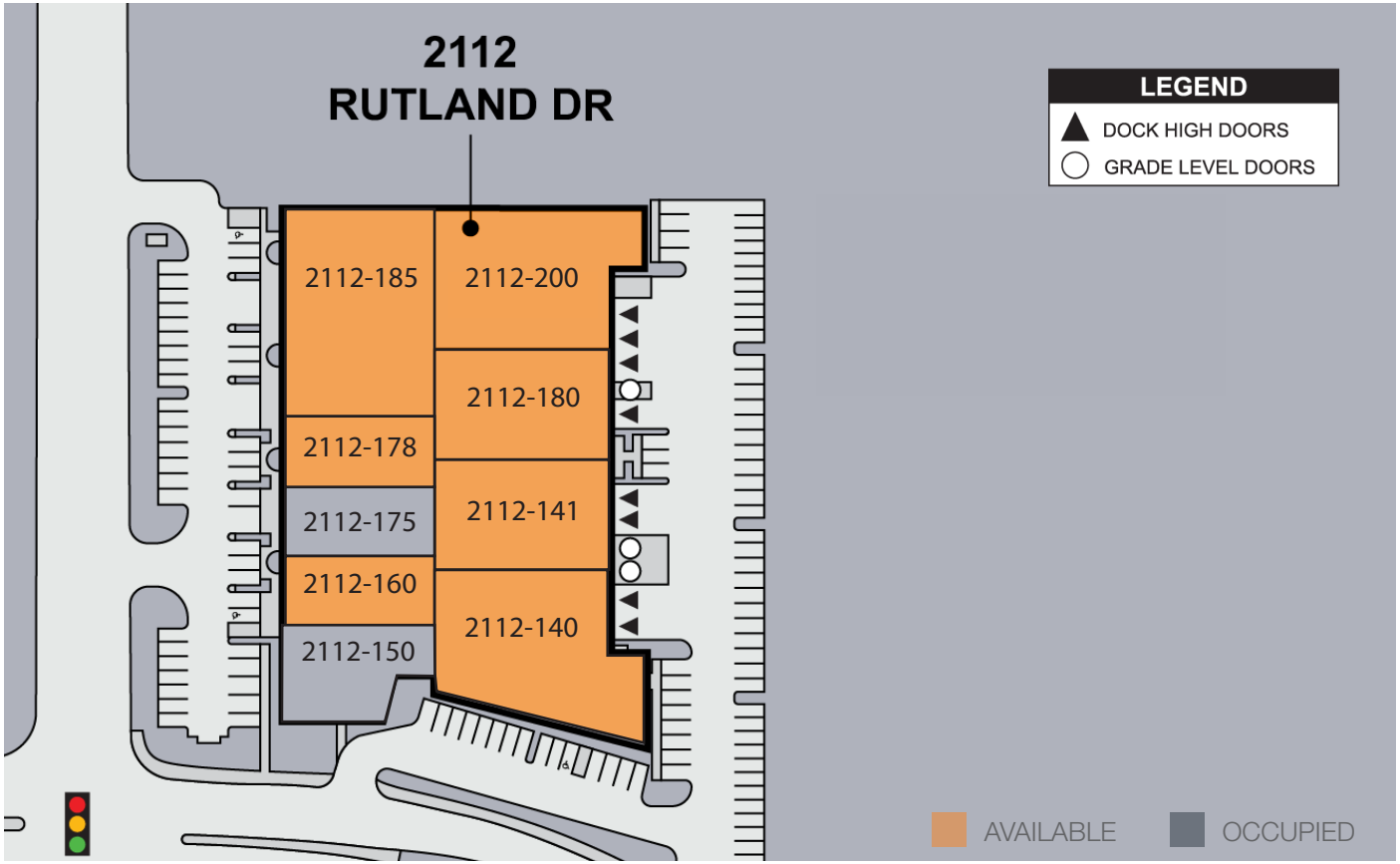
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser’s or tenant’s independent investigation.

RUTLAND BUSINESS PARK | BUILDING 14

SITE PLAN

UNDER NEW OWNERSHIP

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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	CLEAR HEIGHT	LOADING	DATE AVAILABLE
140	±11,676	±6,578 (57%)	±5,089 (43%)	±22’	2 Dock High ; 1 Ramp	Vacant
141	±7,200	±1,800 (25%)	±6,120 (75%)	±22’	2 Dock High ; 1 Ramp	Vacant
160	±2,400	±720 (30%)	±1,680 (70%)	±18’	1 Grade Level	Vacant
178	±4,802	±665 (14%)	±4,137 (86%)	±19’	2 Grade Level	11/01/2026
180	±7,200	±2,160 (30%)	±5,040 (70%)	±22’	2 Dock High ; 1 Ramp	Vacant
185	±4,800	±1,440 (30%)	±3,360 (70%)	±18’	1 Grade Level	Vacant
200	±11,600	±2,300 (20%)	±9,280 (80%)	±22’	2 Dock High ; 1 Ramp	Vacant

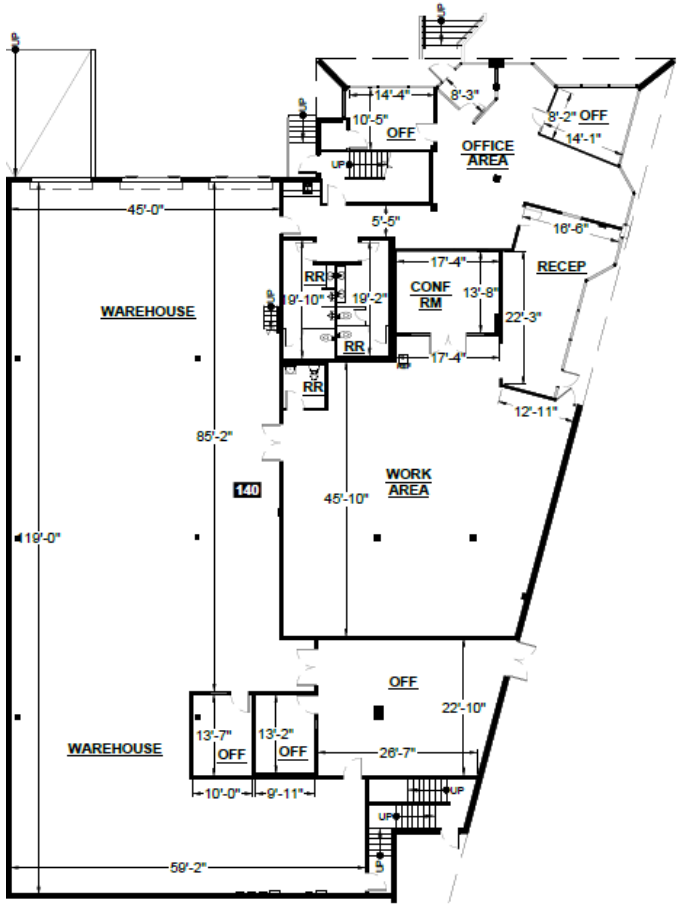
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SUITE 140

UNDER NEW OWNERSHIP

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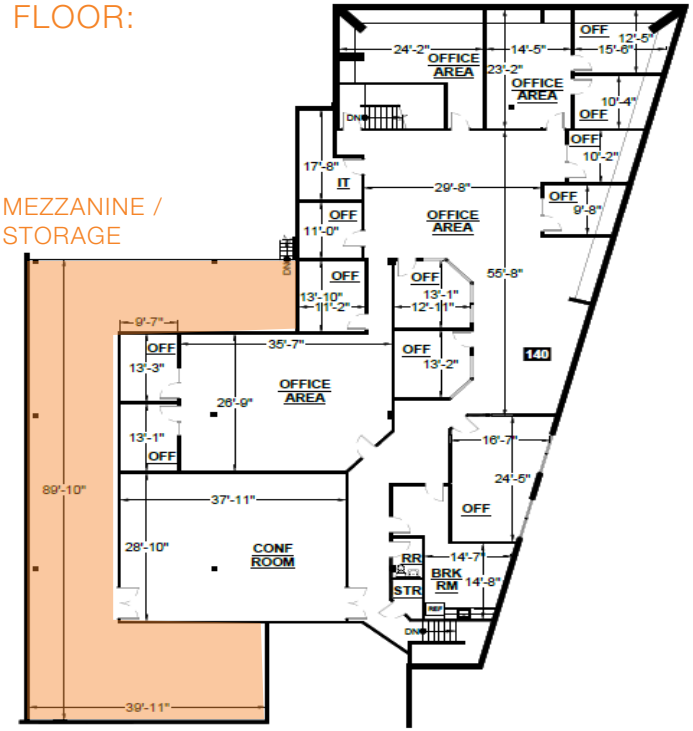
FIRST FLOOR:



SUITE 140

TOTAL SF	±11,676
OFFFICE SF	±6,587
WAREHOUSE SF	±5,089
CLEAR HEIGHT	±22’
LOADING	2 Dock High 1 Ramp
DATE AVAILABLE	9/1/2026
NOTES	100% HVAC Two Story Office + Mezzanine

SECOND FLOOR:



FOR MORE INFORMATION

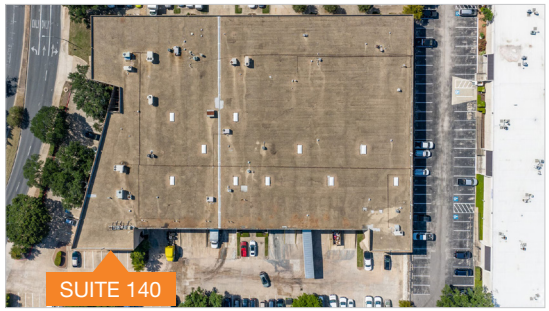
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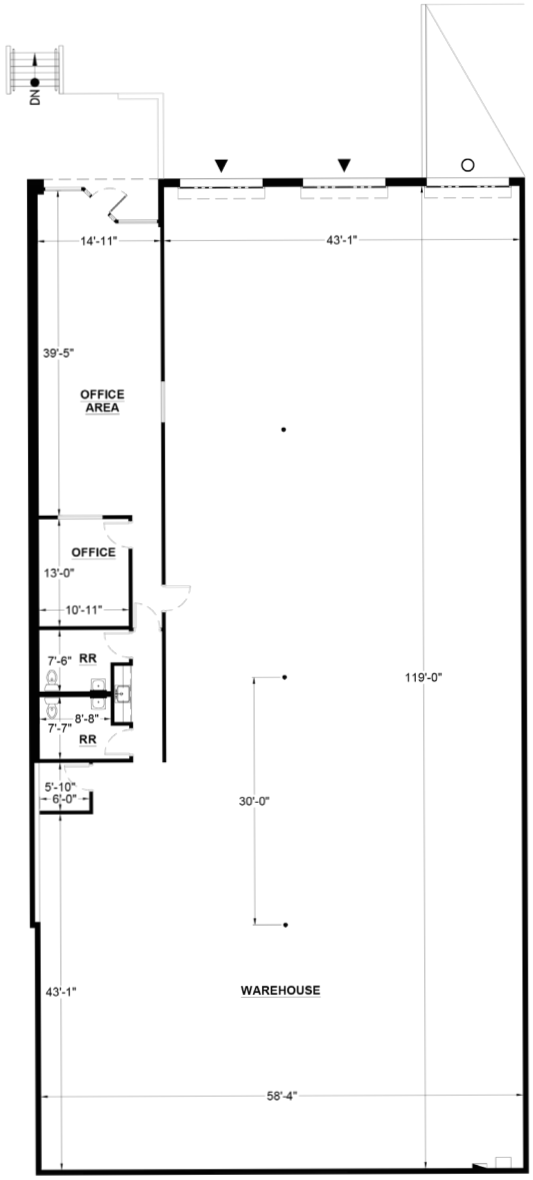
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RUTLAND BUSINESS PARK | BUILDING 14

SUITE 141

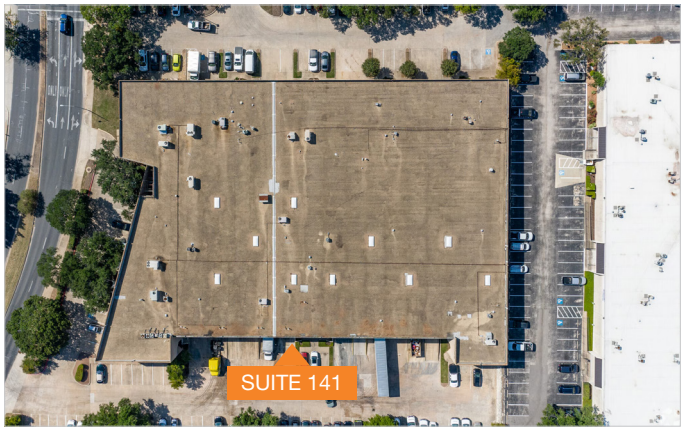
UNDER NEW OWNERSHIP



SUITE 141

TOTAL SF	±7,200
OFFFICE SF	±1,800 (25%)
WAREHOUSE SF	±5,400 (75%)
CLEAR HEIGHT	±22’
LOADING	2 Dock High 1 Ramp
DATE AVAILABLE	Vacant
NOTES	100% HVAC





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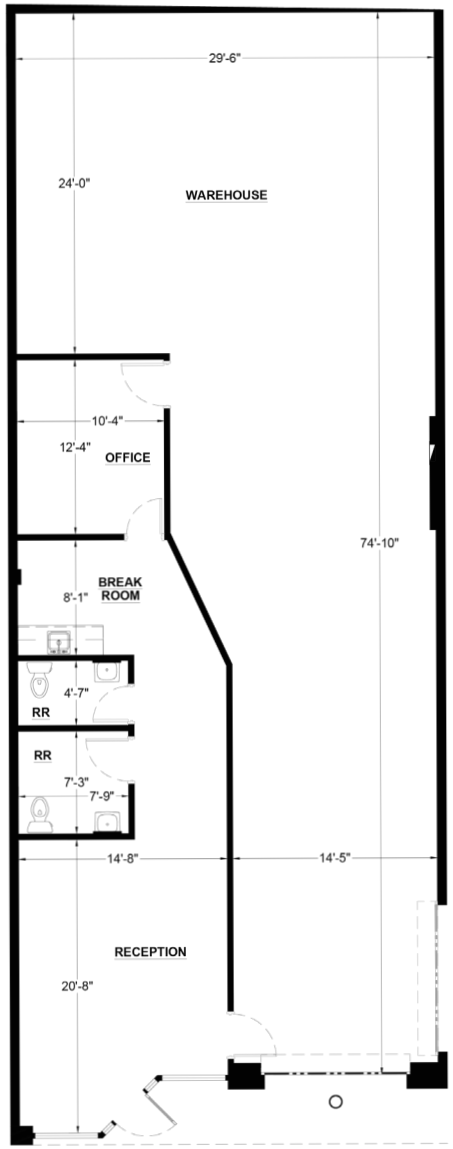
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RUTLAND BUSINESS PARK | BUILDING 14

SUITE 160

UNDER NEW OWNERSHIP



SUITE 160

TOTAL SF	±2,400
OFFFICE SF	±720 (30%)
WAREHOUSE SF	±1,680 (70%)
CLEAR HEIGHT	±18’
LOADING	1 Grade Level
DATE AVAILABLE	Vacant
NOTES	100% HVAC





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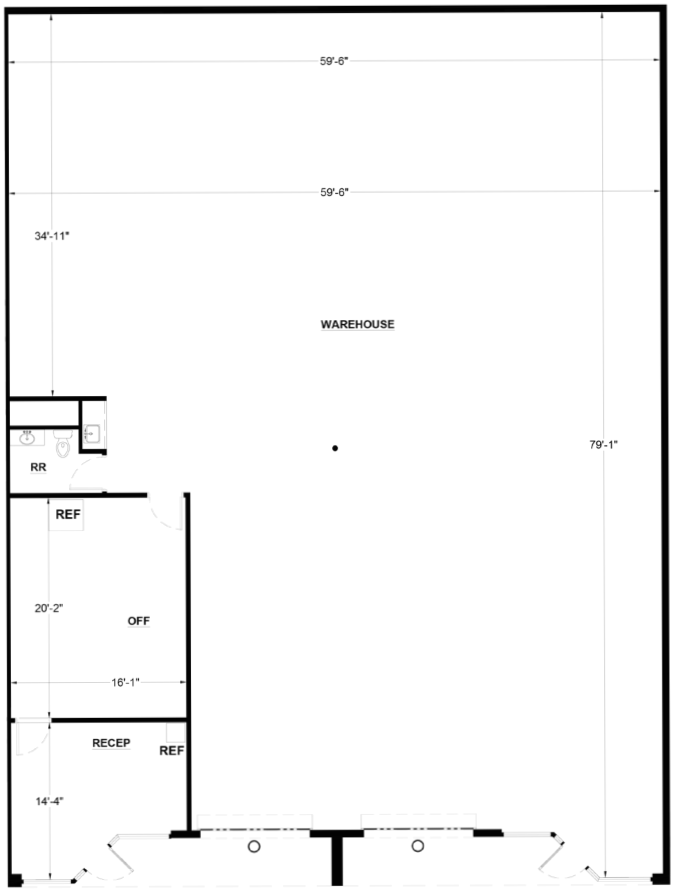
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RUTLAND BUSINESS PARK | BUILDING 14

SUITE 178

UNDER NEW OWNERSHIP



SUITE 178

TOTAL SF	±4,802
OFFFICE SF	±665 (14%)
WAREHOUSE SF	±4,137 (86%)
CLEAR HEIGHT	±19’
LOADING	2 Grade Level
DATE AVAILABLE	11/01/2026
NOTES	100% HVAC





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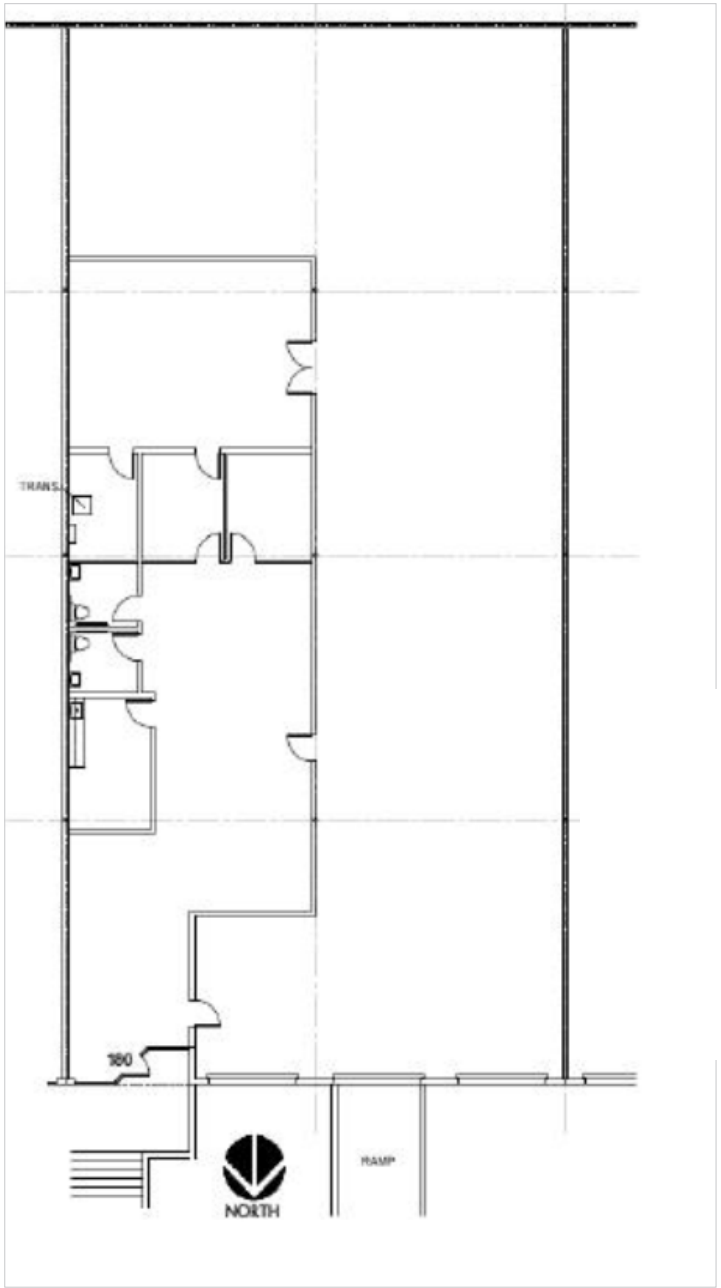
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RUTLAND BUSINESS PARK | BUILDING 14

SUITE 180

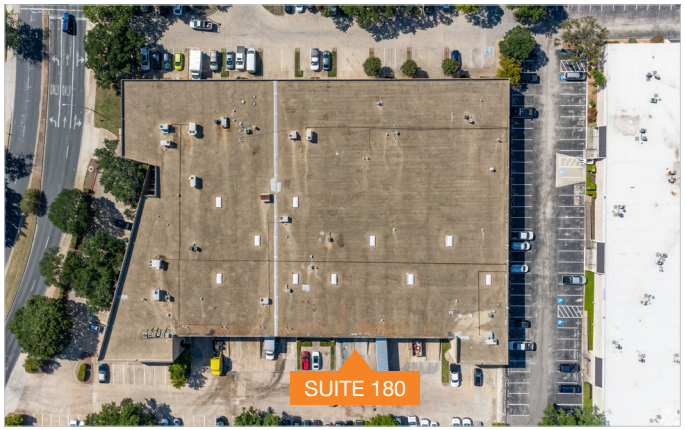
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SUITE 180	
TOTAL SF	±7,200
OFFFICE SF	±2,160 (30%)
WAREHOUSE SF	±5,040 (70%)
CLEAR HEIGHT	±22’
LOADING	2 Dock High 1 Ramp
DATE AVAILABLE	10/1/2026





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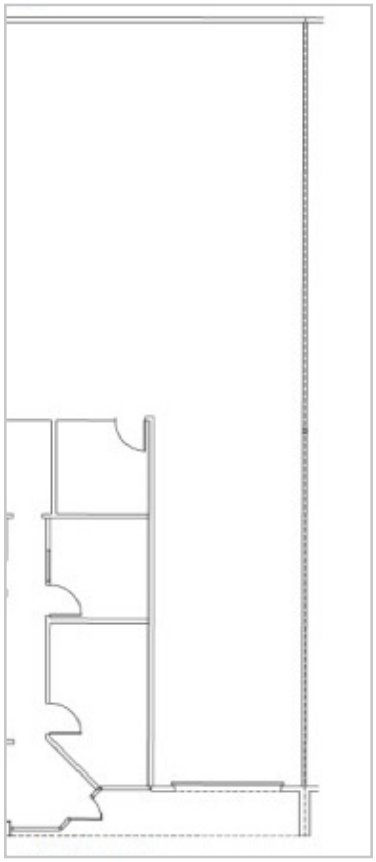
RUTLAND BUSINESS PARK | BUILDING 14

SUITE 185

UNDER NEW OWNERSHIP

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*RENOVATIONS UNDERWAY!



SUITE 185	
TOTAL SF	±2,400
OFFFICE SF	±600 (25%)
WAREHOUSE SF	±1,800 (75%)
CLEAR HEIGHT	±18’
LOADING	1 Grade Level
DATE AVAILABLE	Vacant *Renovations Underway





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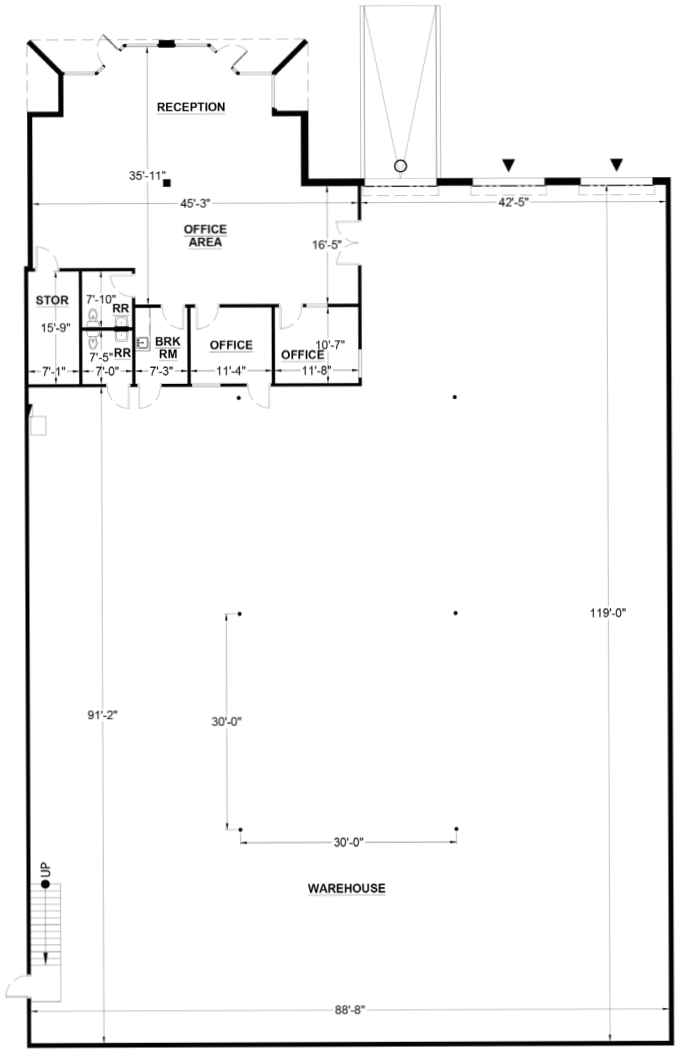
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SUITE 200

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SUITE 200	
TOTAL SF	±11,600
OFFFICE SF	±2,300 (20%)
WAREHOUSE SF	±9,280 (80%)
CLEAR HEIGHT	±22’
LOADING	2 Dock High 1 Ramp
DATE AVAILABLE	Vacant





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AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

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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