

# RUTLAND BUSINESS PARK | BUILDING 14



## RENOVATIONS UNDERWAY

2112 RUTLAND DRIVE | AUSTIN | TX | 78758

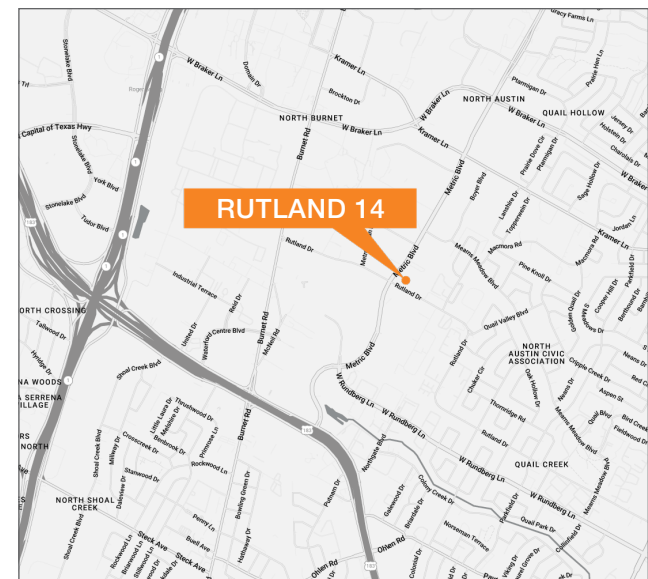
FOR MORE INFORMATION:  
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**OLIVIA REED**  
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**LEE & ASSOCIATES - AUSTIN**  
1221 S. Mopac Expy, Suite 310  
Austin, TX 78746  
www.leeaustin.com

## PROPERTY FEATURES

- ±194,642 SF industrial
- Available Suites: ±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

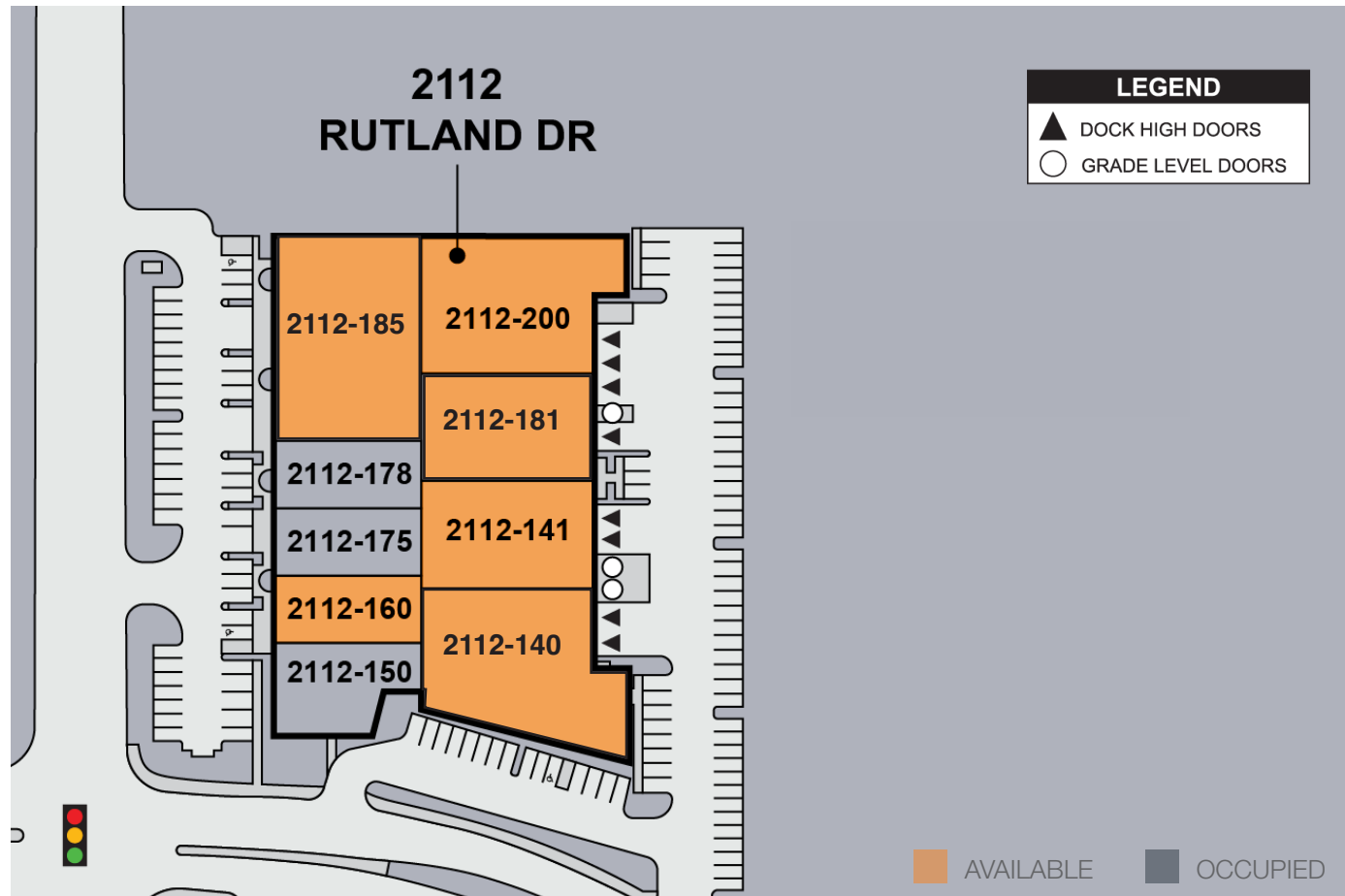


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# RUTLAND BUSINESS PARK | BUILDING 14

## SITE PLAN

UNDER NEW OWNERSHIP



## FOR MORE INFORMATION

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## AVAILABILITIES

| SUITE | TOTAL SF | OFFICE SF    | WAREHOUSE SF | CLEAR HEIGHT | LOADING              | DATE AVAILABLE |
|-------|----------|--------------|--------------|--------------|----------------------|----------------|
| 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         |
| 200   | ±11,600  | ±2,300 (20%) | ±9,280 (80%) | ±22'         | 2 Dock High ; 1 Ramp | Vacant         |
| 185   | ±4,800   | ±1,440 (30%) | ±3,360 (70%) | ±18'         | 1 Grade Level        | Vacant         |
| 140   | ±11,676  | ±6,578 (57%) | ±5,089 (43%) | ±22'         | 2 Dock High ; 1 Ramp | 9/1/2026       |
| 181   | ±7,200   | ±2,160 (30%) | ±5,040 (70%) | ±22'         | 2 Dock High ; 1 Ramp | 10/1/2026      |

# RUTLAND BUSINESS PARK | BUILDING 14

## SUITE 141

UNDER NEW OWNERSHIP



### SUITE 141

TOTAL SF  $\pm 7,200$

OFFICE SF  $\pm 1,800$  (25%)

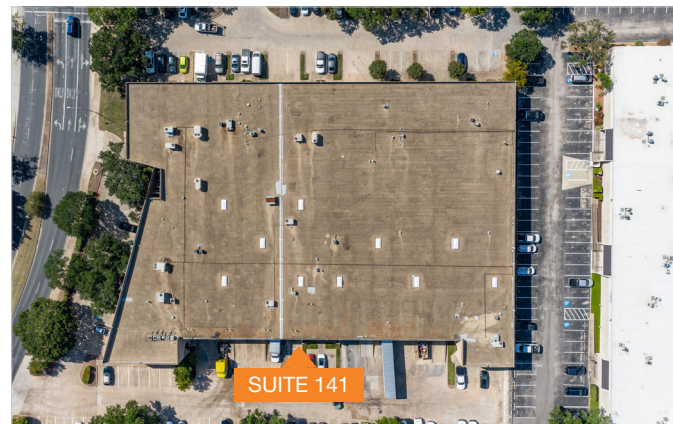
WAREHOUSE SF  $\pm 5,400$  (75%)

CLEAR HEIGHT  $\pm 22'$

LOADING 2 Dock High  
1 Ramp

DATE AVAILABLE Vacant

NOTES 100% HVAC



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**RUTLAND INDUSTRIAL PARK  
BUILDING 14**

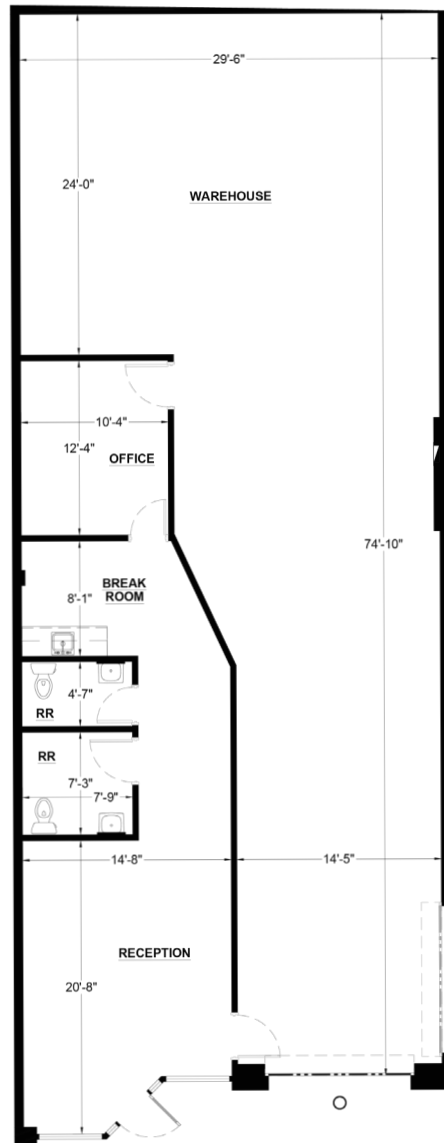
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# RUTLAND BUSINESS PARK | BUILDING 14

## SUITE 160

UNDER NEW OWNERSHIP



### SUITE 160

TOTAL SF ±2,400

OFFICE 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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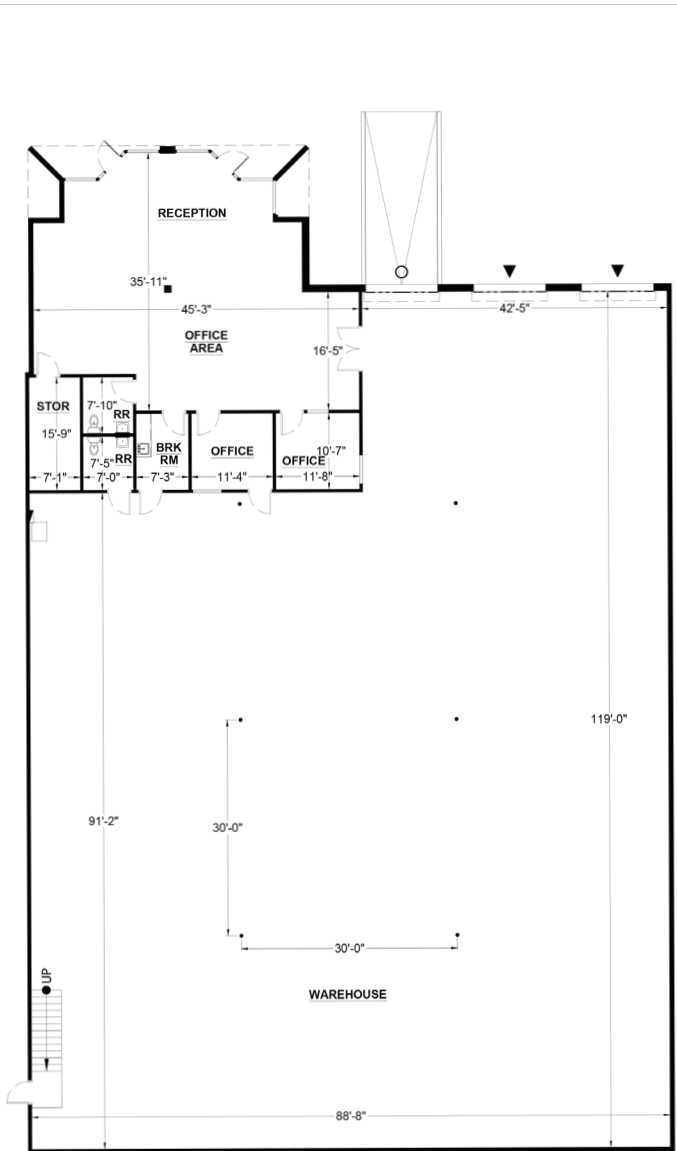
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# RUTLAND BUSINESS PARK | BUILDING 14

## SUITE 200

UNDER NEW OWNERSHIP



### SUITE 200

TOTAL SF  $\pm 11,600$

OFFICE SF  $\pm 2,300$  (20%)

WAREHOUSE SF  $\pm 9,280$  (80%)

CLEAR HEIGHT  $\pm 22'$

LOADING 2 Dock High  
1 Ramp

DATE AVAILABLE Vacant



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# RUTLAND BUSINESS PARK | BUILDING 14

SUITE 185

UNDER NEW OWNERSHIP



## SUITE 185

|                |               |
|----------------|---------------|
| TOTAL SF       | ±4,800        |
| OFFICE SF      | ±1,440 (30%)  |
| WAREHOUSE SF   | ±3,360 (70%)  |
| CLEAR HEIGHT   | ±18'          |
| LOADING        | 1 Grade Level |
| DATE AVAILABLE | Vacant        |



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# RUTLAND BUSINESS PARK | BUILDING 14

SUITE 180

UNDER NEW OWNERSHIP



## SUITE 180

TOTAL SF  $\pm 7,200$

OFFICE SF  $\pm 2,160$  (30%)

WAREHOUSE SF  $\pm 5,040$  (70%)

CLEAR HEIGHT  $\pm 22'$

LOADING  
2 Dock High  
1 Ramp

DATE AVAILABLE 10/1/2026



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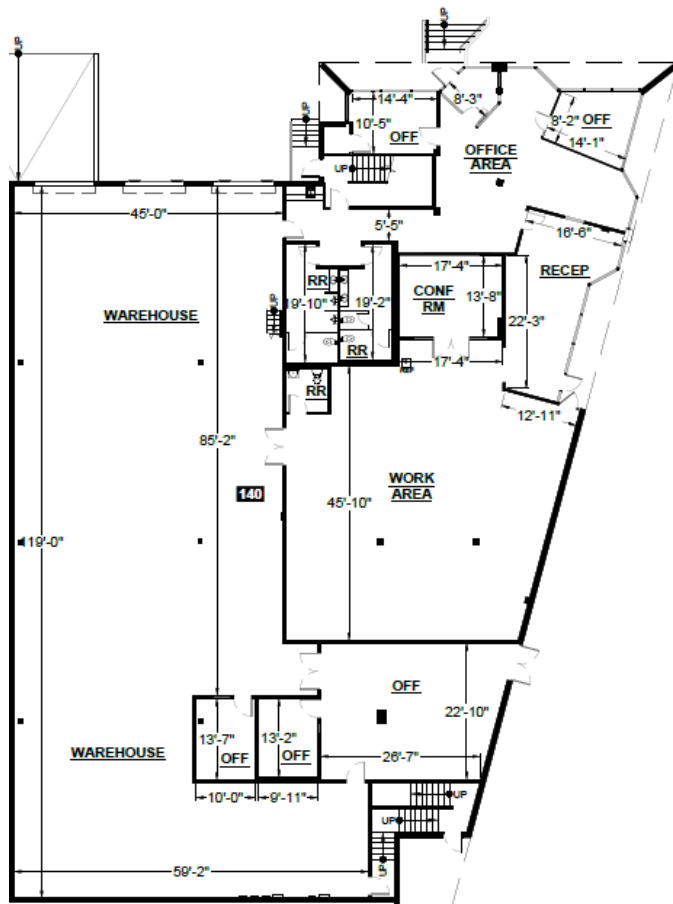
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## SUITE 140

UNDER NEW OWNERSHIP



### FIRST FLOOR:



### SUITE 140

TOTAL SF ±11,676

OFFICE SF ±6,587

WAREHOUSE SF ±5,089

CLEAR HEIGHT ±22'

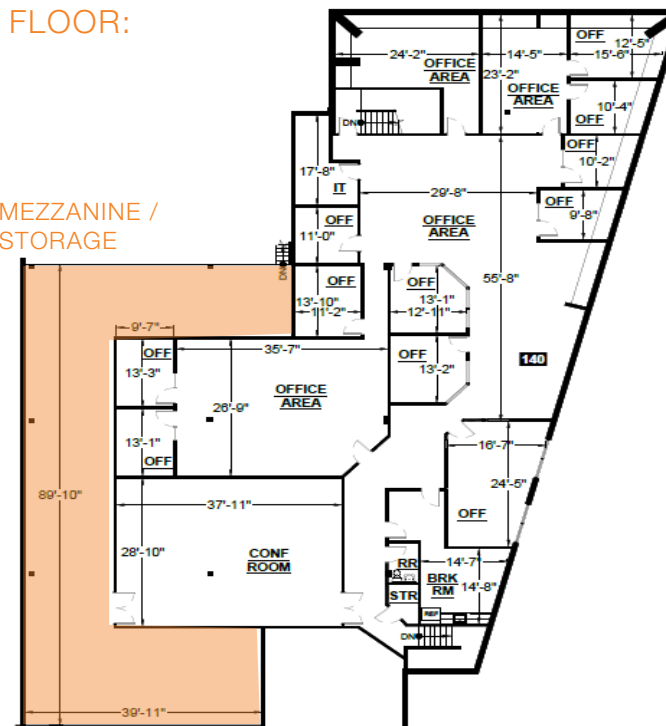
LOADING 2 Dock High  
1 Ramp

DATE AVAILABLE 9/1/2026

NOTES 100% HVAC  
Two Story Office + Mezzanine

### SECOND FLOOR:

### MEZZANINE / STORAGE



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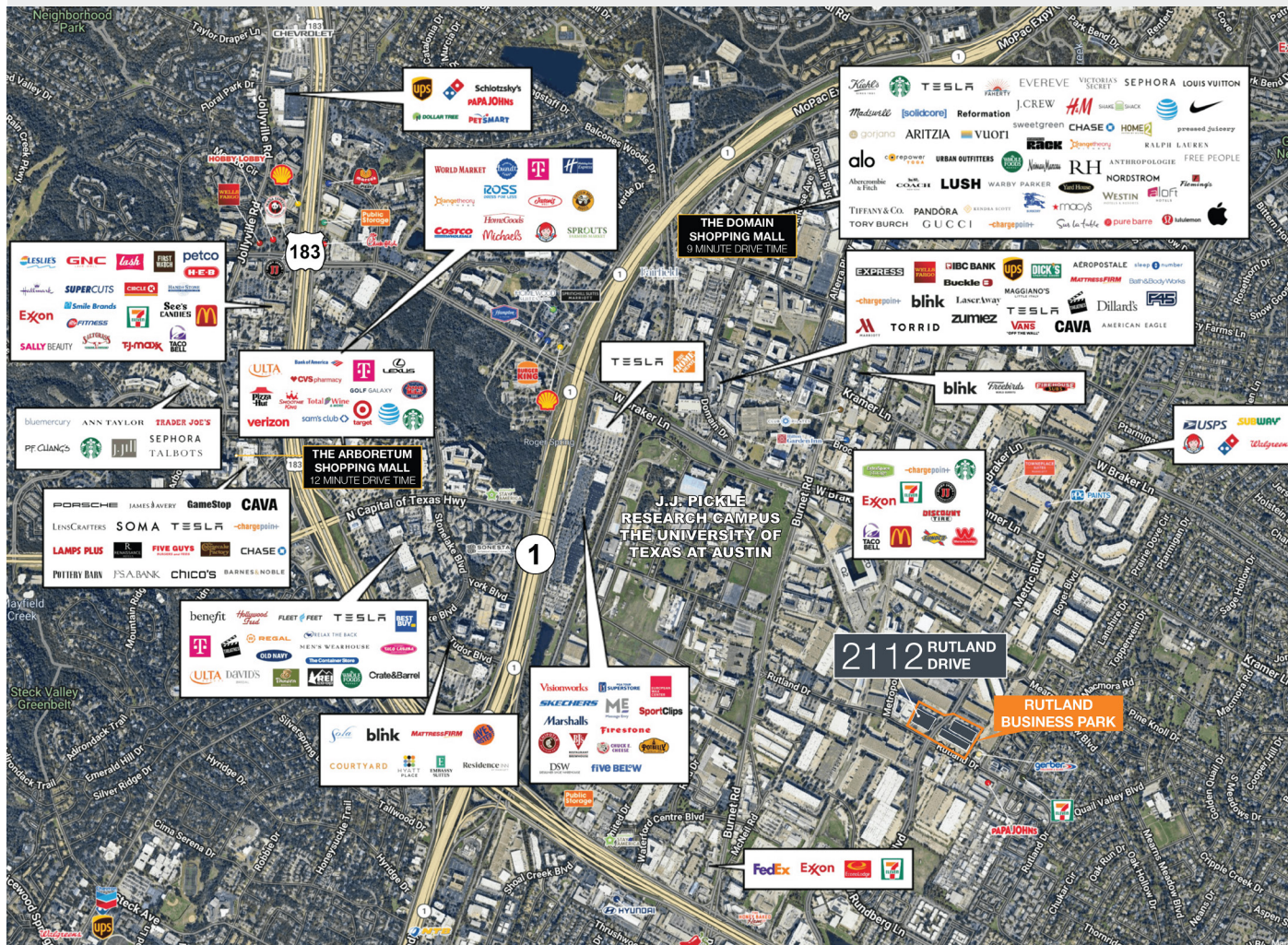
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# RUTLAND BUSINESS PARK | BUILDING 14

## 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