

FOR LEASE

505 W YAGER LN

505 W YAGER LN, AUSTIN, TX 78753



18,982 SF

INDUSTRIAL FACILITY



20

GRADE-LEVEL DOORS
WITH DRIVE-THRU ACCESS



18'

CLEAR HEIGHT



I-35

VISIBILITY & ACCESS



1.5 AC

OUTDOOR STORAGE

Large Signage
VISIBLE FROM I-35



1.5 AC

OUTDOOR STORAGE

**DIRECT
I-35 ACCESS**

**NORTH AUSTIN
SUBMARKET**

**RARE OUTDOOR
STORAGE SPACE**

**INFILL
LOCATION**

Will Hall

210.284.7184

will.hall@streamrealty.com

Bridger Gunderson

224.632.0194

bridger.gunderson@streamrealty.com

STREAM

PROPERTY OVERVIEW

INDUSTRIAL FACILITY

18,982 SF

WAREHOUSE

10,876 SF

OFFICE

3,058 SF

MEZZANINE

5,048 SF



VIEW 360° AERIAL



Signage

VISIBLE FROM I-35

WAREHOUSE
18,982 SF

198'

70'

OFFICE
3,058 SF

1.5 AC
OUTDOOR STORAGE

New 7'
FENCE & SECURITY GATE

SECURED GATE

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PROPERTY SPECIFICATIONS

ZONING

Light Industrial

CONFIGURATION

Cross-Dock

LOADING

Grade-Level

SECURITY

Fully Fenced

Visibility from I-35

144,000 VPD (TXDOT)

USES

Maintenance & Service

Equipment Sales & Repair

Warehousing

Construction Sales &
Services

Basic Manufacturing

Distribution Services

Plant Nursery

Commercial Parking

(Up to 75 Spaces)

Signage

VISIBLE FROM I-35

New 7'

FENCE & SECURITY GATE

1.5 AC

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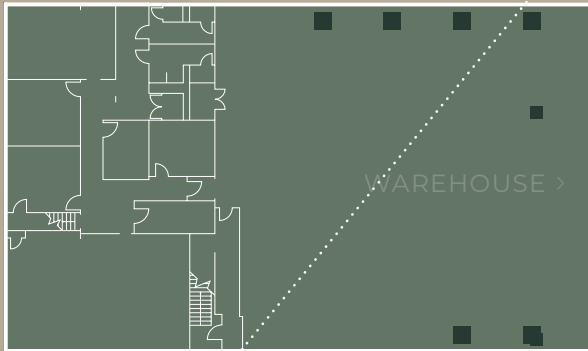
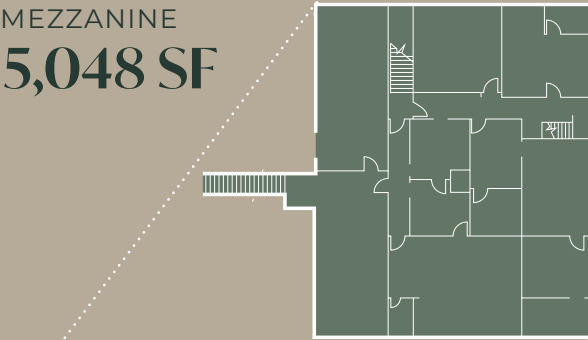
Interior

OFFICE
3,058 SF

MEZZANINE
5,048 SF

WAREHOUSE
10,876 SF

MEZZANINE
5,048 SF



OFFICE
3,058 SF



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ACCESS MAP



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Parmer Ln

35

Yager Lane

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