



FOR LEASE

109

INDUSTRIAL BLVD

11,000 SF

FLEX / CREATIVE



LEASING CONTACTS

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

**100% HVAC
225 AMPS
3-PHASE**

**AVAILABLE
NOW**

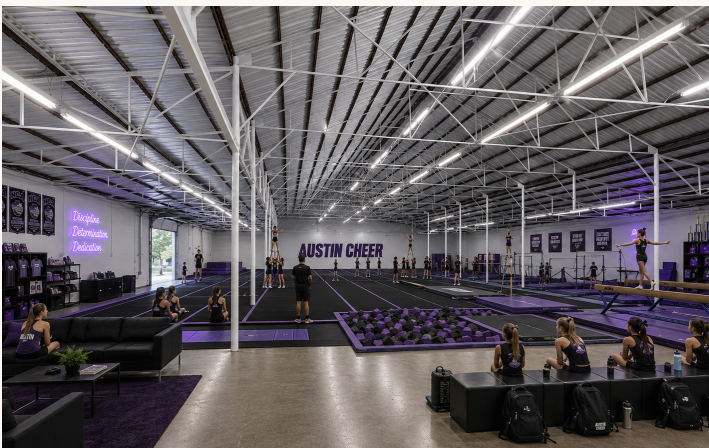
109 INDUSTRIAL BLVD



109 INDUSTRIAL BLVD

FUTURE POTENTIAL

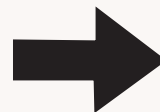
Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



ELECTRICAL UPGRADE UNDERWAY

Expected completion February 2027

225A
SINGLE-PHASE
CURRENT



800A
3-PHASE
FUTURE



88,000+
POPULATION
In 3-mile radius



\$118,000+
AVG HH INCOME
Strong purchasing power



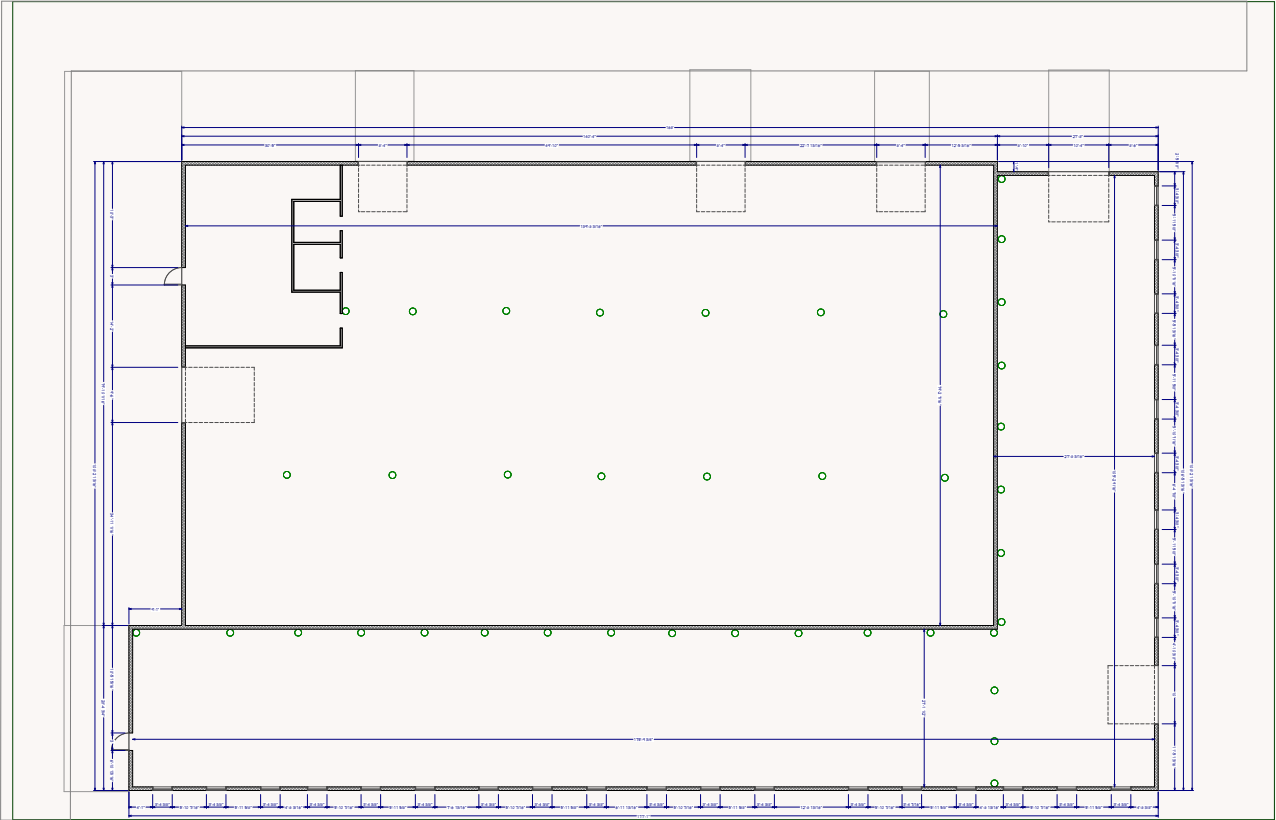
PRIME AUSTIN
LOCATION
Minutes from
downtown, I-35,
Hwy 71, and Mopac



10 MINUTES
TO AUS AIRPORT
Austin-Bergstrom
International Airport



109 INDUSTRIAL BLVD





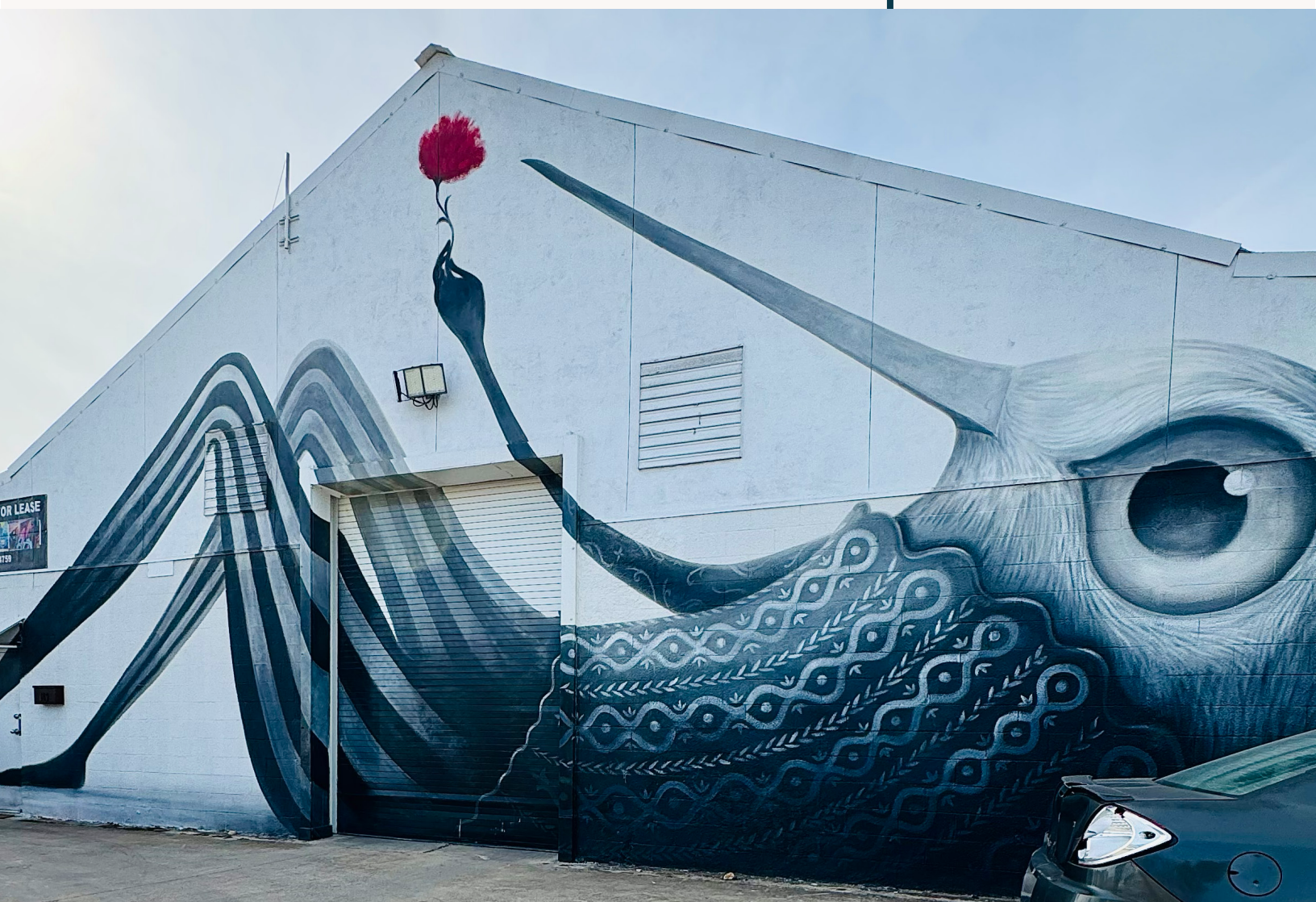
ELMO ARTS

FOR LEASE

109

INDUSTRIAL BLVD

**11,000 SF
FLEX / CREATIVE**



LEASING CONTACTS

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

**100% HVAC
225 AMPS
3-PHASE**

**AVAILABLE
NOW**