



INDUSTRIAL TRIO 2.0

201-217 INDUSTRIAL BLVD

2.61 ACRES + 8,834 SF
RETAIL | OFFICE
VENUE | F&B



LEASING CONTACTS

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

4 MILES SOUTH
OF DOWNTOWN

AVAILABLE
8.1.2027

201 -217 INDUSTRIAL BLVD

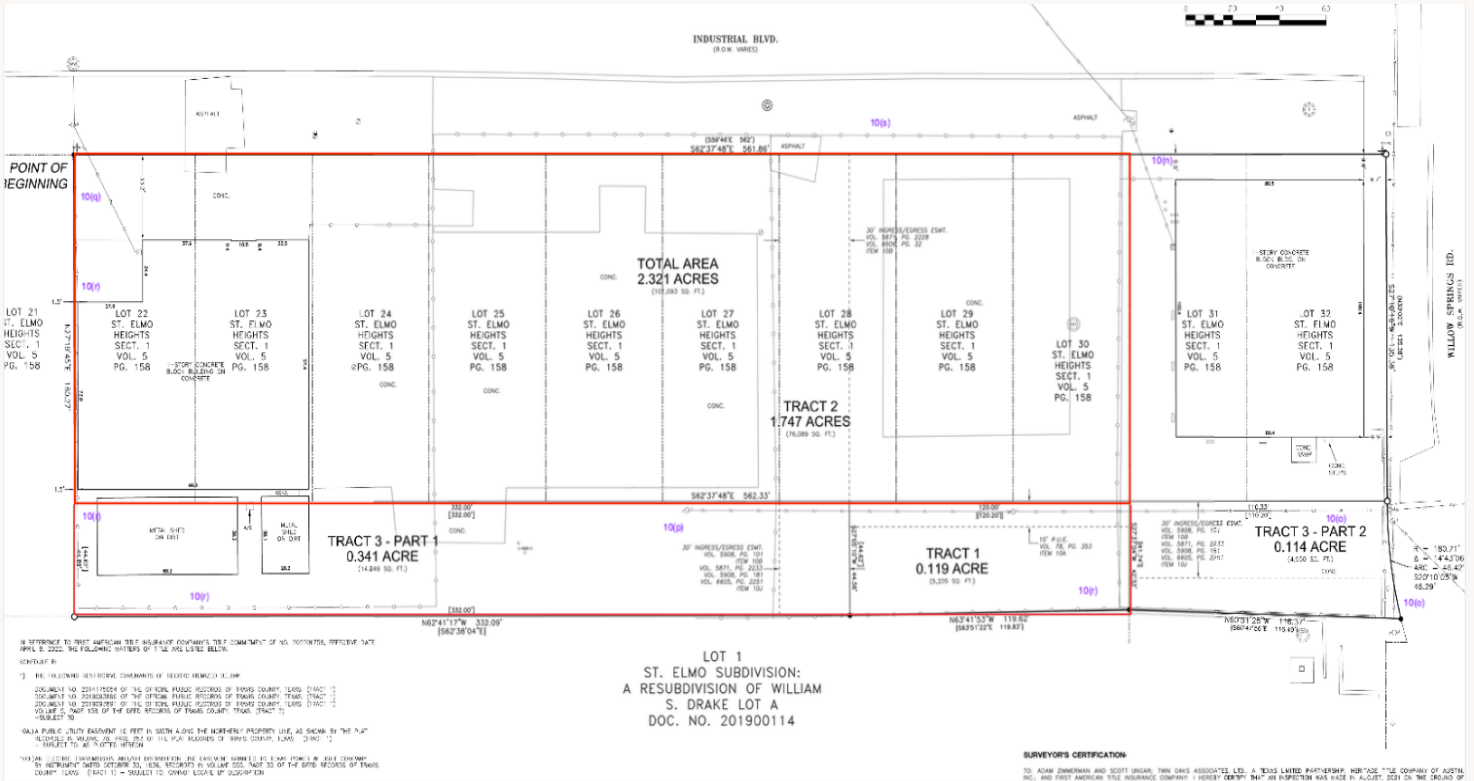


INDUSTRIAL TRIO 2.0

THE YARD



201 -217 INDUSTRIAL BLVD



201 -217 INDUSTRIAL BLVD

ST. ELMO DISTRICT

ELMO ARTS

Downtown 4 miles North

Austin-Bergstrom International Airport 4 miles East

71 TEXAS 290

INTERSTATE TEXAS 35

aloft A VISION OF W HOTELS

Still Austin Third Wave Climbing Gym

FOR LEASE

- 1 Portal Theraculture
- 2 Moore Supply Co
- 3 Allen Control Systems
- 4 Austin Tool
- 5 JOSCO Products

Monk's Jazz Club

FOR LEASE

- 1 Vollebak
- 2 Big Shoes
- 3 ATX Auctions
- 4 FOR LEASE

CCHA Holding

FOR LEASE

- 1 FB&E Coming Soon
- 2 FB&E Coming Soon
- 3 FB&E Coming Soon
- 4 FB&E Coming Soon
- 5 ICON Technologies
- 6 FOR LEASE

ICON Technologies

- 1 Still Austin
- 2 Third Wave Climbing Gym
- 3 Stardust Garage
- 4 Einstein Moving Company
- 5 ICON Technologies
- 6 ICON Technologies

Residential Neighbors

- 1 44 South Apartments
- 2 The Public Condos
- 3 Bishop Momo
- 4 Congress Lofts at St Elmo
- 5 St. Elmo Living
- 6 The Station at St. Elmo Condos
- 7 Trammel Crow Apartments

THE YARD

- 1 St. Elmo Brewery
- 2 Still Austin
- 3 ANT's Beercave
- 4 Emporia Learning
- 5 MADabolic
- 6 Arts & Labor
- 7 La Wagyeria
- 8 Allen Control Systems
- 9 The Kitchen Pickle

FOR LEASE

- 10 THC Lounge
- 11 Spokesman Coffee
- 12 The Austin Winery
- 13 Allen Control Systems
- 14 Allen Control Systems
- 15 Saronic
- 16 Allen Control Systems
- 17 Allen Control Systems
- 18 Allen Control Systems

Allen Control Systems

- 19 Bunker HQ
- 20 Raw Paw
- 21 Woolly's Beach
- 22 Tumble Tech
- 23 MaverickX
- 24 Padel Club Austin

Food Trucks

- 1 King's Taqueria
- 2 Track One
- 3 Tejas Birria
- 4 Noble Joe's Coffee
- 5 Meat Your Heart
- 6 Patty Palace
- 7 Spicy Boyz
- 8 Sterrato
- 9 Knuckle Sandwich
- 10 Pizza Den
- 11 Reem's Falafel
- 12 For Cod's Sake
- 13 Polvos

ROW PARKING

PROJECT CONNECT

BERGSTROM SPUR TRAIL (WELDRAY TO ABIA)

SHELBY LN

TCR TRAMMELL CROW RESIDENTIAL

THE STATION

ABOUT THE DISTRICT

The St. Elmo District is South Austin's hotspot for food, drinks, entertainment, and innovation, just four miles south of downtown. Located between South Congress, Highway 71, and I-35, it's easily accessible to downtown, East Austin, and Austin-Bergstrom International Airport. Nestled within the St. Elmo District are unique businesses like St. Elmo Brewing, Spokesman Coffee, and Pins Mechanical plus many new high-end apartment complexes supporting the growth of the district.

ABOUT ELMO ARTS

Elmo Arts specializes in creative flex spaces that grow and adapt with the businesses inside them.

Our goal is to build the Austin of tomorrow while preserving the spirit of the city we know and love. What started with The Yard has expanded to over 40 acres of vibrant, community-focused spaces in the St. Elmo District.

We own and manage all of our properties, which means no layers of red tape — just fast decisions, honest conversations, and partners who show up.

STILL AUSTIN - WHISKEY Co -

THE AUSTIN WINERY TEXAS GRAPES

ST. ELMO

LA WAGYERIA

SPOKESMAN COFFEE

ANTS BEER CAVE

VOLLEBAK

ACS

MAD

MONKS

ICON

TUMBLE TECH

SARONIC

PADEL CLUB AUSTIN

MAVERICKX





INDUSTRIAL TRIO 2.0

201-217 INDUSTRIAL BLVD

2.61 ACRES + 8,834 SF
RETAIL | OFFICE
VENUE | F&B



LEASING CONTACTS

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

**4 MILES SOUTH
OF DOWNTOWN**

AVAILABLE
8.1.2027