

415 E. St. Elmo Road

**INDUSTRIAL/RETAIL
FOR LEASE**

415 East St. Elmo Road
Austin, Texas 78744



**SCAN OR CLICK
TO WATCH
PROPERTY VIDEO**



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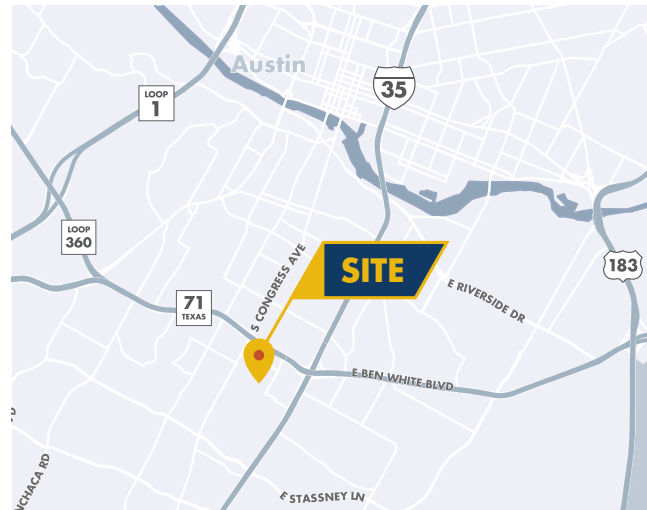
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Availability

- Suite 1E1: 2,730 SF flex
- Suite 1E2: 2,550 SF flex
 - 1E1 + 1E2: 5,280 SF Contiguous

Located in South Austin

- Situated in South Austin, this property sits just 10 minutes west of the airport, and 15 minutes from Downtown Austin
- Located next door to St. Elmo and The Yard, a vibrant hub of multifamily housing, retail, and dining in Austin's growing scene

Clear Height

- 16' - 22'

Loading

- 2 grade-level doors

Specs

- Minimal office build out
- Grade-level overhead doors
- Bulk storage warehouse
- Contiguous space



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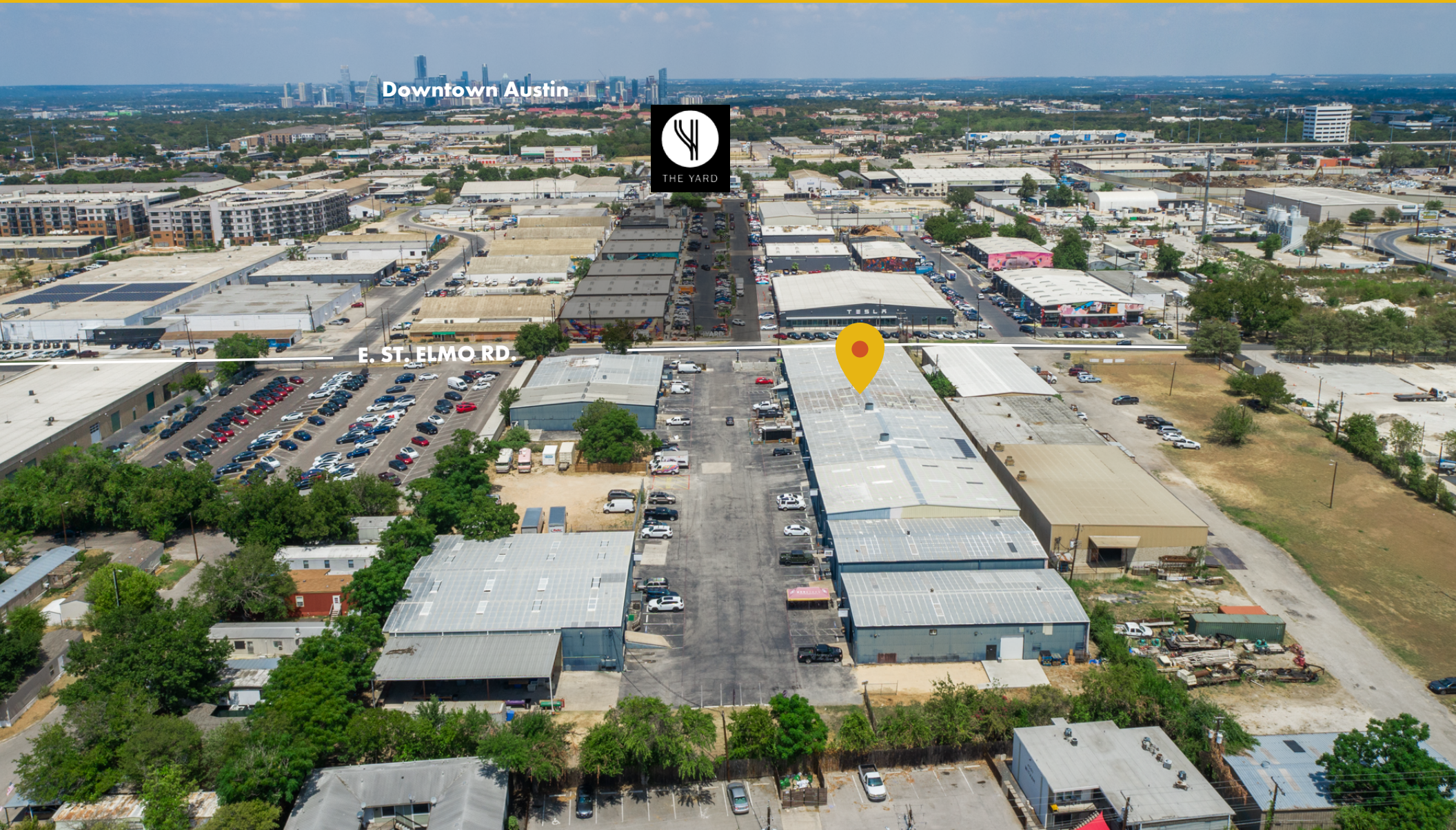
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Downtown Austin



E. ST. ELMO RD.



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The Yard

Located directly across St. Elmo Road from the property, The Yard is a creative, flex warehouse development. The popular destination is home to many popular alcohol companies, food trucks, 3D printing, and other innovative companies.

LEARN MORE



The Yard

HOME TO THESE COMPANIES + MORE:



The Austin Winery at The Yard



Still Austin Whiskey Co at The Yard



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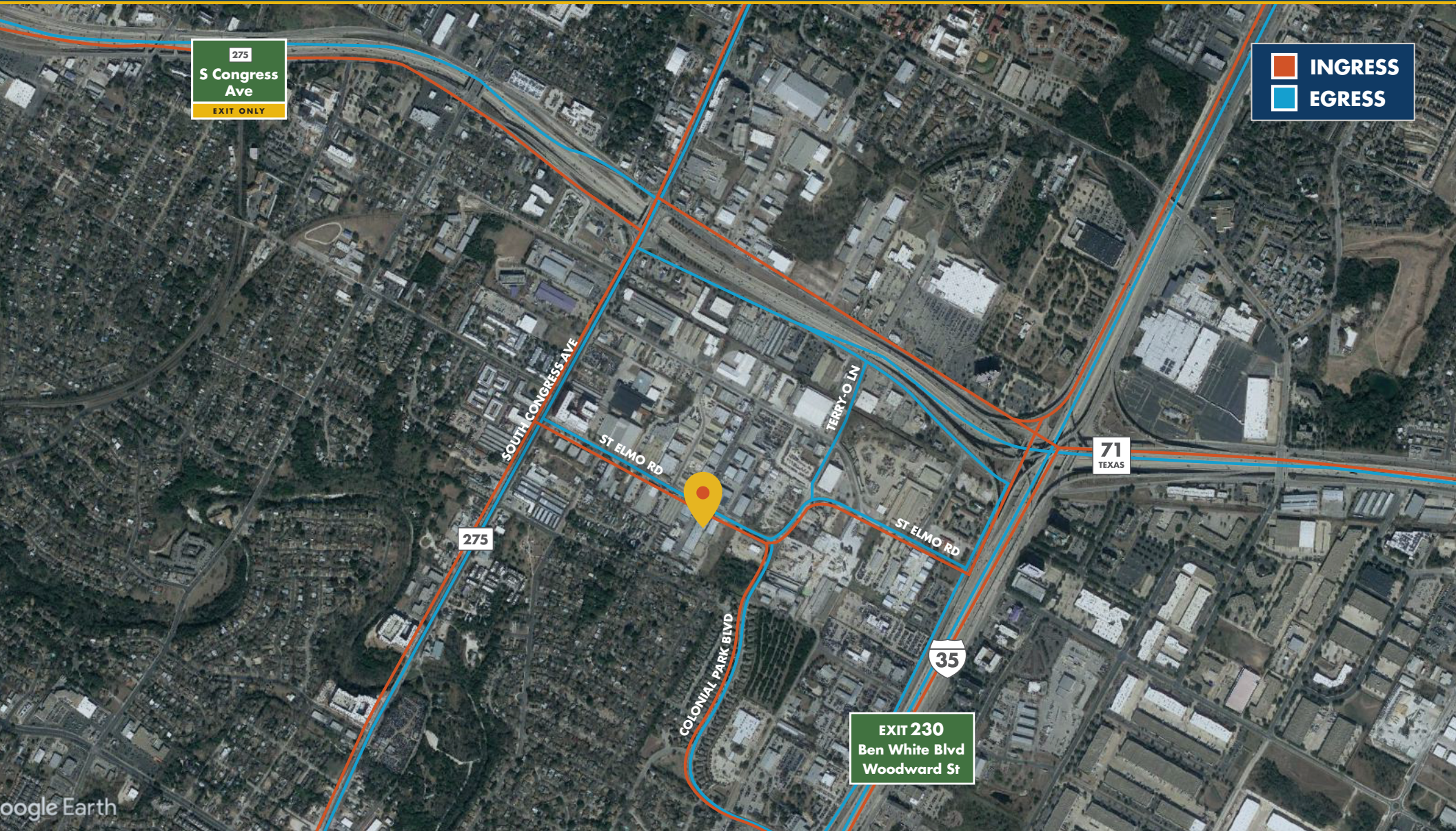
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Google Earth



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