



For Lease or Sale

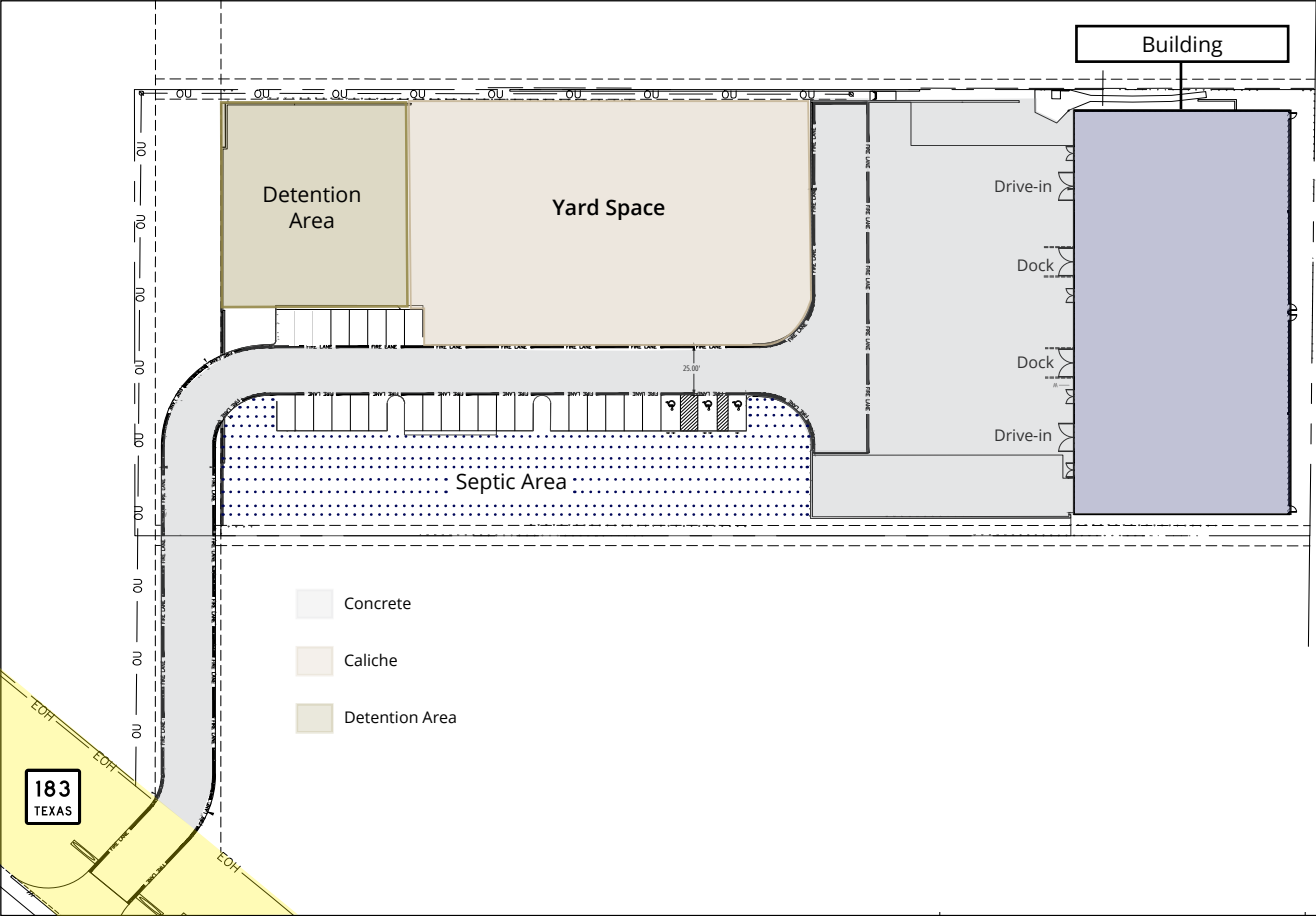
20,012 SF Available with Outdoor Storage
12109 S US Hwy 183, Austin, TX 78744

Colliers

Site Details

12109 S US Hwy 183, Austin, TX 78744

Building Size	20,012 SF
Clear Height	23'8" – 28'5"
Yard	+/- 0.6 Acres
Dock Doors	2
Drive-in Doors	2
Rate	Contact Broker
Power	3-Phase/480V 800 Amps (Bluebonnet)
Parking	1.5/1,000
Insulation	Walls: R-19 Roof: R-38
Slab	6"



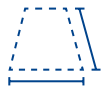
Site Overview

Property Highlights



Immediate Highway Access

Immediate access to Highway 183



Building Size

20,012 SF

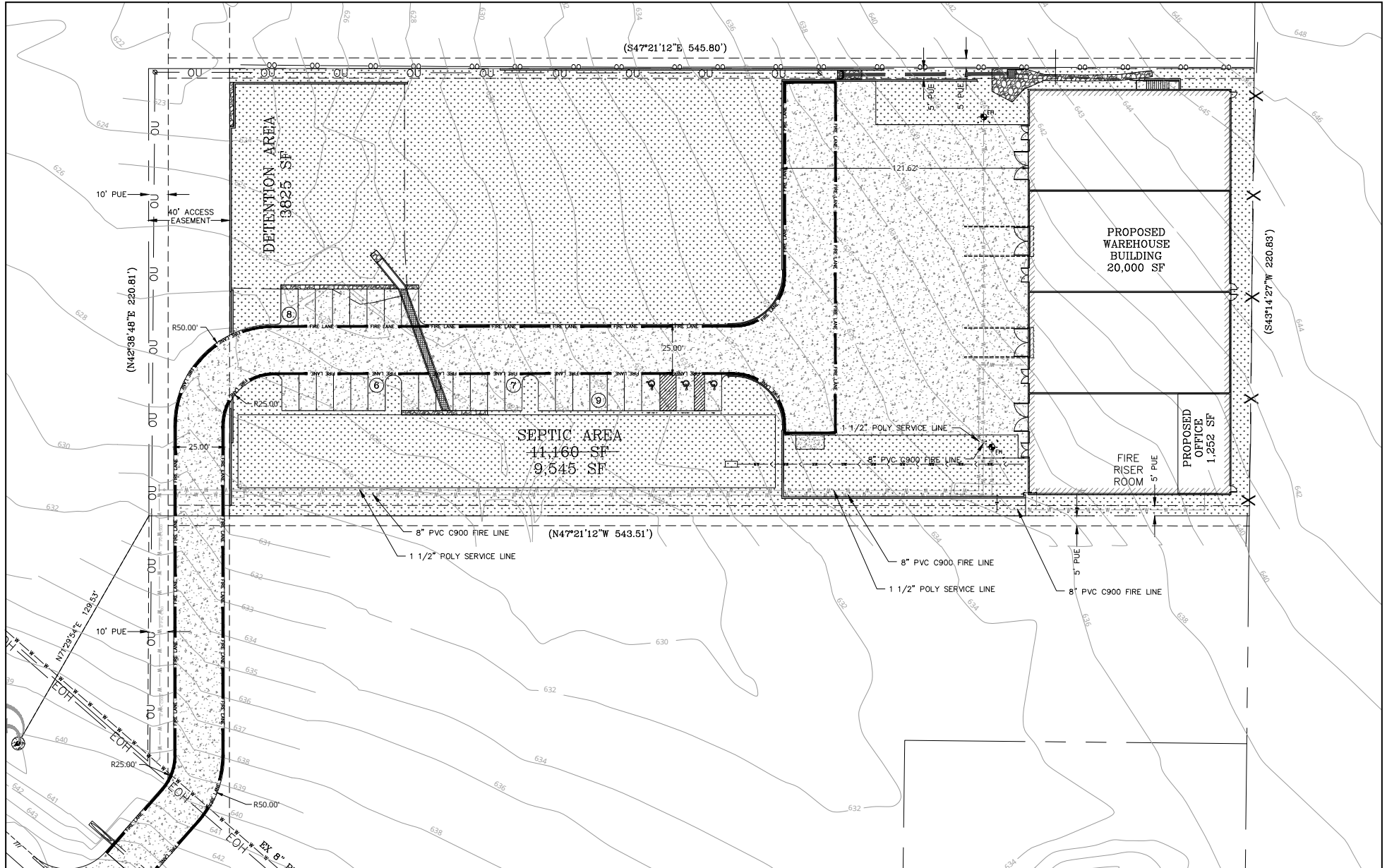


Available for Lease

Brand new IOS construction with optimal functionality and highway access



Site Plan





For more information, contact us:

Travis Hicks, SIOR

Senior Vice President
+1 512 964 8434
travis.hicks@colliers.com

Chase Clancy

Senior Vice President
+1 512 317 3790
chase.clancy@colliers.com

Michael Modesett

Associate
+1 512 694 2726
michael.modesett@colliers.com

Colliers | Austin
111 Congress Avenue, Suite 750
Austin, Texas 78701

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Austin, LLC