

1601 RUTHERFORD LN

Austin, TX 78754

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Versatile flex industrial lease space. Flexible layout and lease terms. This space is tailored to accommodate a wide range of industrial and commercial needs. The property features high ceilings and ample loading docks, providing a seamless environment for production, distribution, or creative endeavors. Situated in a prime location with easy access to major transportation routes, this space offers convenience and efficiency for logistics and operations.

PROPERTY HIGHLIGHTS

- Convenient location with easy accessibility
- Ample parking
- Well-maintained exterior
- Flexible layout for various businesses
- High ceilings

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 5,647 SF
Lot Size:	209,881 SF
Building Size:	57,635 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,671	54,647	136,264
Total Population	14,976	131,880	329,067
Average HH Income	\$66,540	\$94,649	\$100,893

CHARLIE SCOTT
Brokerage
512.820.2383
cscott@z3realestate.us

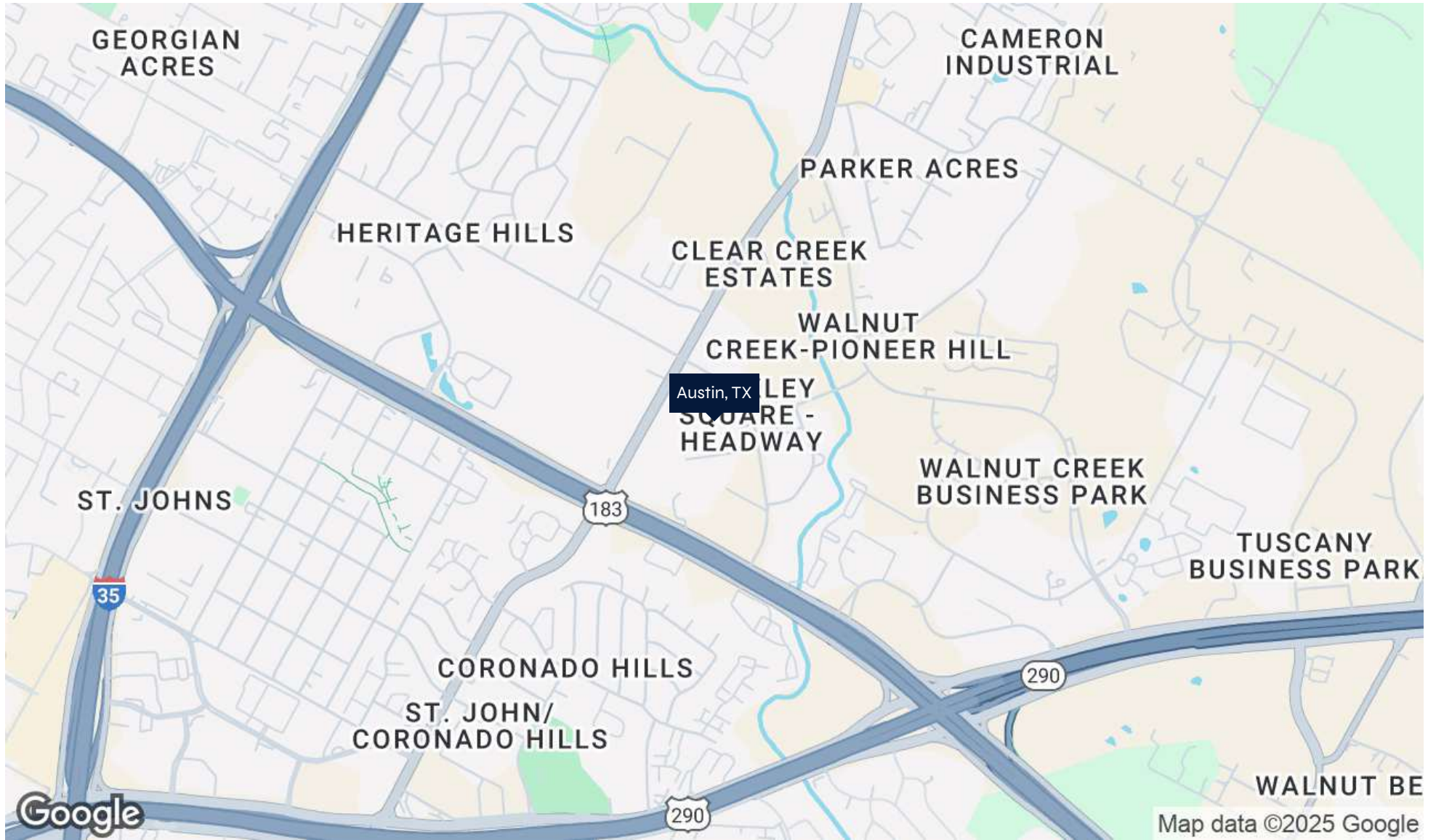
301 Camp Craft Road
Austin, TX 78746
832.723.1218
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 5,647 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100A	Available	1,500 SF	NNN	Negotiable	Office
200C	Available	3,450 SF	NNN	Negotiable	Office
100G	Available	5,647 SF	NNN	Negotiable	Flex Industrial
100C	Available	3,000 SF	NNN	Negotiable	Flex Industrial

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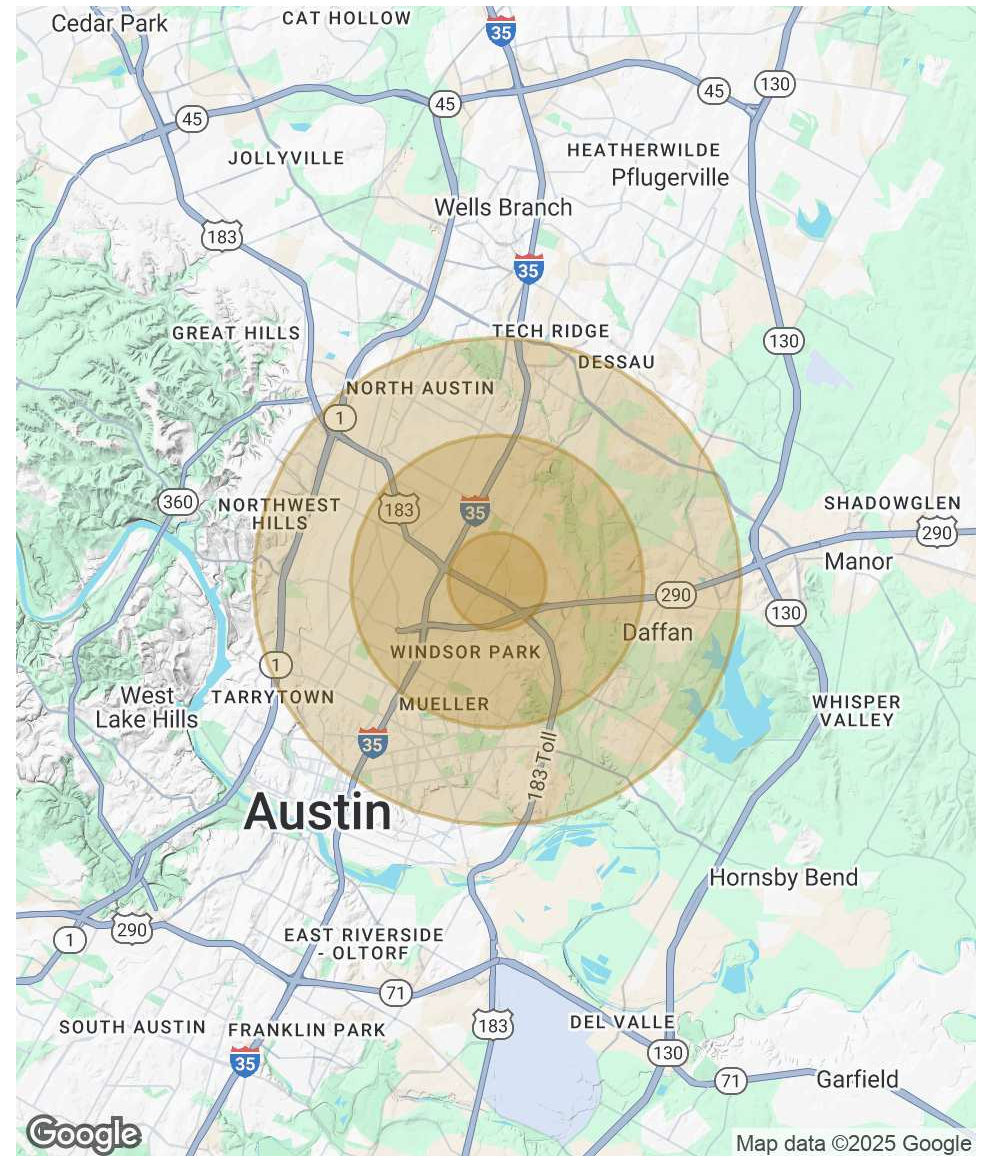
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,976	131,880	329,067
Average Age	34	36	35
Average Age (Male)	34	35	35
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,671	54,647	136,264
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$66,540	\$94,649	\$100,893
Average House Value	\$316,334	\$482,536	\$544,827

Demographics data derived from AlphaMap



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