

# FOR LEASE



505 W Yager LN, Austin, TX 78753

▶ **18,982 SF** Industrial  
with Outdoor Storage

▶ **20** Grade Level Doors  
with Drive-Thru Access

▶ Signage Visible from I-35

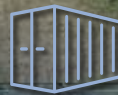
▶ **1.5** AC of Outdoor Storage



Direct Access  
to I-35



Infill  
Location



Rare Outdoor Storage  
Space Available



Legacy North  
Austin Submarket

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# Property Specifications

18,982 SF

Warehouse: 10,876 SF  
First Floor Office: 3,058 SF  
Mezzanine: 5,048 SF

Up to 1.5 AC of Outdoor Storage

Grade Level Loading

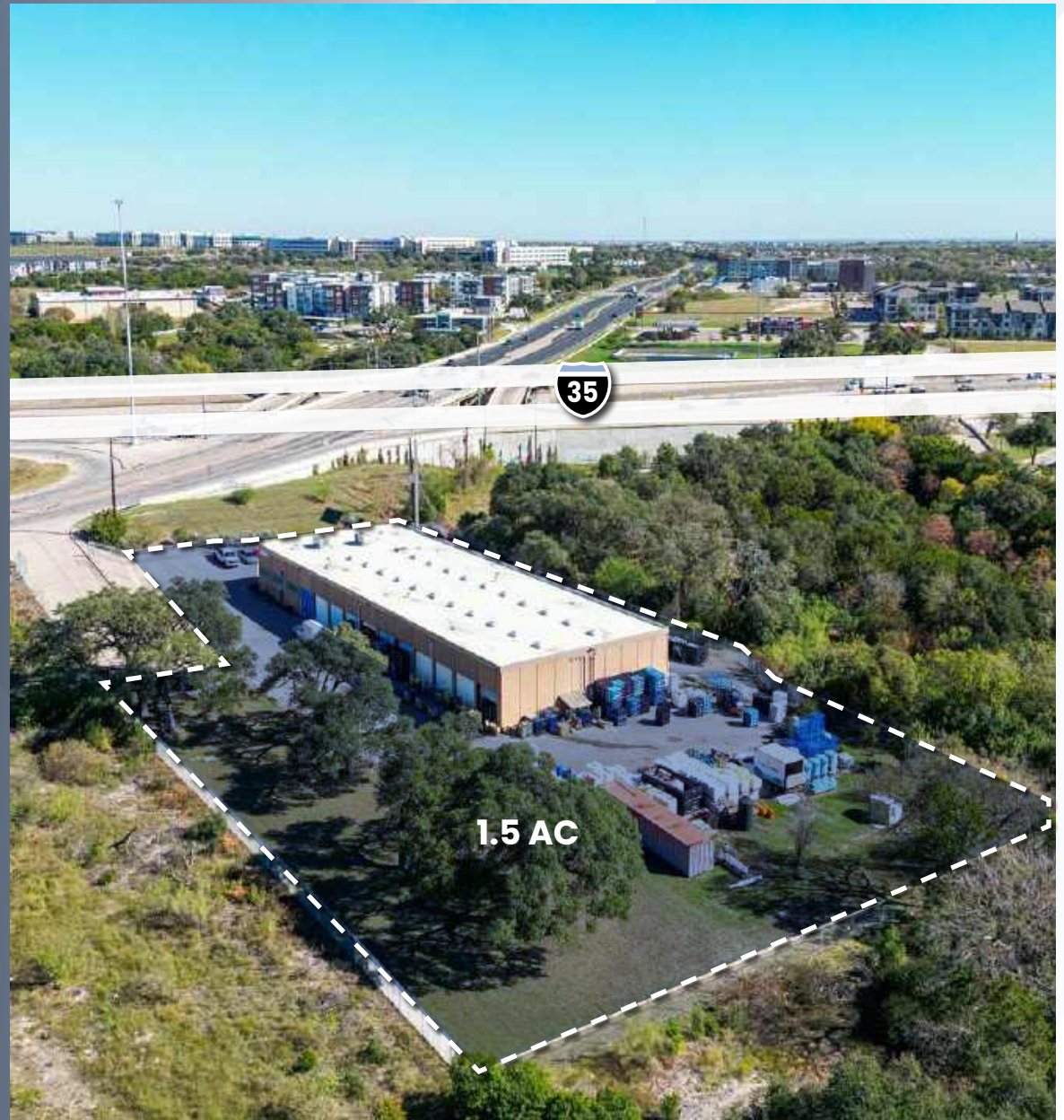
Cross-Dock Configuration

18' Clear Height

New 7' Fence & Security Gate

**USE:** Maintenance & Service, Equipment Sales & Repair, Construction Sales & Services, Commercial Parking (up to 75 car parks), Warehousing, Basic Manufacturing, Distribution Services, Plant Nursery

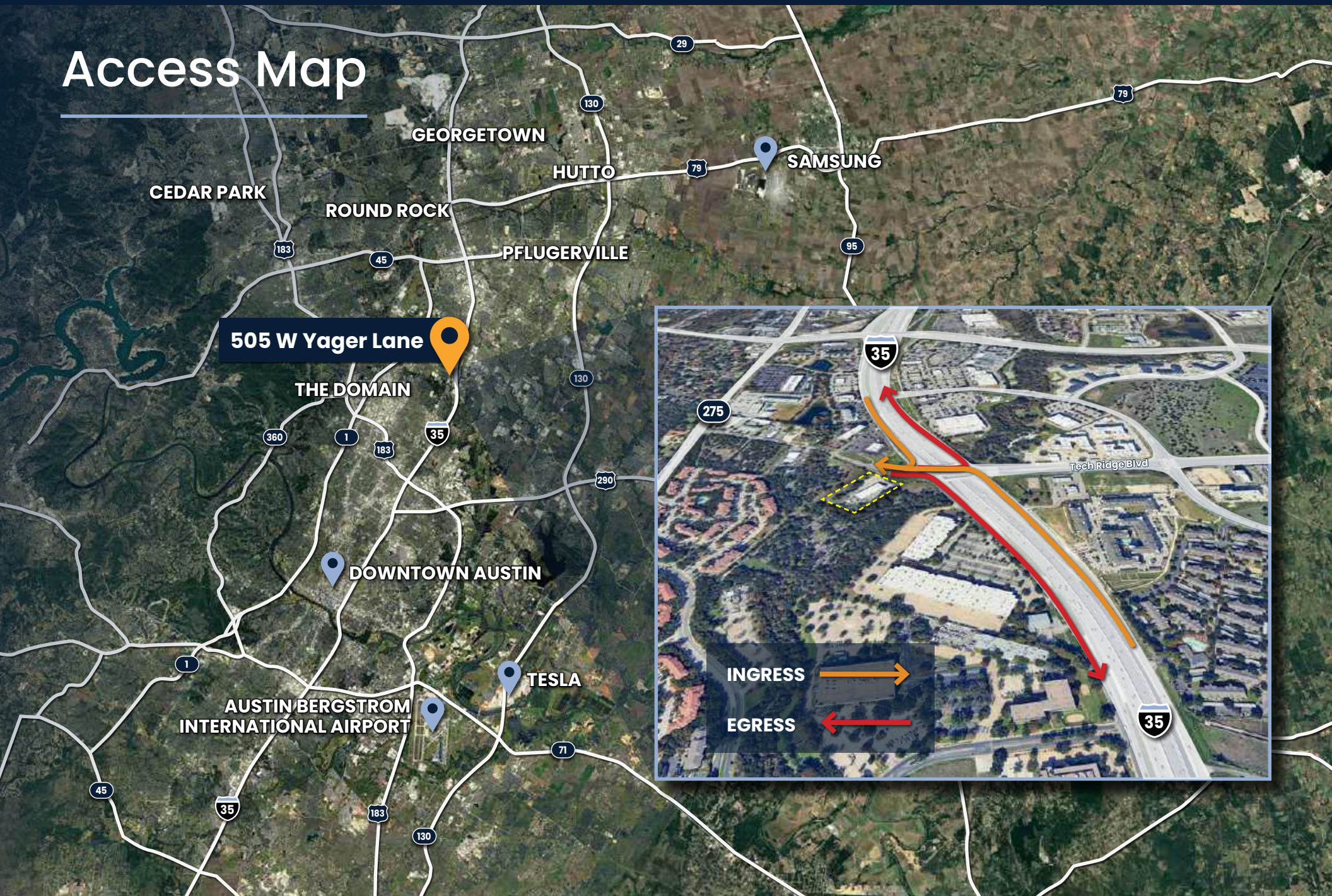
**ZONED:** Light Industrial (LI)



# Site Plan



# Access Map



# Accessibility Redefined



## I-35 Frontage

### ACCESS POINTS

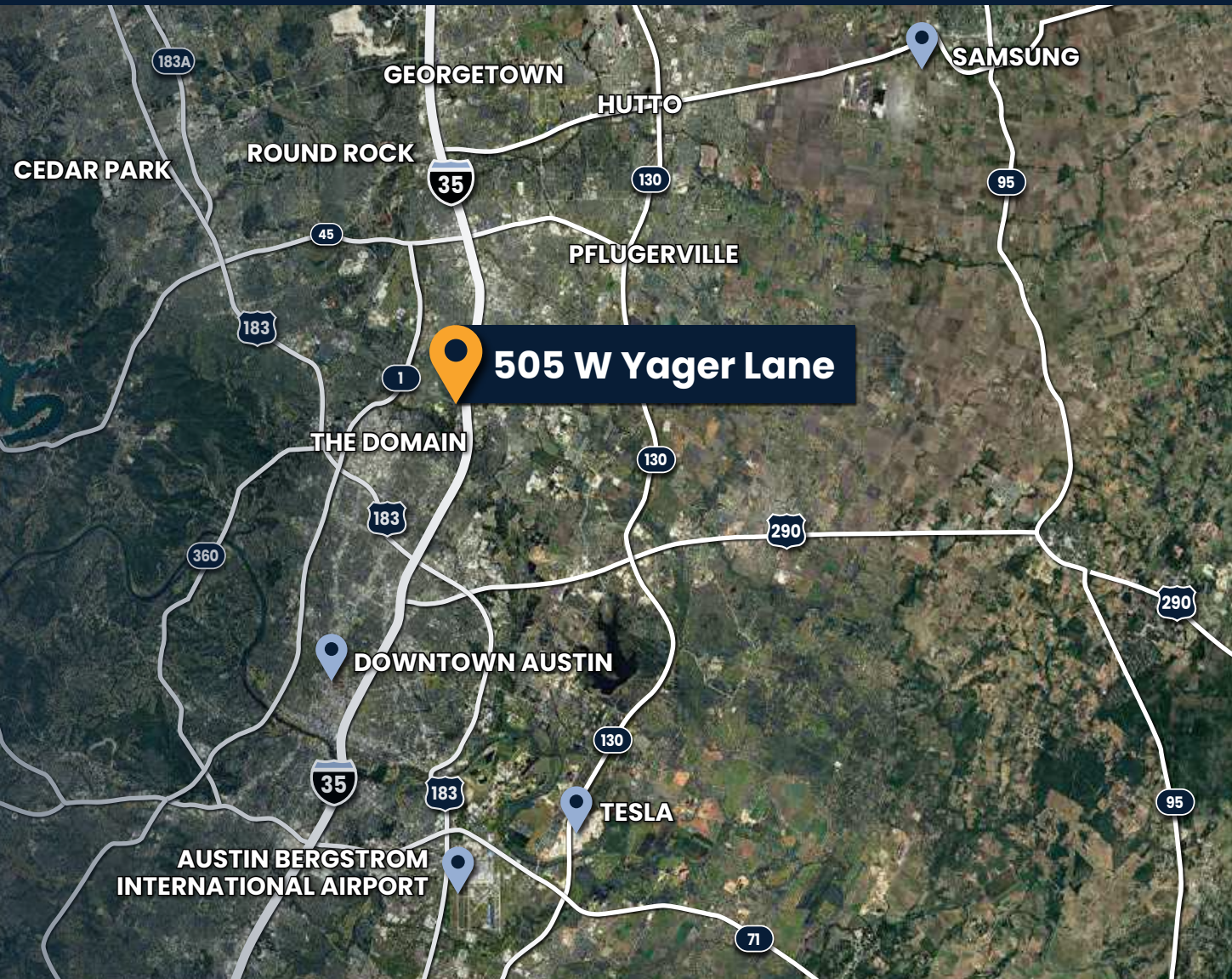
**IH-35** – 0.1 miles / 1 minute

**Hwy 1** – 2.5 miles / 6 minutes

**Hwy 290** – 4.5 miles / 8 minutes

**Hwy 183** – 6.3 miles / 10 minutes

**Hwy 130** – 7.5 miles / 14 minutes



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