

RUTLAND BUSINESS PARK | BUILDING 13



RENOVATIONS UNDERWAY!

2013 CENTIMETER CIRCLE | AUSTIN | TX | 78758

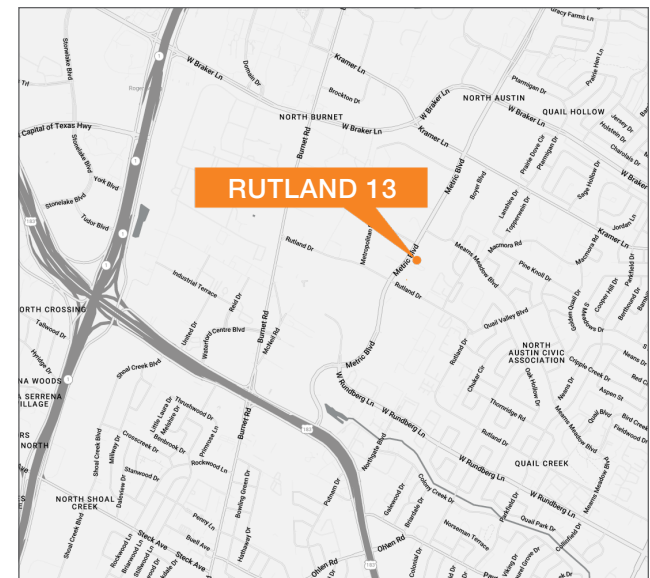
FOR MORE INFORMATION:
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LEE & ASSOCIATES - AUSTIN
1221 S. Mopac Expy, Suite 310
Austin, TX 78746
www.leeaustin.com

PROPERTY FEATURES

- ±52,389 SF industrial
- Available Suites: ±20,148 - 52,389 SF
- ±18' clear height
- Dock-high loading
- Existing outdoor storage available
- 24-hour site access
- Walking Distance to Q2 Stadium
- Near Shopping & Dining at The Domain

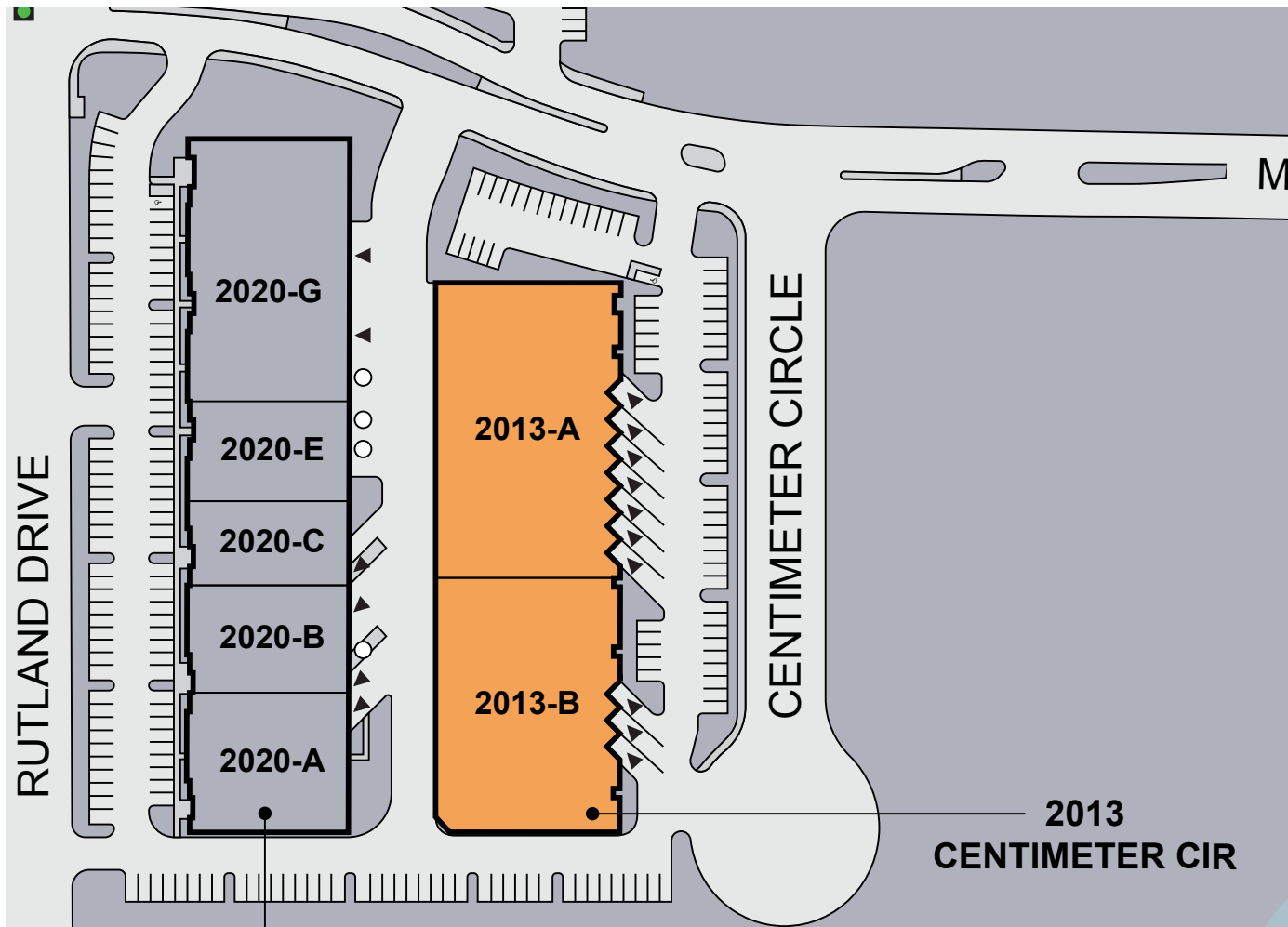


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or land lord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

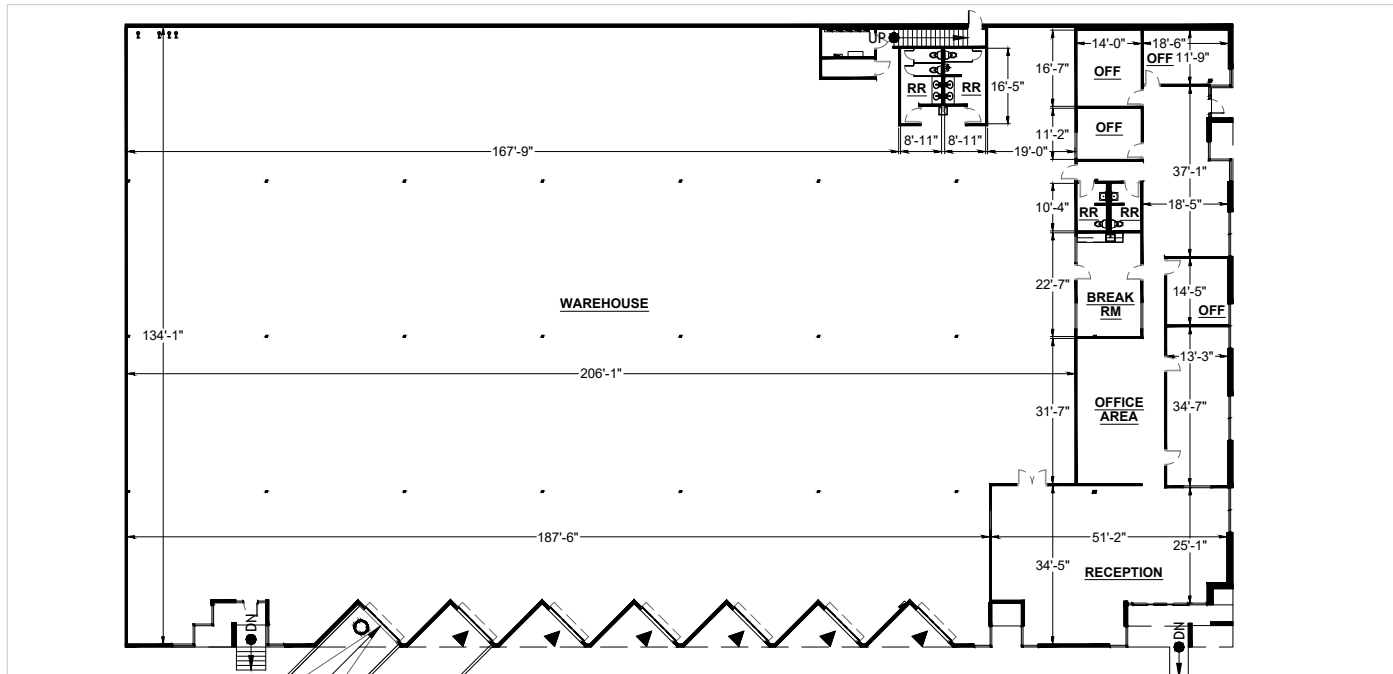
■ AVAILABLE

■ OCCUPIED

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LOADING
A	±32,241	±4,400 (13%)	±27,941 (87%)	7 Dock High
B	±20,148	±2,014 (10%)	±18,134 (90%)	3 Dock High

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SUITE A

TOTAL SF ±32,241

OFFICE SF ±4,498 (14%)

WAREHOUSE SF ±27,743 (86%)

CLEAR HEIGHT ±18'

LOADING 7 Dock High

DATE AVAILABLE Vacant

NOTES Fenced Outdoor Storage Available



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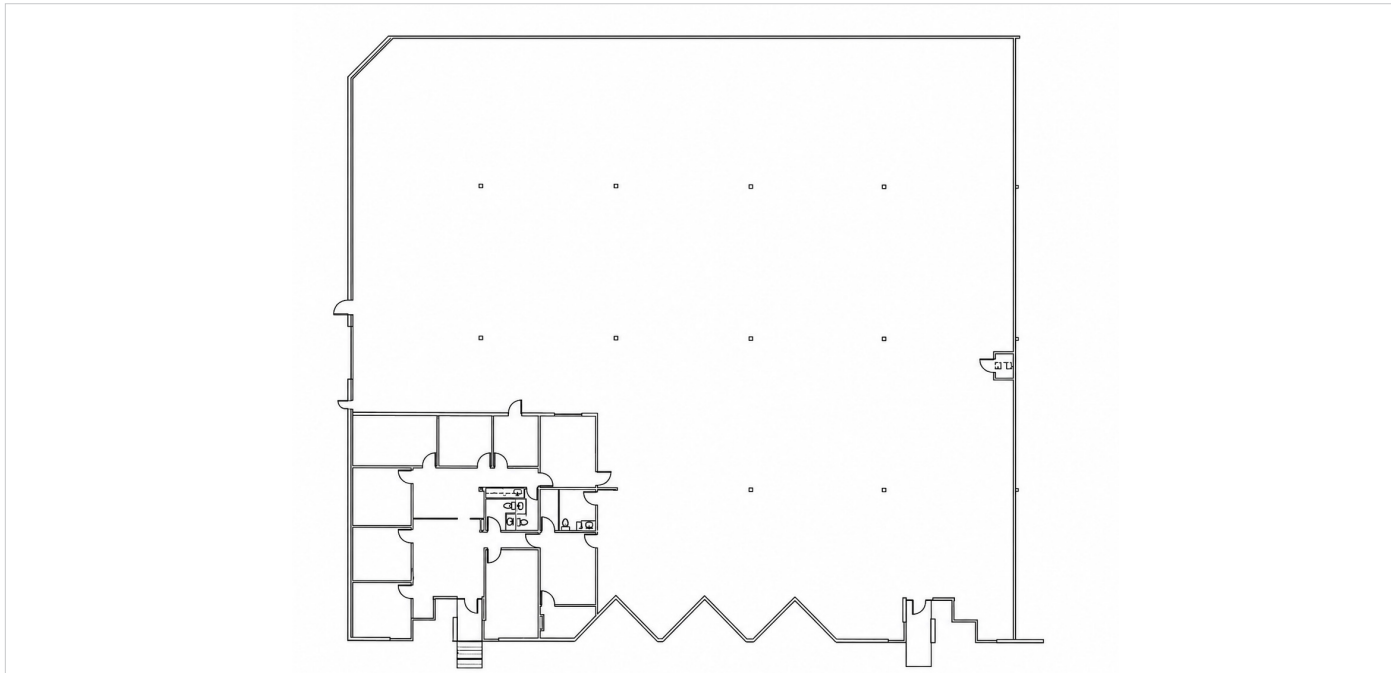
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SUITE B

TOTAL SF ±20,148

OFFICE SF ±2,014 (10%)

WAREHOUSE SF ±18,134 (90%)

CLEAR HEIGHT ±18'

LOADING 3 Dock High

DATE AVAILABLE 11/1/2026

NOTES Fenced Outdoor Yard



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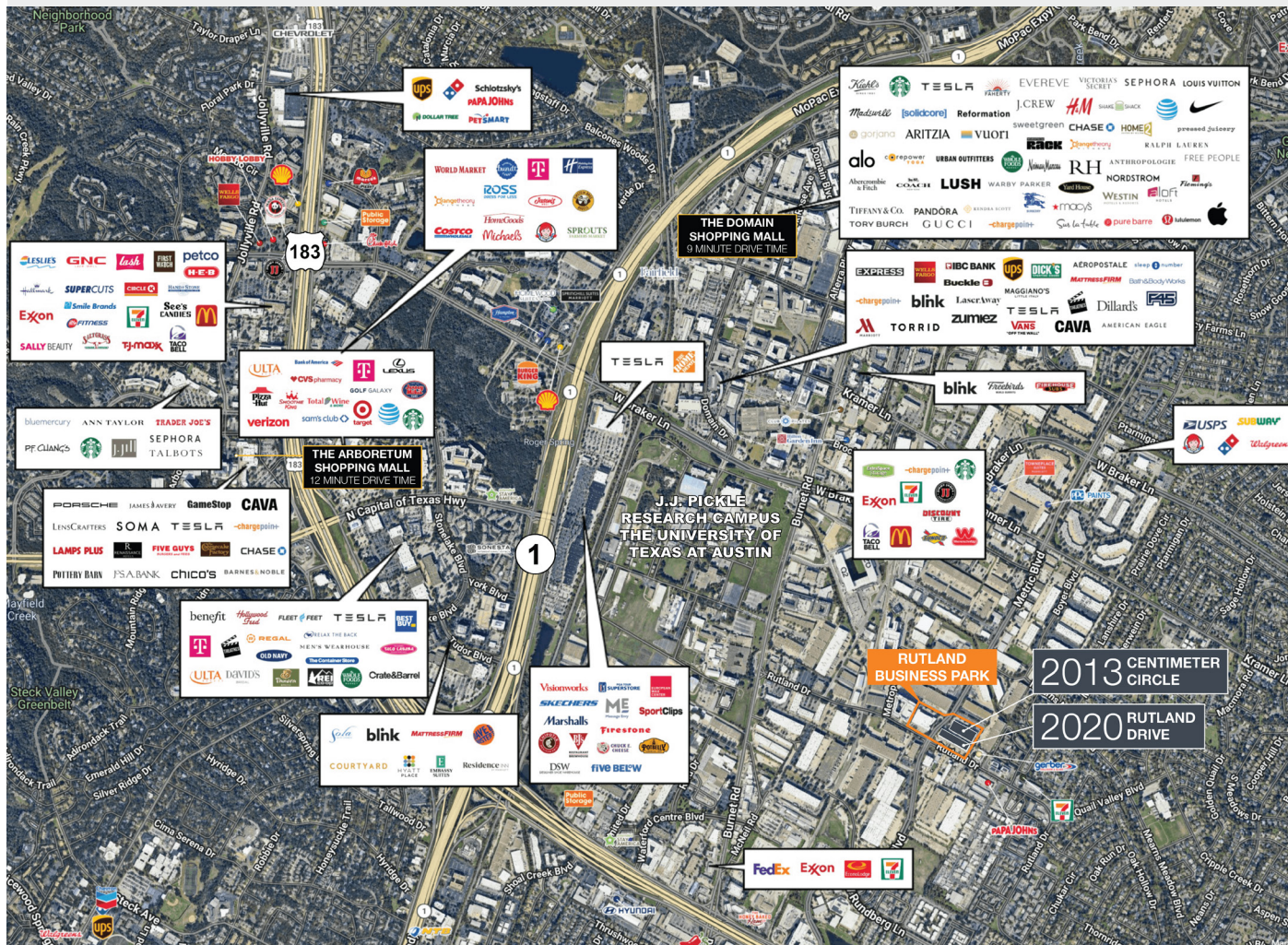
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AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

- Q2 Stadium | 3 minutes
- The Domain | 8 minutes
- The Arboretum | 9 minutes
- Mueller | 12 minutes
- Downtown Austin | 18 minutes
- Austin Airport | 20 minutes

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NEARBY AMENITIES