

RUTLAND BUSINESS PARK | BUILDING 14



RENOVATIONS UNDERWAY

2112 RUTLAND DRIVE | AUSTIN | TX | 78758

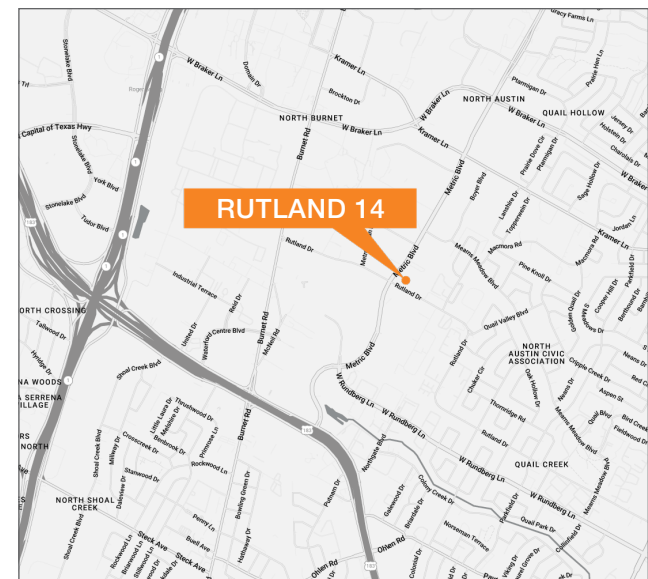
FOR MORE INFORMATION:
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LEE & ASSOCIATES - AUSTIN
1221 S. Mopac Expy, Suite 310
Austin, TX 78746
www.leeaustin.com

PROPERTY FEATURES

- ±194,642 SF industrial
- Available Suites: ±2,400 - 11,676 SF
- ±18' - 22' clear height
- Dock-high & grade level loading
- 24-hour site access
- Walking Distance to Q2 Stadium
- Near Shopping & Dining at The Domain

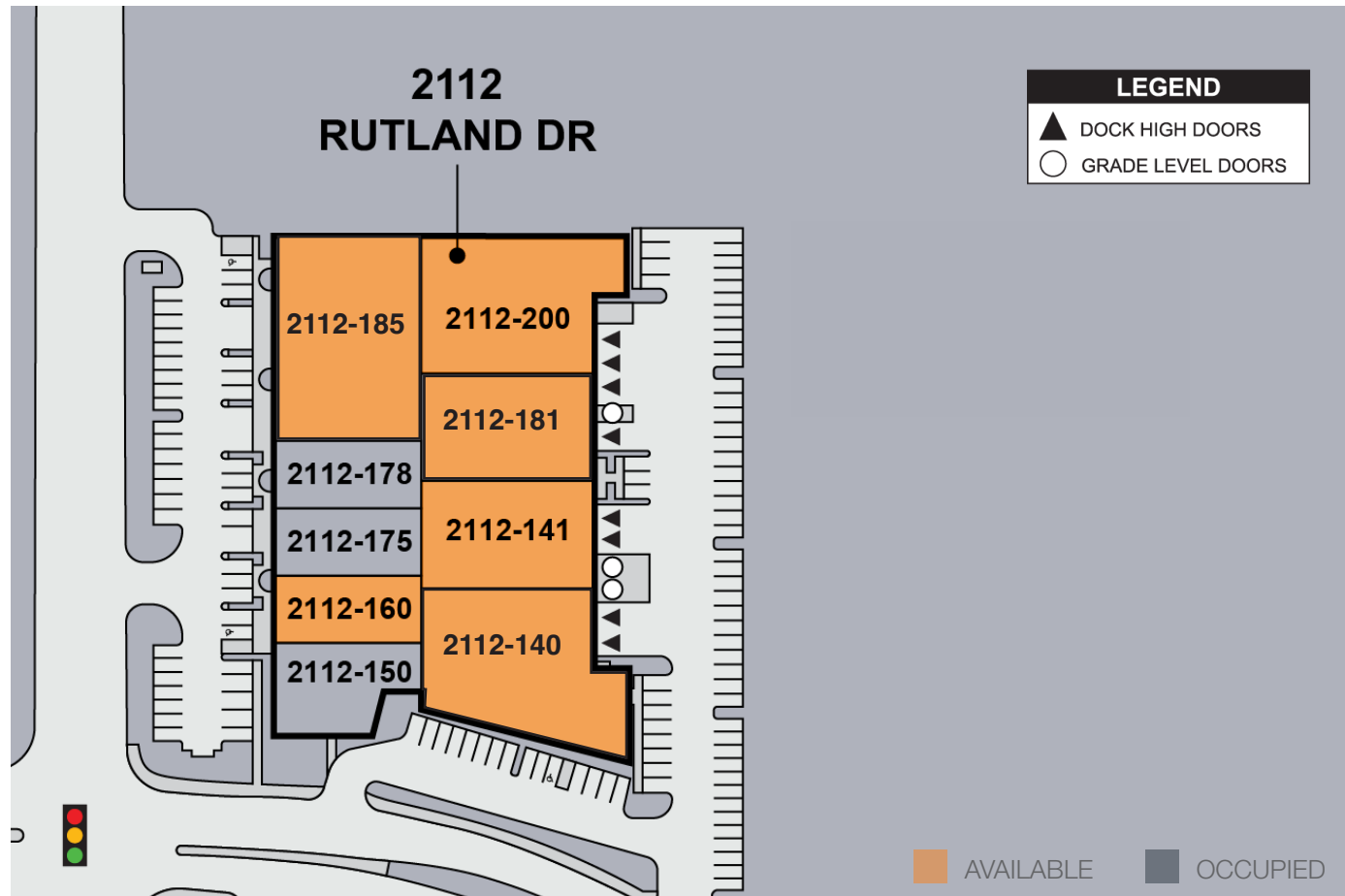


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	CLEAR HEIGHT	LOADING	DATE AVAILABLE
141	±7,200	±1,800 (25%)	±6,120 (75%)	±22'	2 Dock High ; 1 Ramp	Vacant
160	±2,400	±720 (30%)	±1,680 (70%)	±18'	1 Grade Level	Vacant
200	±11,600	±2,300 (20%)	±9,280 (80%)	±22'	2 Dock High ; 1 Ramp	Vacant
185	±4,800	±1,440 (30%)	±3,360 (70%)	±18'	1 Grade Level	Vacant
140	±11,676	±6,578 (57%)	±5,089 (43%)	±22'	2 Dock High ; 1 Ramp	9/1/2026
181	±7,200	±2,160 (30%)	±5,040 (70%)	±22'	2 Dock High ; 1 Ramp	10/1/2026

RUTLAND BUSINESS PARK | BUILDING 14

SUITE 141

UNDER NEW OWNERSHIP



SUITE 141

TOTAL SF $\pm 7,200$

OFFICE SF $\pm 1,800$ (25%)

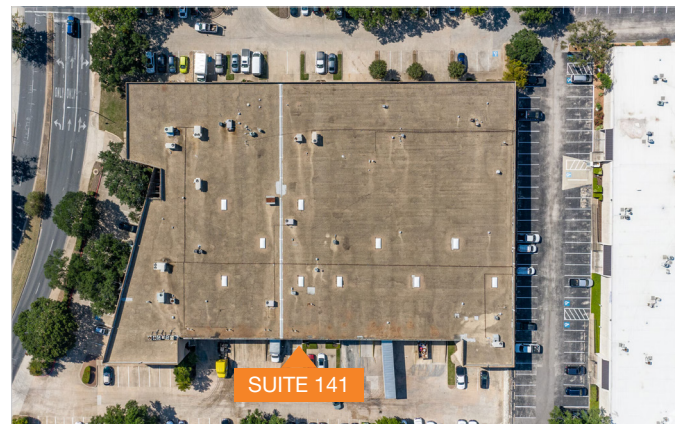
WAREHOUSE SF $\pm 5,400$ (75%)

CLEAR HEIGHT $\pm 22'$

LOADING 2 Dock High
1 Ramp

DATE AVAILABLE Vacant

NOTES 100% HVAC



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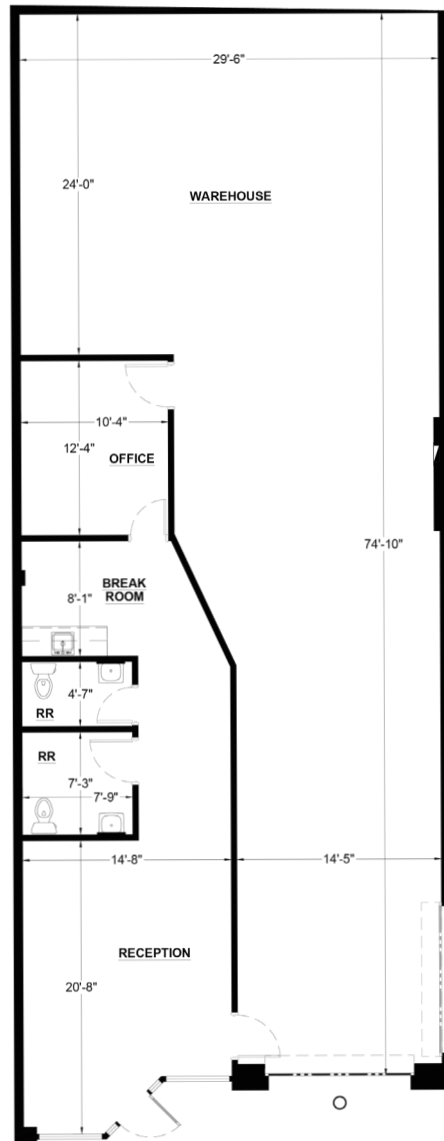
2112 RUTLAND DRIVE
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RUTLAND BUSINESS PARK | BUILDING 14

SUITE 160

UNDER NEW OWNERSHIP



SUITE 160

TOTAL SF ±2,400

OFFICE SF ±720 (30%)

WAREHOUSE SF ±1,680 (70%)

CLEAR HEIGHT ±18'

LOADING 1 Grade Level

DATE AVAILABLE Vacant

NOTES 100% HVAC



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SUITE 200

UNDER NEW OWNERSHIP



SUITE 200

TOTAL SF ±11,600

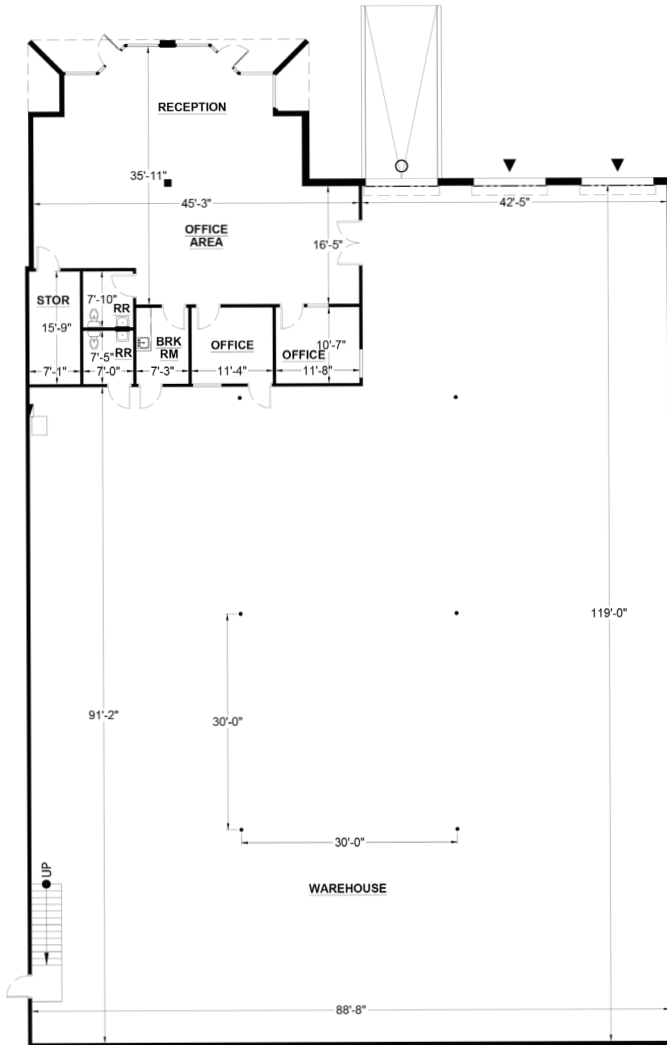
OFFICE SF ±2,300 (20%)

WAREHOUSE SF ±9,280 (80%)

CLEAR HEIGHT ±22'

LOADING 2 Dock High
1 Ramp

DATE AVAILABLE Vacant



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SUITE 185

UNDER NEW OWNERSHIP



SUITE 185

TOTAL SF ±4,800

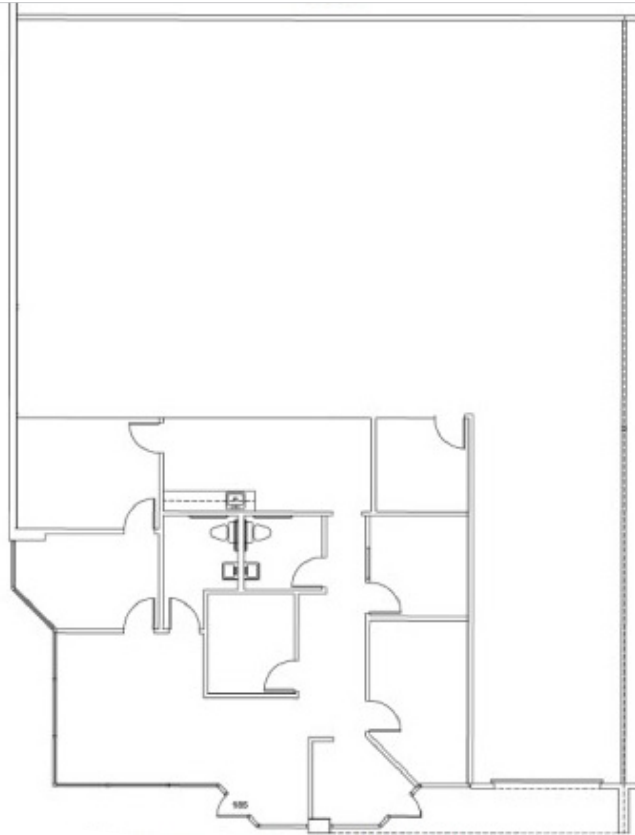
OFFICE SF ±1,440 (30%)

WAREHOUSE SF ±3,360 (70%)

CLEAR HEIGHT ±18'

LOADING 1 Grade Level

DATE AVAILABLE Vacant



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RUTLAND BUSINESS PARK | BUILDING 14

SUITE 180

UNDER NEW OWNERSHIP



SUITE 180

TOTAL SF $\pm 7,200$

OFFICE SF $\pm 2,160$ (30%)

WAREHOUSE SF $\pm 5,040$ (70%)

CLEAR HEIGHT $\pm 22'$

LOADING
2 Dock High
1 Ramp

DATE AVAILABLE 10/1/2026



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SUITE 140

UNDER NEW OWNERSHIP



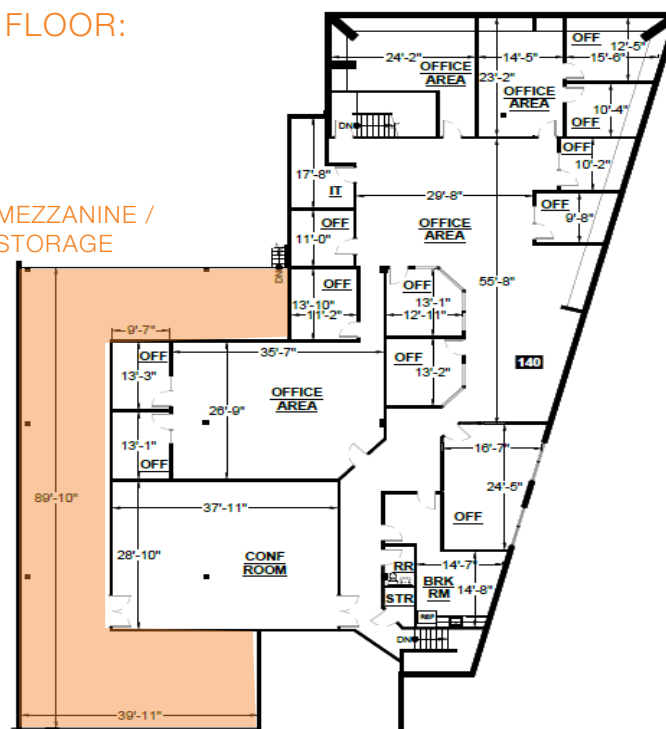
Floor plan of the second floor showing various rooms and dimensions:

- WAREHOUSE** (Left side): 45'-0" wide, 85'-2" deep.
- WAREHOUSE** (Bottom left): 13'-7" x 10'-0" and 13'-2" x 9'-11" OFF.
- WORK AREA** (Center): 45'-10" wide, 22'-10" deep.
- OFFICE AREA** (Top right): Includes an **OFF** (14'-4" x 10'-5") and a **CONF RM** (17'-4" x 13'-8").
- RECEP** (Right side): 18'-6" x 12'-11".
- RR** (Restrooms) are located near the Work Area and Office Area.
- UP** (Stairs) are located near the Office Area and Work Area.
- 140** (Building number) is indicated in the center.

TOTAL SF	±11,676
OFFICE SF	±6,587
WAREHOUSE SF	±5,089
CLEAR HEIGHT	±22'
LOADING	2 Dock High 1 Ramp
DATE AVAILABLE	9/1/2026
NOTES	100% HVAC Two Story Office + Mezzanine

SECOND FLOOR:

MEZZANINE /
STORAGE



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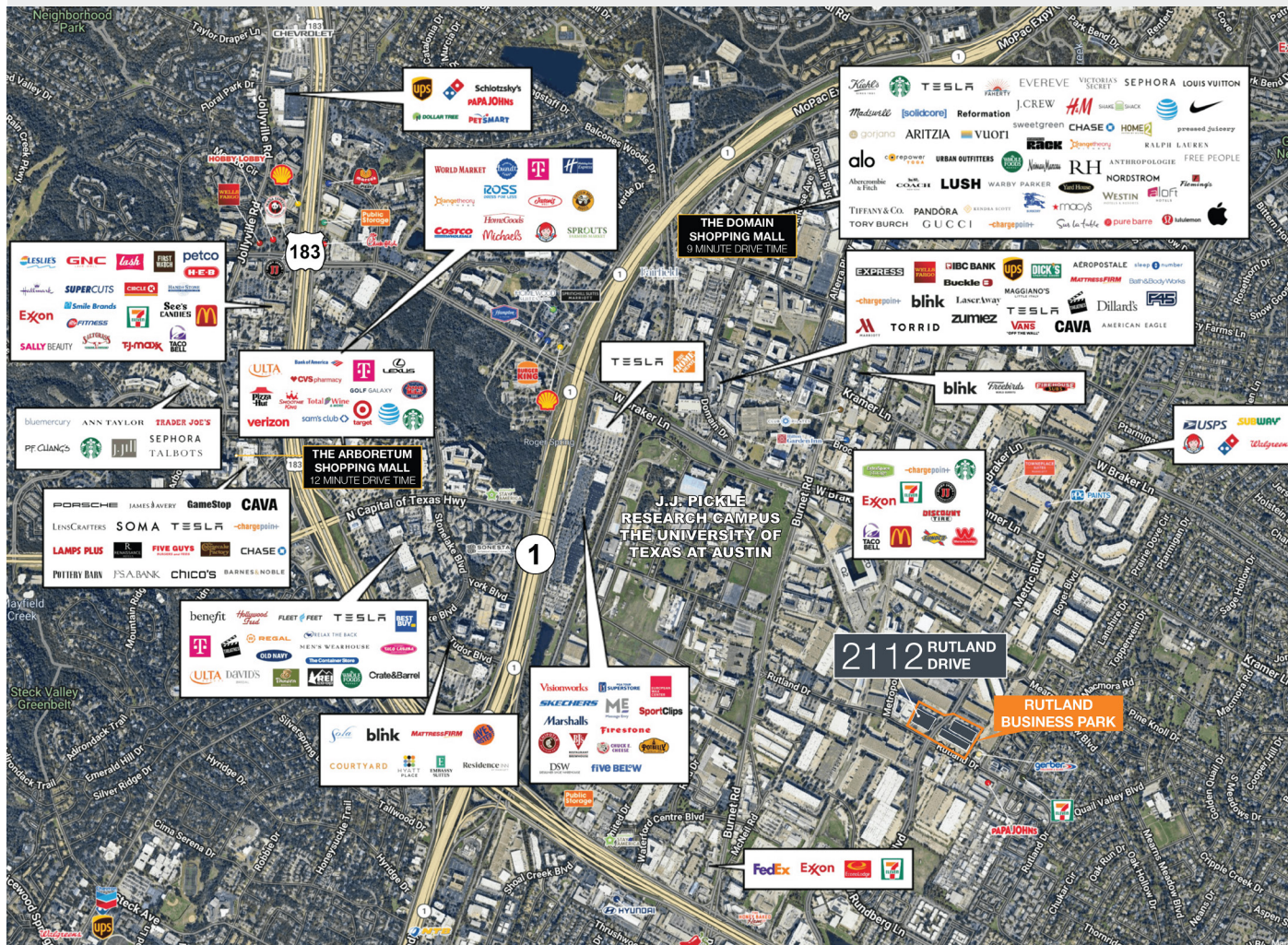
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RUTLAND BUSINESS PARK | BUILDING 14

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