



**CAPTEX COMMERCIAL**  
**PROPERTIES**

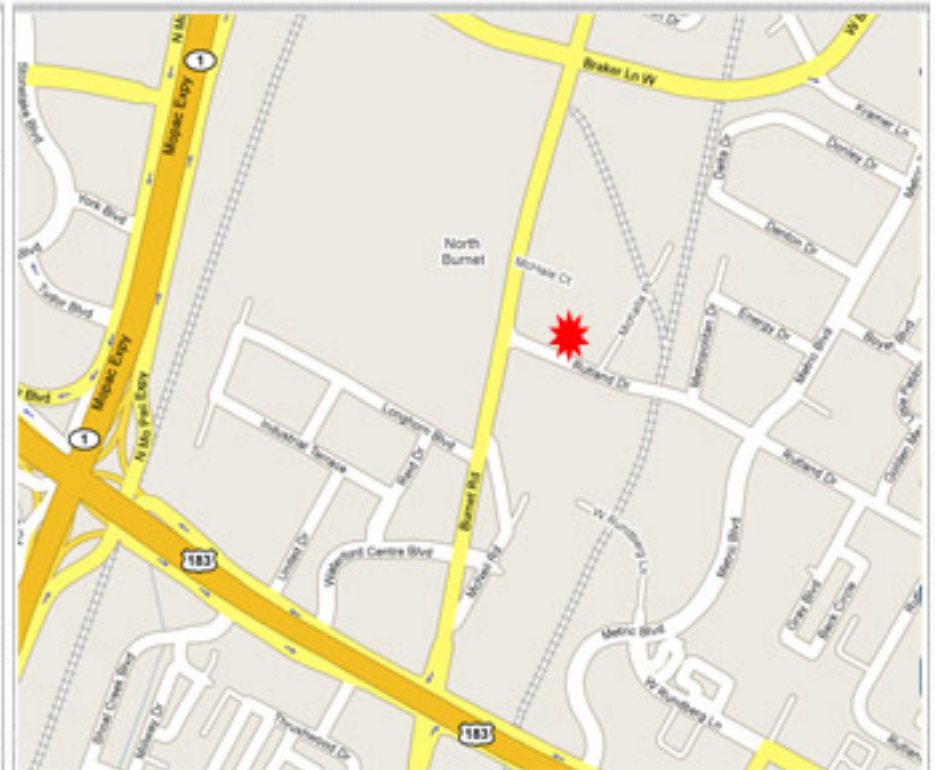
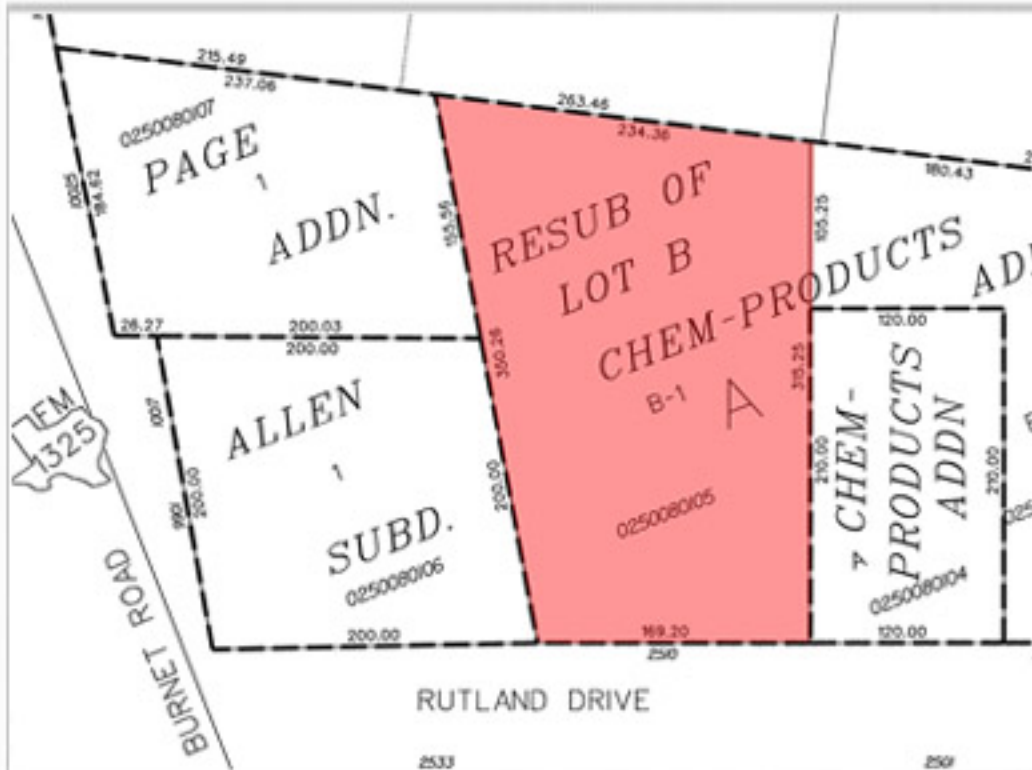
# OFFICE WAREHOUSE FOR SALE

2510 Rutland Drive  
 Austin, Texas 78758

- ±1.51 Acres
- ±10,493 Sq. Ft.
- 100% HVAC
- ±16,300 VPD
- "LI-NP" Zoning
- Fenced Storage
- Grade Level Door
- Heavy Electric Capacity
- ±105 Parking Spaces
- \$1,100,000.00



Bill Oates, CCIM      (512) 527-9600      boates@captex.com



The material contained in this memorandum is based in part upon information furnished to Captex Commercial Properties by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own analysis of the transaction described herein.

