



FOR LEASE

515

INDUSTRIAL BLVD

**6,009 SF + .27 ACRE
RETAIL**



**LEASING
CONTACTS**

Rustie Toth
512.270.1869
rustie@elmoarts.com

ELMOARTS.COM

Adam Zimmerman
512.270.1869
adam@elmoarts.com

**100% HVAC
400 AMPS
3-PHASE**

AVAILABLE NOW

515 INDUSTRIAL BLVD

FUTURE POTENTIAL

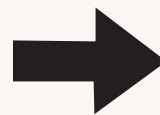
Renderings are intended to showcase the flexibility and potential of the property and do not depict current conditions. A versatile space ready to support a wide range of uses.



ELECTRICAL UPGRADE UNDERWAY

Expected completion February 2027

200A
SINGLE-PHASE
CURRENT



800A
3-PHASE
FUTURE



88,000+
POPULATION
In 3-mile radius



\$118,000+
AVG HH INCOME
Strong purchasing power



PRIME AUSTIN
LOCATION
Minutes from
downtown, I-35,
Hwy 71, and Mopac

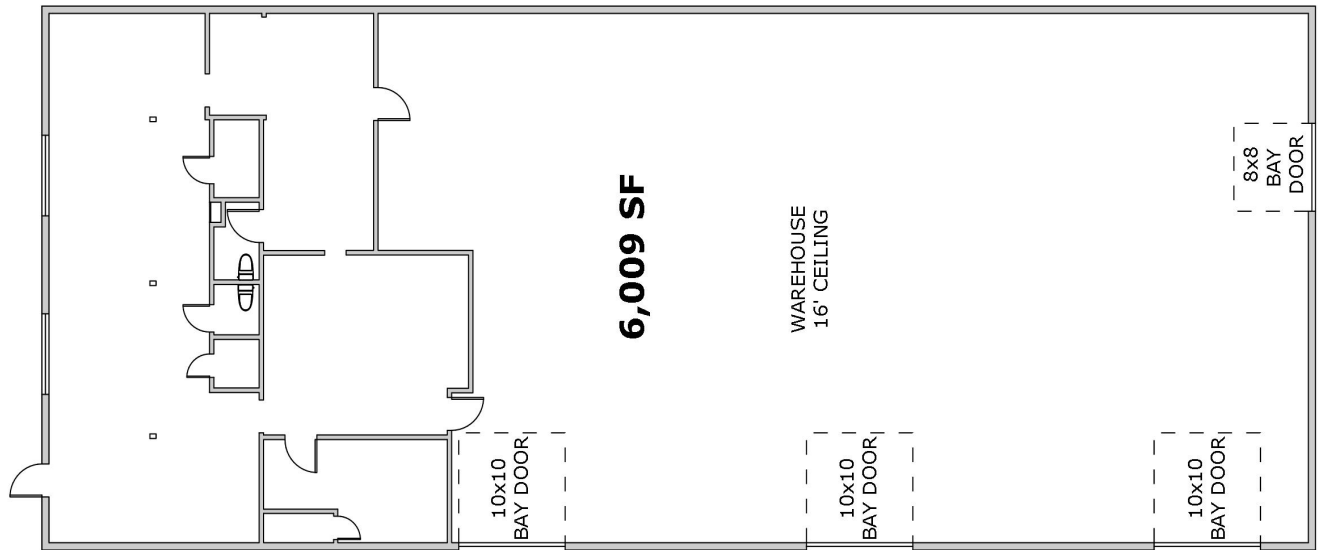


10 MINUTES
TO AUS AIRPORT
Austin-Bergstrom
International Airport

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AMENITIES

- 4 Bay doors
- Parking
- Private Offices





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