

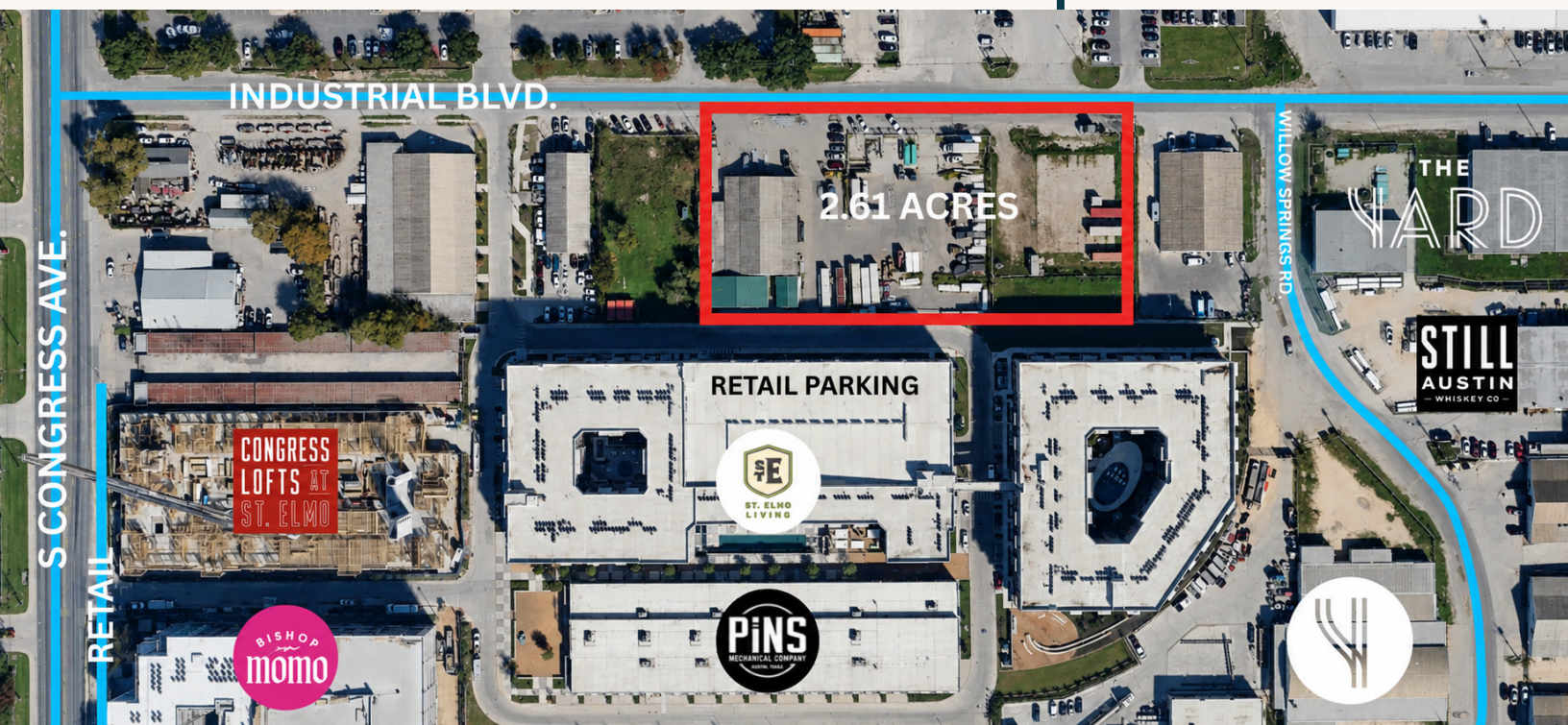


FOR LEASE

201-217
INDUSTRIAL BLVD

2.61 ACRES +
8,834 SF BUILDING

RETAIL | F&B
VENUE | R&D



LEASING CONTACTS

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**4 MILES SOUTH
OF DOWNTOWN**

AVAILABLE
8/1/2027

201- 217 INDUSTRIAL BLVD

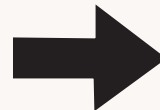
FUTURE POTENTIAL

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 August 2027

200A
SINGLE-PHASE
CURRENT



1000A
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



201- 217 INDUSTRIAL BLVD

***FOR CONCEPT
RENDERING PURPOSES
ONLY***



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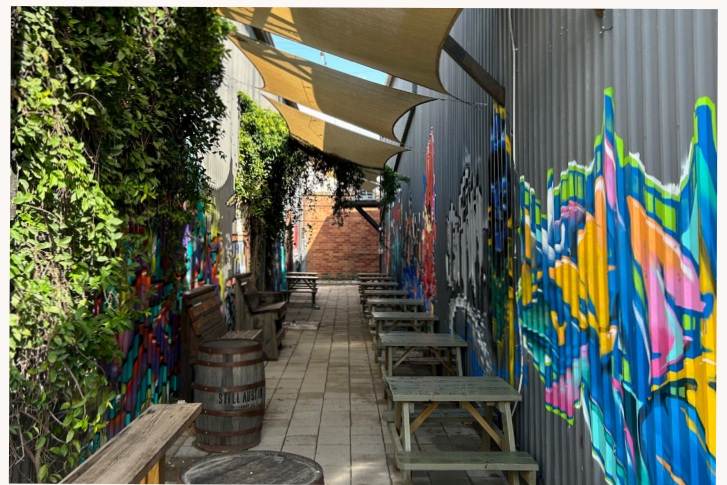


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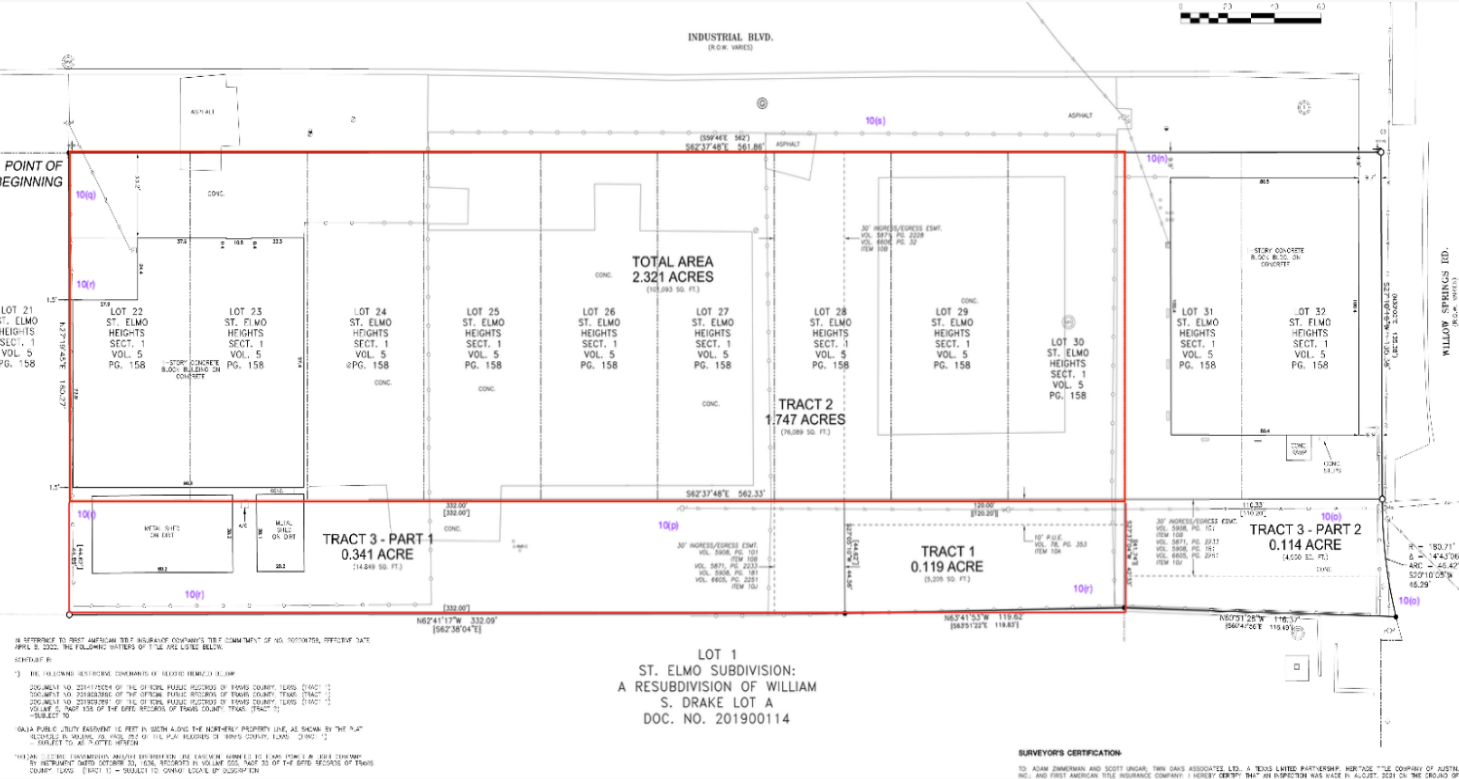


201- 217 INDUSTRIAL BLVD

THE
YARD

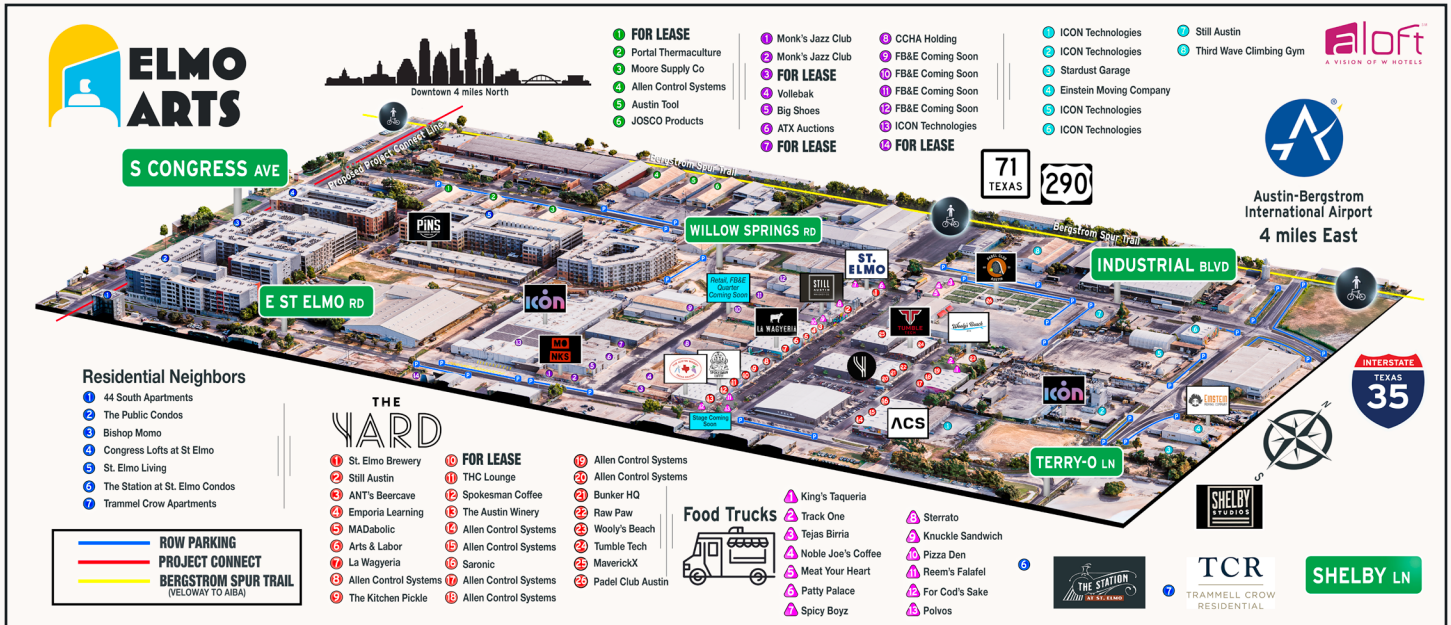


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ST. ELMO DISTRICT



ABOUT THE DISTRICT

The St. Elmo District is South Austin's hotspot for food, drinks, entertainment, and innovation, just four miles south of downtown. Located between South Congress, Highway 71, and I-35, it's easily accessible to downtown, East Austin, and Austin-Bergstrom International Airport. Nestled within the St. Elmo District are unique businesses like St. Elmo Brewing, Spokesman Coffee, and Pins Mechanical plus many new high-end apartment complexes supporting the growth of the district.

ABOUT ELMO ARTS

Elmo Arts specializes in creative flex spaces that grow and adapt with the businesses inside them.

Our goal is to build the Austin of tomorrow while preserving the spirit of the city we know and love. What started with The Yard has expanded to over 40 acres of vibrant, community-focused spaces in the St. Elmo District.





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