

FOR LEASE

INDUSTRIAL  
OUTSIDE STORAGE



**11209 CONROY LN, AUSTIN, TX 78652**



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

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# SUMMARY

11209 Conroy Ln | Austin, TX 78652



**SIZE:** ±5,000 SF Office Warehouse includes:

±1250 sf office

± 3750 sf warehouse

± 2000 sf hot warehouse

± .8 acres paved and fenced yard

**LEASE RATE:** Call broker for pricing.

**LEASE TERM:** 36 -120 Months

**UTILITIES:** Water, Wastewater, Electric

**ZONING:** ETJ

## DESCRIPTION:

South Austin Industrial Outside Storage for lease. Is located at the intersection of South 1st Street and FM 1626. Easy access from IH 35 at the Onion Creek exit. The building has three phase power to support manufacturing needs. There is also a previous walk in cooler within the warehouse.

**LOCATION:** On the SE corner of FM 1625 and Conroy Ln (S 1st) +/- 1.75 miles east of Manchaca Rd and .5 miles west of IH 35; just 9 miles south of downtown Austin. Cell tower not included. [GOOGLE MAPS LINK](#)



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# CLOSE UP AERIAL

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FM 1626

± .8 Acre Yard

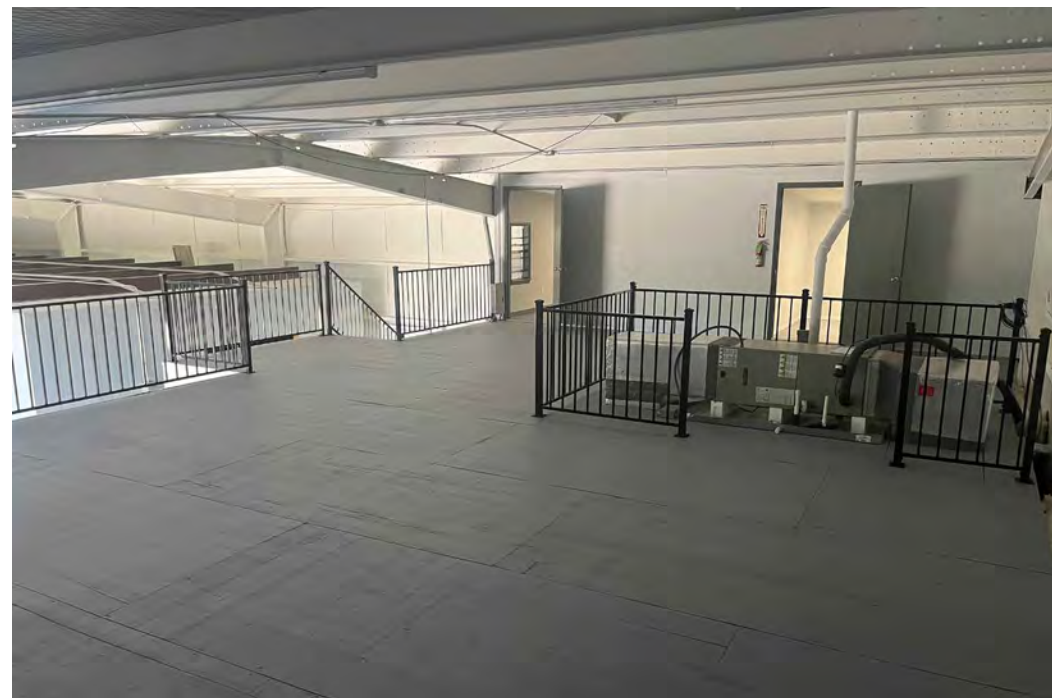
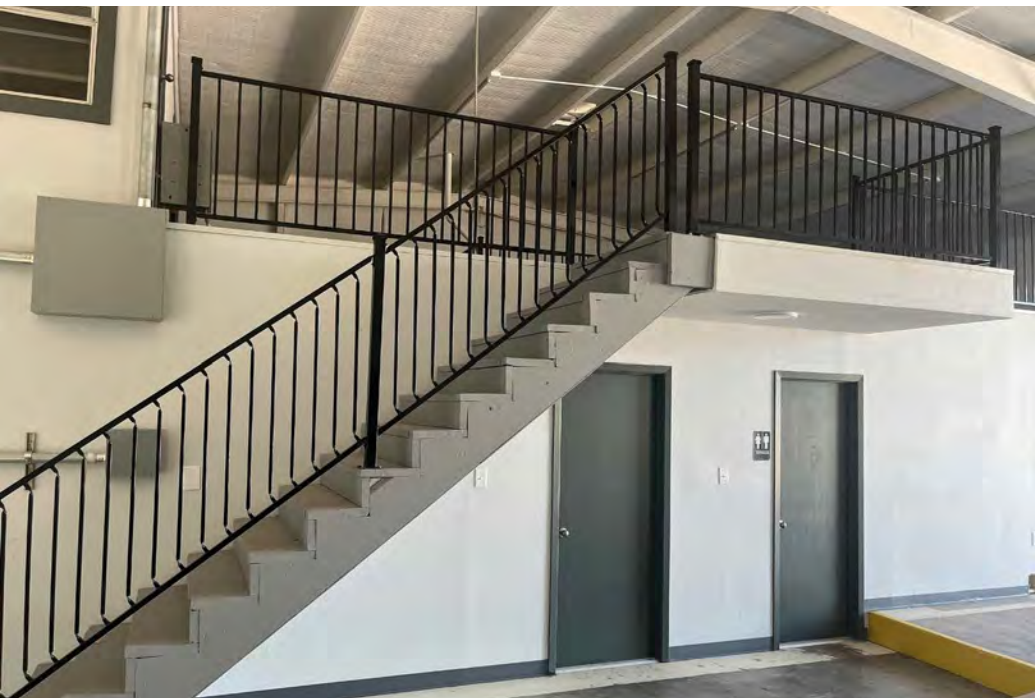
±5,000 SF  
Warehouse

Conroy Ln

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# INTERIOR PHOTOS

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# AREA AMENITIES

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## AMENITIES LEGEND

1. HEB
2. Torchy's Tacos, P. Terry's, Ramen Tatsuya, Twin Liquors
3. Walmart
4. Target
5. Old Navy, Marshall's
6. Hobby Lobby, Ross
7. Home Goods, Five Below
8. Best Buy, Barnes & Noble
9. Chipotle, Wingstop
10. Spec's
11. Sam's Club, Half Price Books
12. Cinemark
13. Home Depot
14. Floor & Decor, Dutch Bros Coffee, Taco Palenque

**SUBJECT**

FM 1626

SI-35 Access

NI-35 Access

Old San Antonio Rd

Akins High School



Onion Creek

Menchaca Rd

Slaughter Ln

S Congress Ave

Bluff Springs Rd

Slaughter Ln

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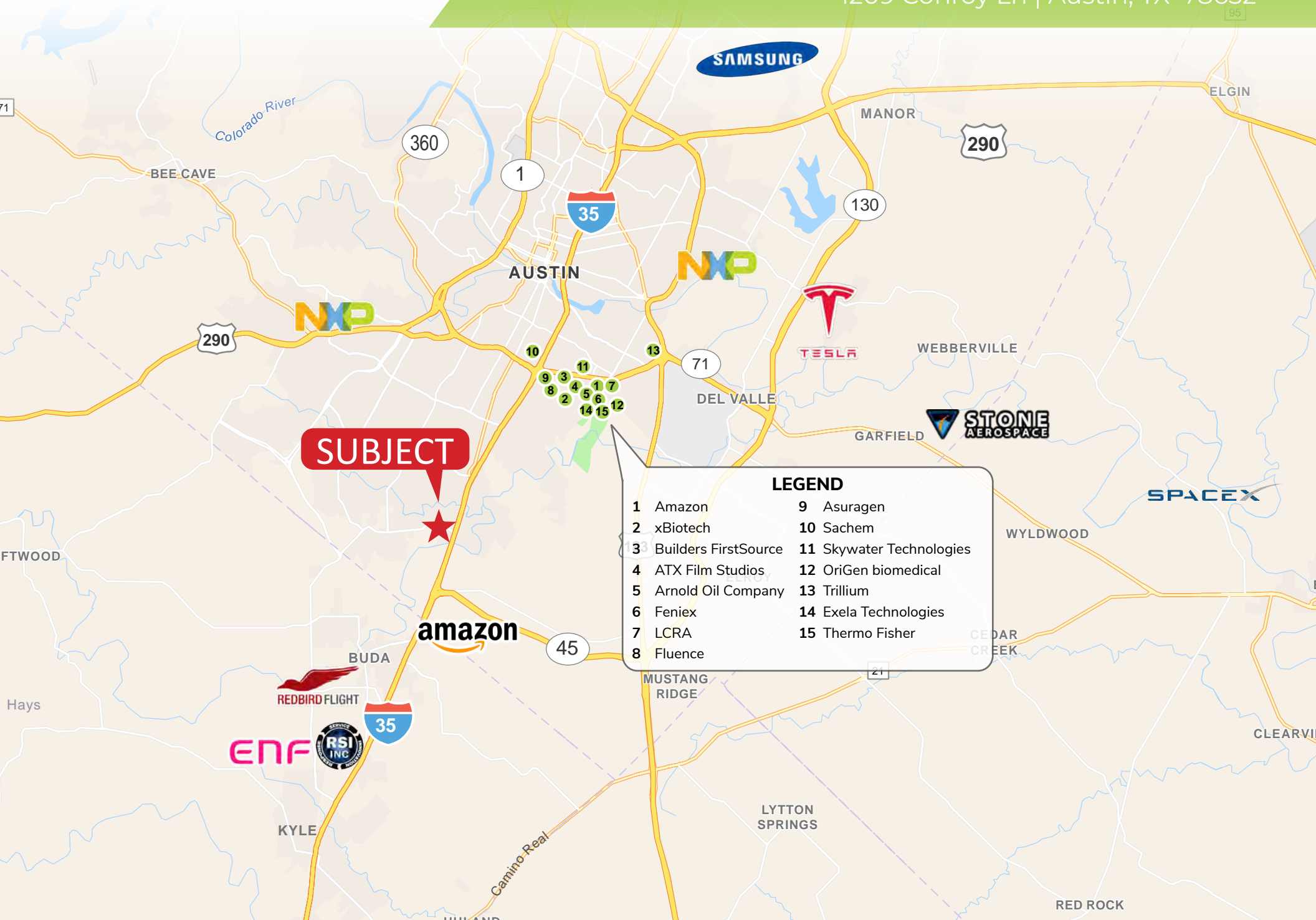
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# REGIONAL INDUSTRIAL MAP

1209 Conroy Ln | Austin, TX 78652



**SUBJECT**

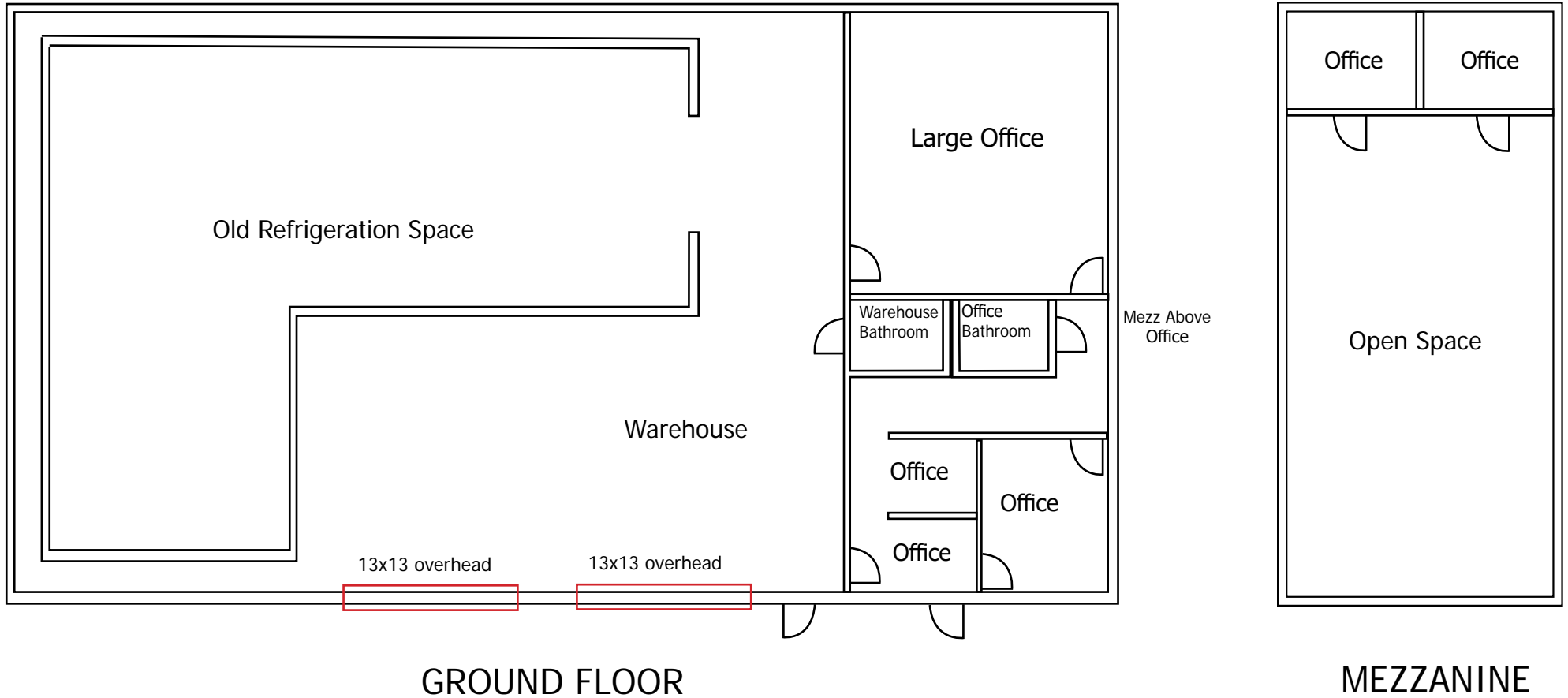
### LEGEND

- |                        |                          |
|------------------------|--------------------------|
| 1 Amazon               | 9 Asuragen               |
| 2 xBiotech             | 10 Sachem                |
| 3 Builders FirstSource | 11 Skywater Technologies |
| 4 ATX Film Studios     | 12 OriGen biomedical     |
| 5 Arnold Oil Company   | 13 Trillium              |
| 6 Fenix                | 14 Exela Technologies    |
| 7 LCRA                 | 15 Thermo Fisher         |
| 8 Fluence              |                          |

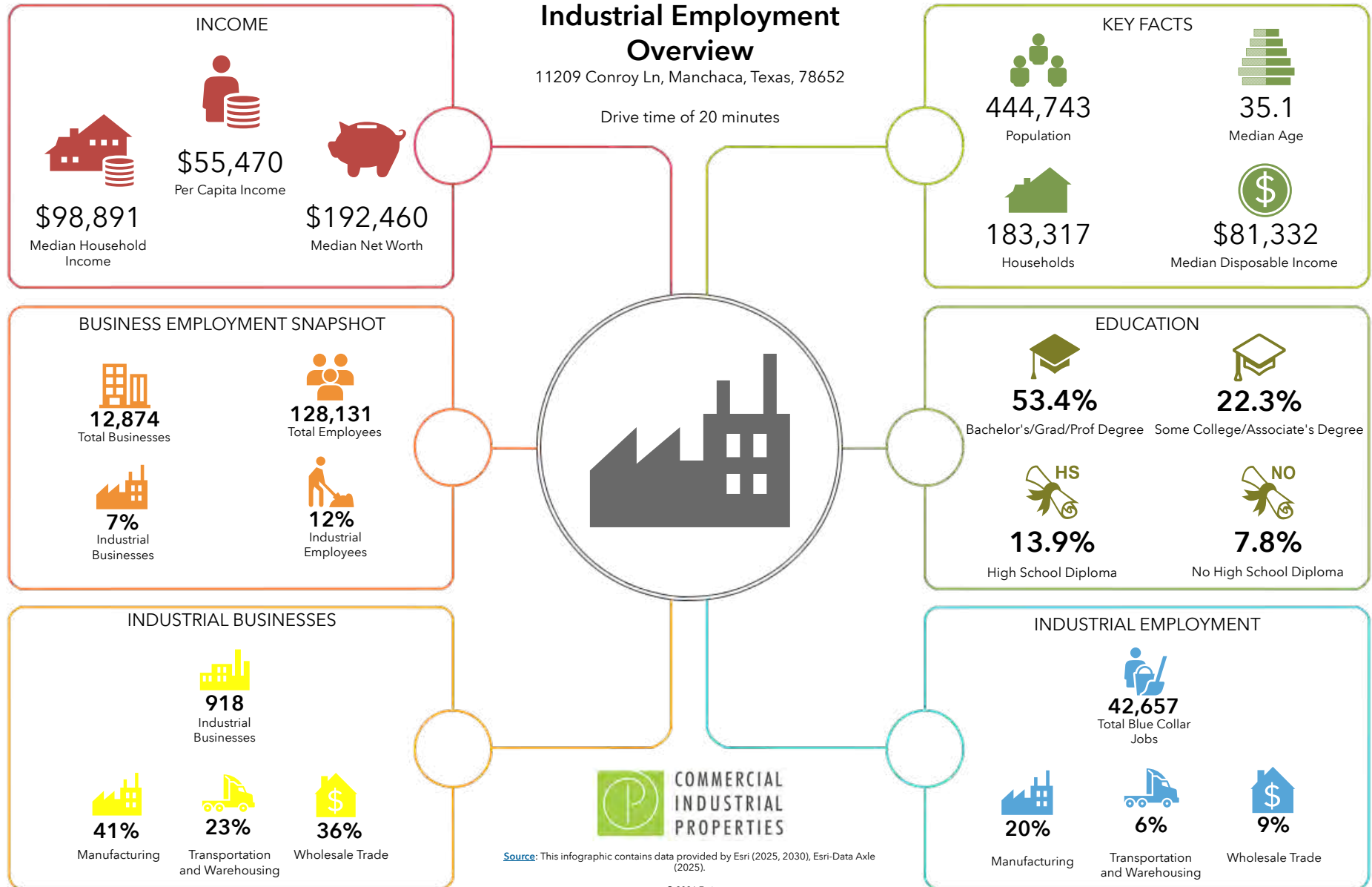
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# LAYOUT OFFICE/WAREHOUSE

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\*not exact floor plan drawing



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

