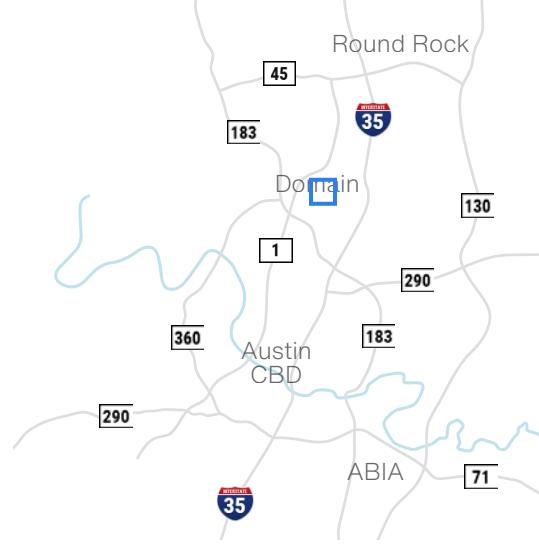


# Rutland 2

10220 Metropolitan Drive - Austin, TX 78758

## 11,700 SF Bulk Warehouse



### Available Suites

#### **Suite C - 11,700 SF**

### Building Features



**95% Warehouse**



**5% Office**



**18' Clear Height**



**Front Loading,  
2 Dock High Doors**



**Quick Access to  
MoPac and Hwy 183**



**End Cap Space**



**Davis Bass**  
bass@hpitx.com  
(512) 203-5130

**Brooks Benkendorfer**  
brooksb@hpitx.com  
(512) 848-2582

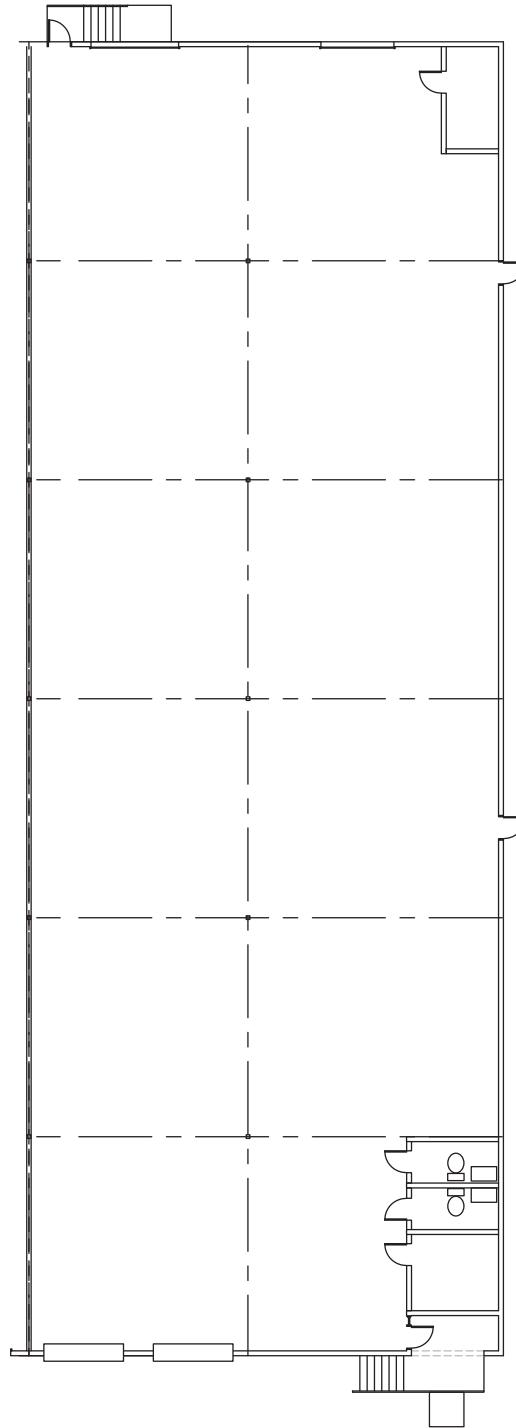
**Will Thomas**  
wthomas@hpitx.com  
(512) 835-4455

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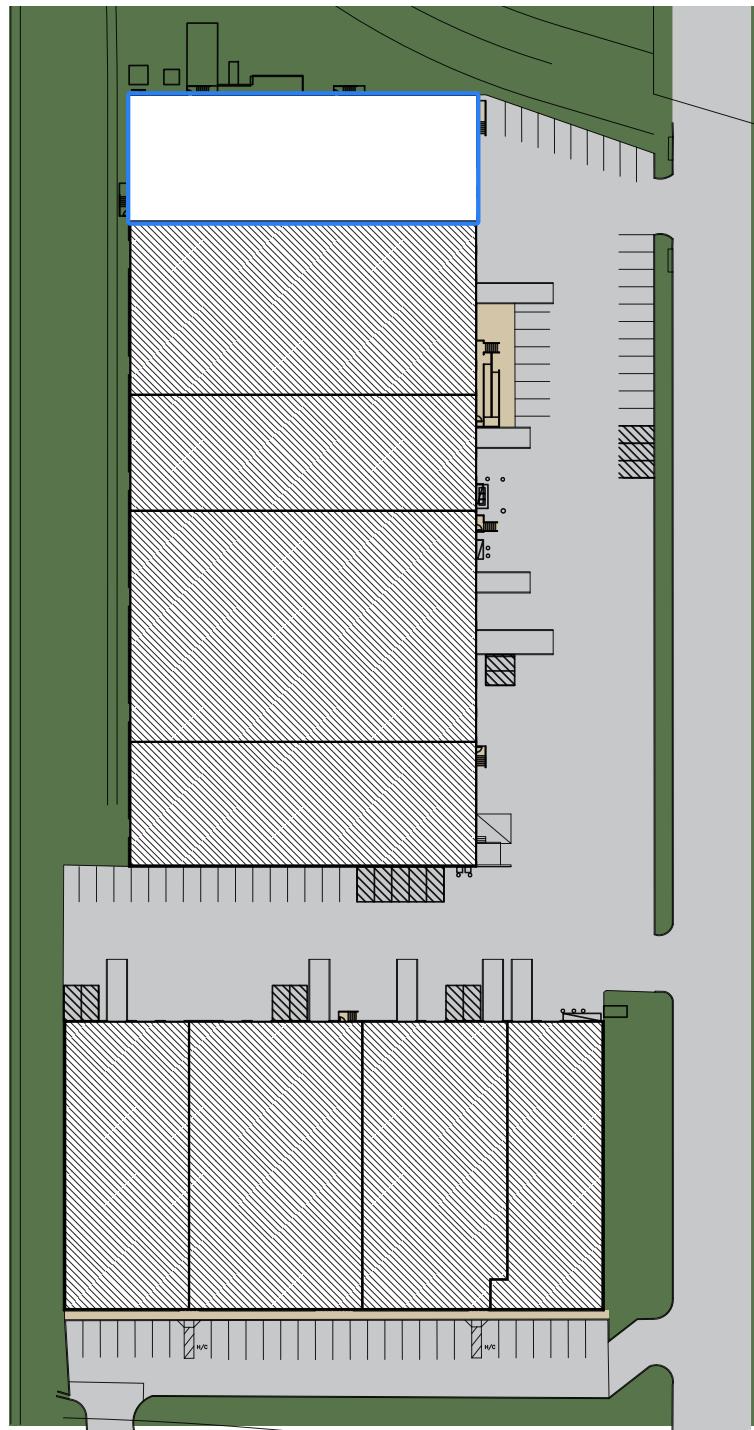
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