

10122 Bradshaw Rd



LEASE

10122 BRADSHAW RD // AUSTIN, TEXAS // 78747

INDUSTRIAL
/ FLEX

RYAN WILSON
RWILSON@ECRTX.COM
512.505.0006

JASON STEINBERG, SIOR
JSTEINBERG@ECRTX.COM
512.505.0004

10122 Bradshaw Rd

INDUSTRIAL/FLEX // FOR LEASE



10122 Bradshaw is a 16,682 SF office/warehouse property previously used as a landscaping supply company. The improvements include 4,104 SF of office and 12,578 SF of warehouse space. The property also features a covered outdoor storage area (3,778 SF) adjacent to the warehouse and a large industrial yard for equipment & fleet storage or additional parking.

FEATURES

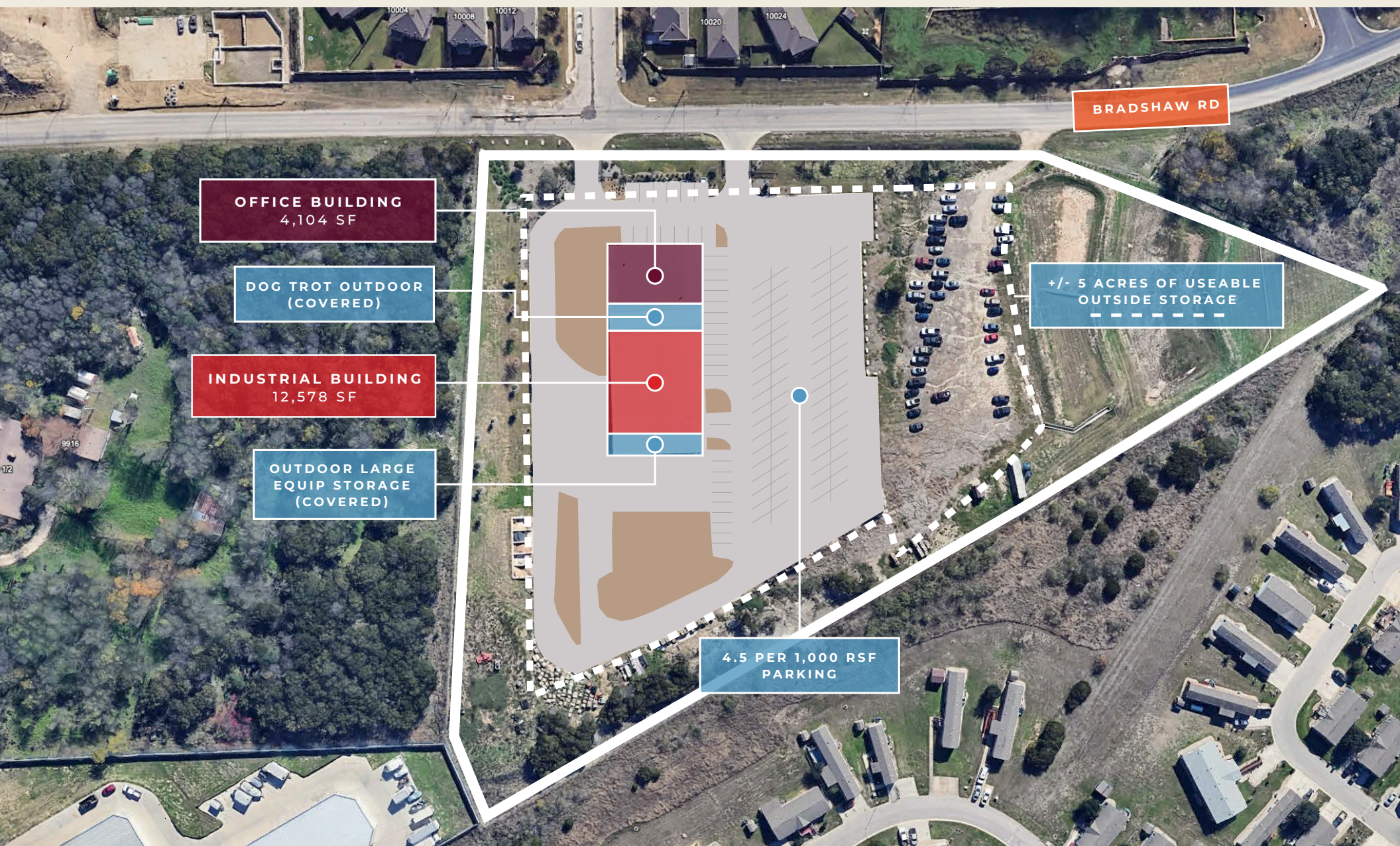
| | |
|----------------------------|---|
| Total SF: | 16,682 SF (Available 10/16/25) |
| Warehouse SF: | 12,578 SF |
| Office SF: | 4,104 SF |
| Covered Outdoor SF: | 3,778 SF |
| Acres: | 8.139 Acres |
| Clear Height: | 16' |
| GL Loading: | 1 - 14' x 14', 1 - 8' x 10' |
| Power: | 600 Amps 3 phase 240V |
| Parking: | 75 spaces – 4.5 per 1,000 RSF |
| Outside Storage: | 5 acres of outside storage. 3 gates, fully fenced, stabilized, secured and lit. |



10122 BRADSHAW RD // AUSTIN, TEXAS 78747

10122 Bradshaw Rd

INDUSTRIAL/FLEX // FOR LEASE



10122 Bradshaw Rd

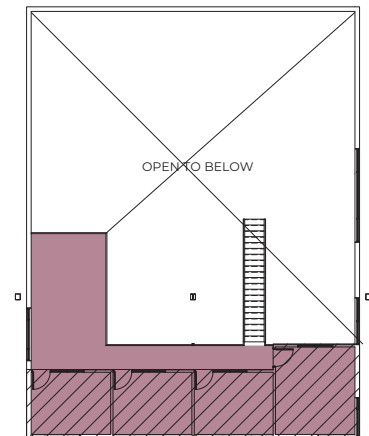
INDUSTRIAL/FLEX // FOR LEASE



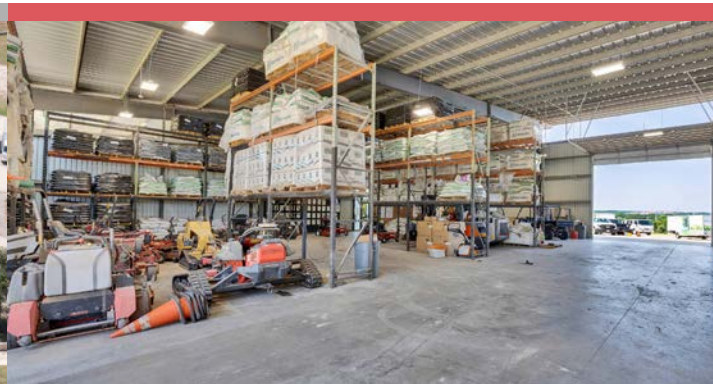
COVERED OUTDOOR STORAGE
3,778 SF

INDUSTRIAL BUILDING
12,578 SF

OFFICE BUILDING
4,104 SF



2ND FLOOR MEZZANINE



10122 Bradshaw Rd

INDUSTRIAL/FLEX // FOR LEASE



DOWNTOWN AUSTIN
25 MINUTE DRIVE

OUTDOOR LARGE
EQUIP STORAGE
(COVERED)

INDUSTRIAL BUILDING
12,578 SF

DOG TROT OUTDOOR
(COVERED)

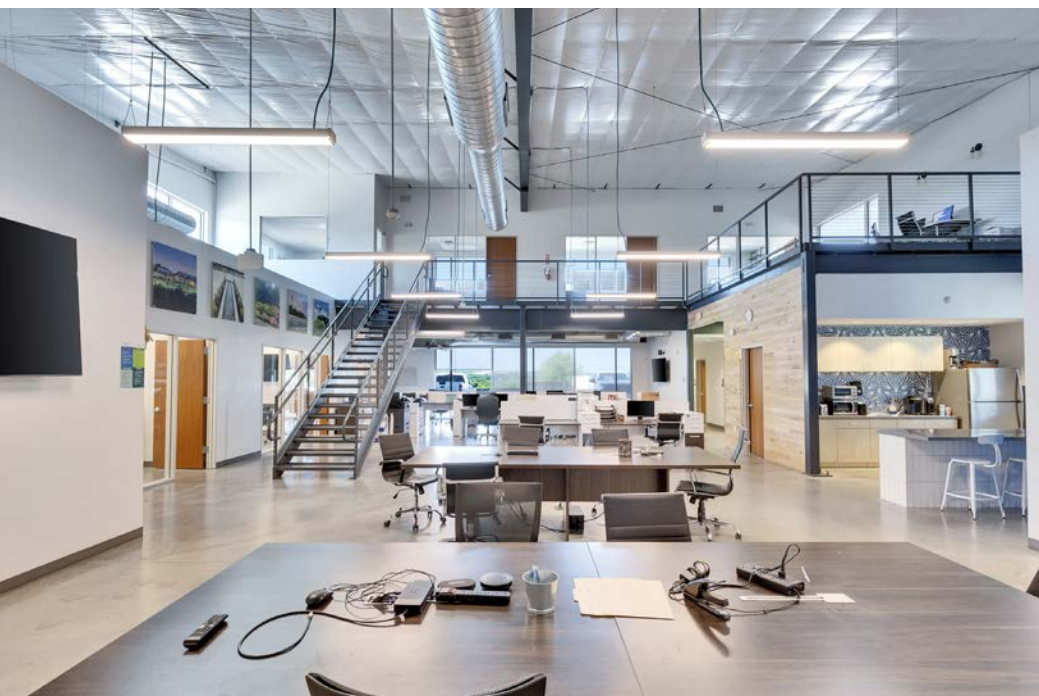
OFFICE BUILDING
4,104 SF

4.5 PER 1,000 RSF
PARKING

BRADSHAW RD

10122 Bradshaw Rd

INDUSTRIAL/FLEX // FOR LEASE



10122 Bradshaw Rd

Austin, Texas 78747



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|-------------|-------------------|--------------|
| Equitable Commercial Realty | 603700 | mlevin@ecrtx.com | 512.505.0000 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Matt Levin | 548312 | mlevin@ecrtx.com | 512.505.0001 |
| Designated Broker of Firm | License No. | Email | Phone |
| Matt Levin | 548312 | mlevin@ecrtx.com | 512.505.0001 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Ryan Wilson | 513733 | rwilson@ecrtx.com | 512.505.0006 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

RYAN WILSON

RWILSON@ECRTX.COM

512.505.0006

JASON STEINBERG, SIOR

JSTEINBERG@ECRTX.COM

512.505.0004



ECR // 114 WEST 7TH STREET
SUITE 1000 // AUSTIN, TX // 78701
512.505.0000 // ECRTX.COM