



INFINITY
P A R K

For Lease

11708 McAngus Road,
Austin, TX 78617



±99,000 SF Available | 5 Miles South of TESLA

ADAM GREEN, SIOR

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

WILL SMITH

512.410.8268

WSMITH@LEE-ASSOCIATES.COM

WILL SALLIS

512.410.8269

WSALLIS@LEE-ASSOCIATES.COM



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



INFINITY P A R K

This **Class A industrial development** encompasses **596,307 square feet** distributed across **four buildings**.

The entire development is **US Green Building Council LEED certified**.

In addition to excellent access and visibility to SH-130, this development is located within a designated **Opportunity Zone**. Inf1nity Park offers strategic advantages for businesses seeking quality industrial space in one of Austin's premier industrial submarkets.

The development features **state-of-the-art facilities** configured to accommodate a variety of industrial uses, with flexible layouts and modern infrastructure throughout the campus.

Building 2: ±99,000 SF Available



ADAM GREEN, SIOR

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

WILL SMITH

512.410.8268

WSMITH@LEE-ASSOCIATES.COM

WILL SALLIS

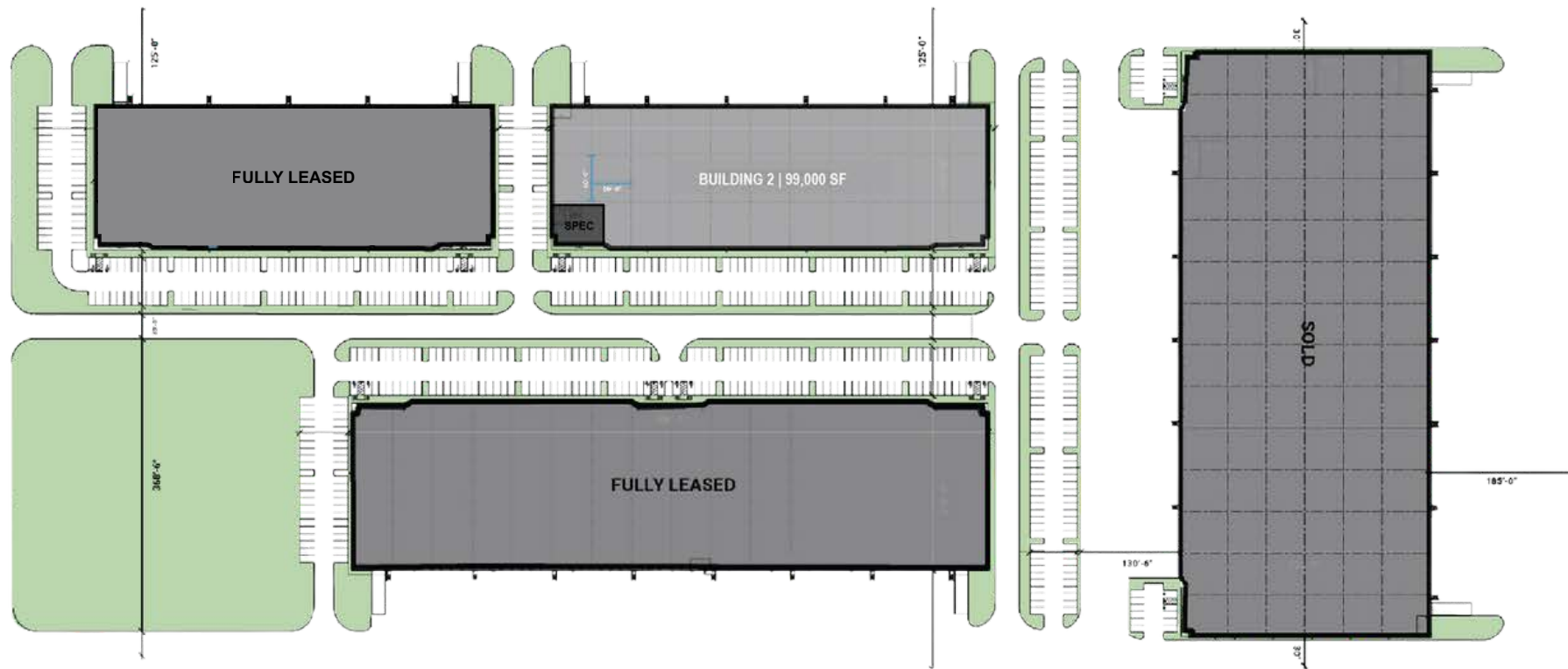
512.410.8269

WSALLIS@LEE-ASSOCIATES.COM

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Site Plan

±99,000 SF Available



ADAM GREEN, SIOR

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

WILL SMITH

512.410.8268

WSMITH@LEE-ASSOCIATES.COM

WILL SALLIS

512.410.8269

WSALLIS@LEE-ASSOCIATES.COM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Building 2

±99,000 SF Available (2,026 SF of Office)

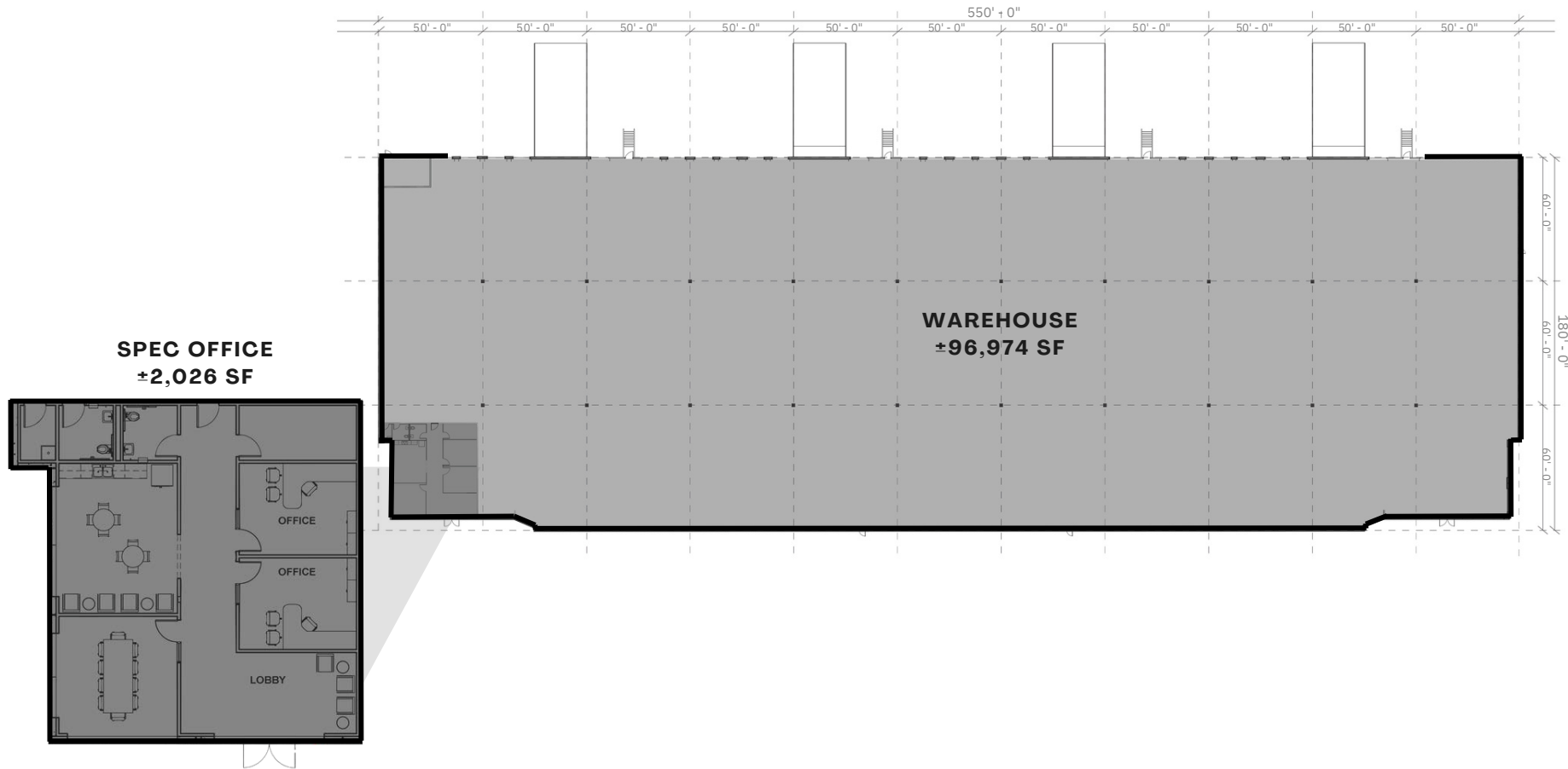
Clear Height: ±32'

Loading: 28 Dock High, 4 Oversized Drive-In Doors

Parking: 120 Surface Spots

Typical Column Spacing: 50' x 60'

Power: 3-phase, 750 kVA, 277/480 - volt



ADAM GREEN, SIOR

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

WILL SMITH

512.410.8268

WSMITH@LEE-ASSOCIATES.COM

WILL SALLIS

512.410.8269

WSALLIS@LEE-ASSOCIATES.COM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

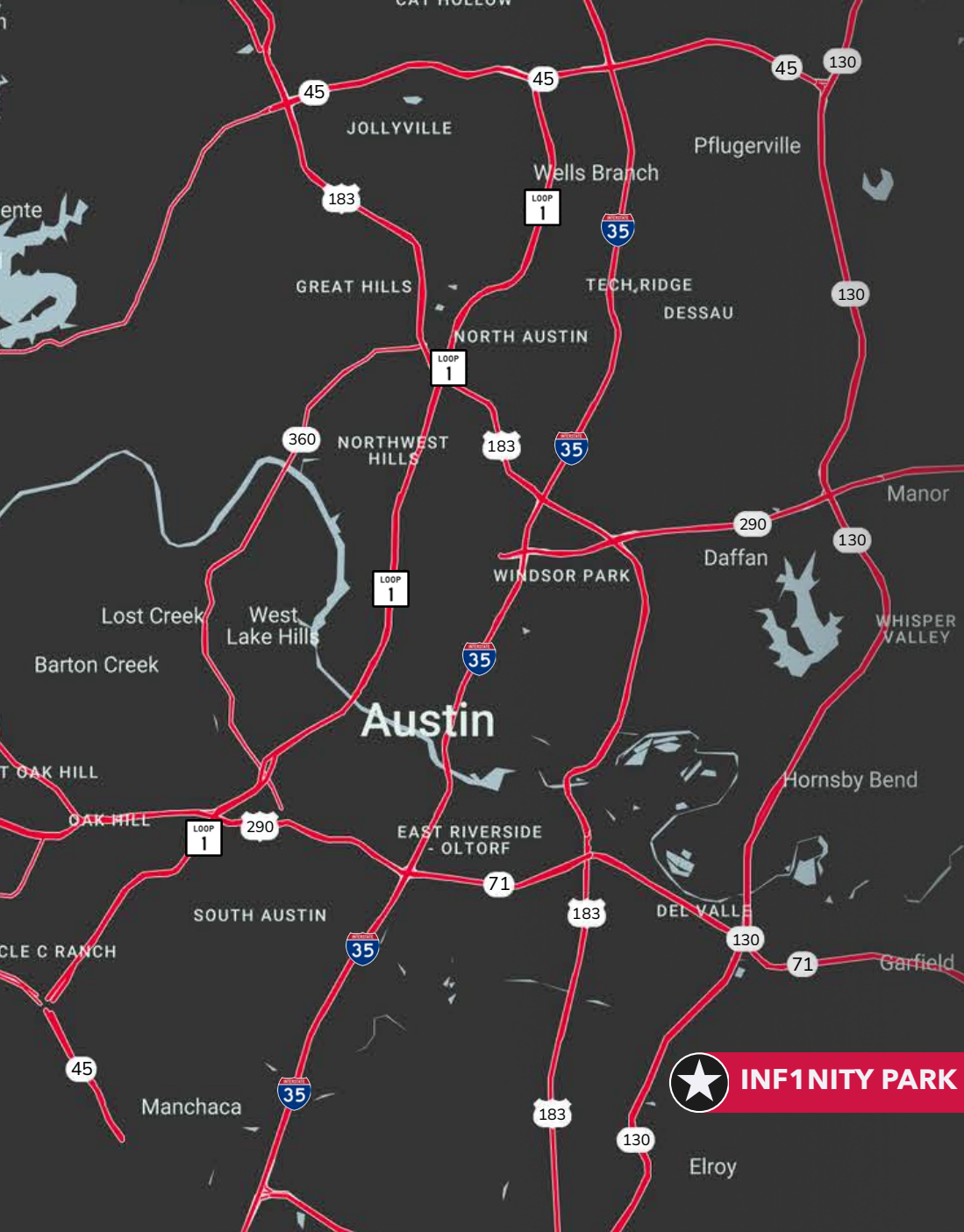


Ingress / Egress Key

INGRESS

EGRESS





Inf1nity Park sits in Austin's southeastern industrial corridor, minutes from **Austin-Bergstrom International Airport** and major economic drivers including **Tesla's Gigafactory**, **F1 Circuit of the Americas**, and **Chanel's** new manufacturing facility. This prime location offers direct access to **SH-130** with seamless connections to **I-35** and **US-183**.

The development combines proximity to downtown Austin's tech ecosystem with the operational advantages of a modern industrial site. Surrounded by world-class companies and superior infrastructure, Inf1nity Park provides an ideal setting for businesses seeking both logistical efficiency and access to Austin's thriving economy.

9.5 miles to Downtown Austin

3 miles to Austin-Bergstrom International Airport

5 miles to Tesla Gigafactory

71 miles to San Antonio

189 miles to Dallas / Ft Worth

140 miles to Houston



ADAM GREEN, SIOR

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

WILL SMITH

512.410.8268

WSMITH@LEE-ASSOCIATES.COM

WILL SALLIS

512.410.8269

WSALLIS@LEE-ASSOCIATES.COM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INFINITY P A R K

EXCLUSIVELY LISTED BY

ADAM GREEN, SIOR

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

WILL SMITH

512.410.8268

WSMITH@LEE-ASSOCIATES.COM

WILL SALLIS

512.410.8269

WSALLIS@LEE-ASSOCIATES.COM



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.