

FOR LEASE

Modern Shallow Bay Industrial Development



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

LEASING:

 **LEE &
ASSOCIATES**

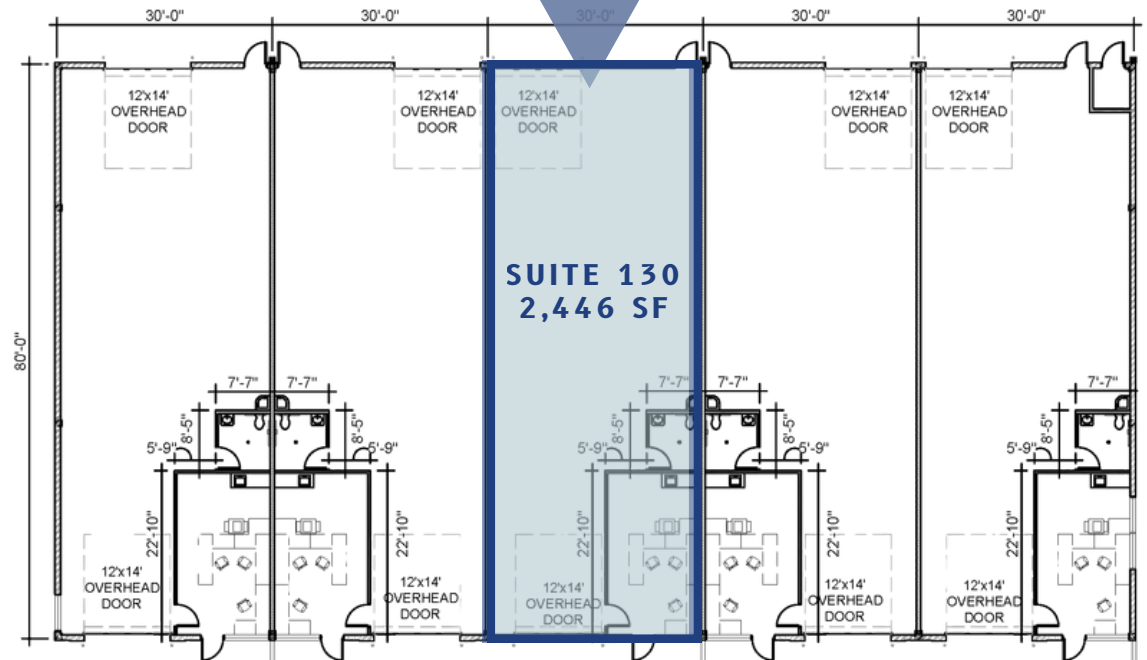
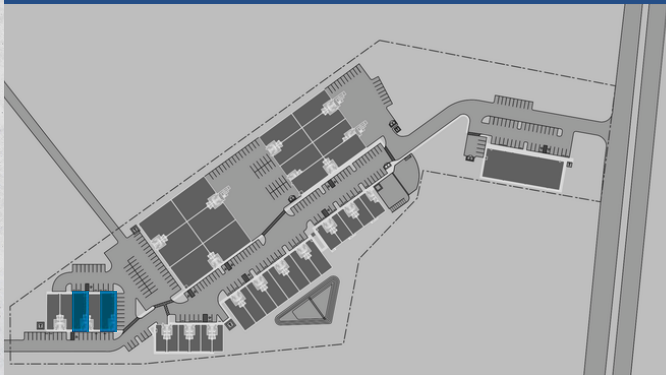
OWNERSHIP:

LIGHTSTONE

BUILDING 1

- ±2,446 SF
- ±353 SF Office
- ±18' Clear Height
- Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors
- R-30 insulation
- HVAC Ready
- Stained Concrete Flooring
- **Available Now**

AVAILABILITY



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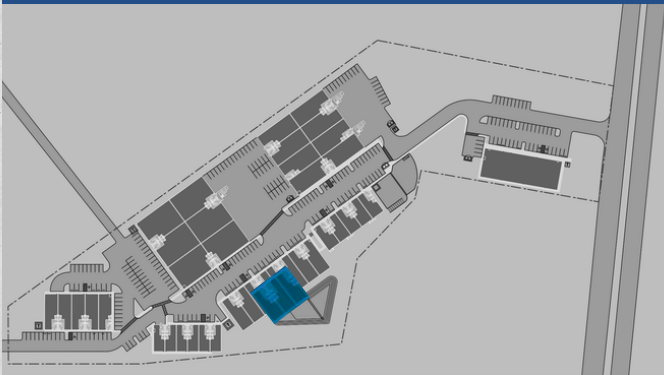
LEE & ASSOCIATES

LIGHTSTONE

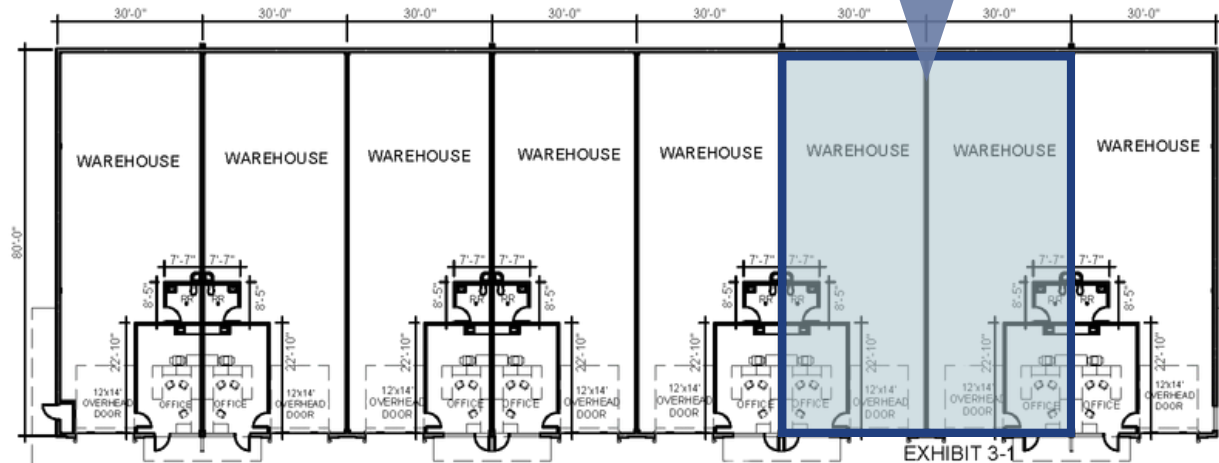
BUILDING 3

- ±2,440 - 4,880 SF*
- ±360 - 720 SF Office
- ±21' Clear Height
- Two (2) Oversized 12' x 14' Overhead Door
- R-30 insulation, HVAC ready
- Stained Concrete Flooring
- **Available Now**

AVAILABILITY



SUITES 350 & 360*
2,440 - 4,880 SF
AVAILABLE NOW



*Can be demised

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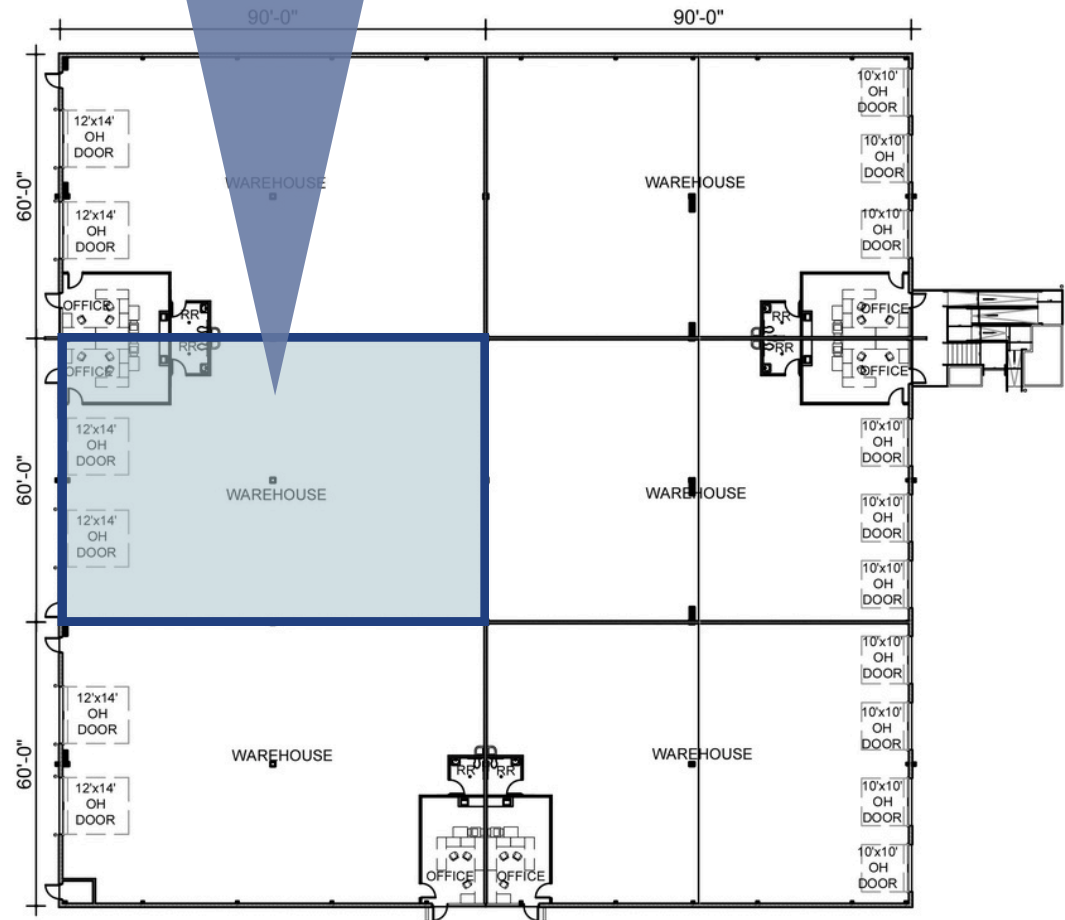
BUILDING 4

- ±5,505 SF
- ±360 SF Office
- ±25' Clear Height
- Two (2) 12' x 14' Grade Level Doors
- R-30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 11/01/2026**

AVAILABILITY



SUITE 440
5,505 SF
AVAILABLE 11/01/26



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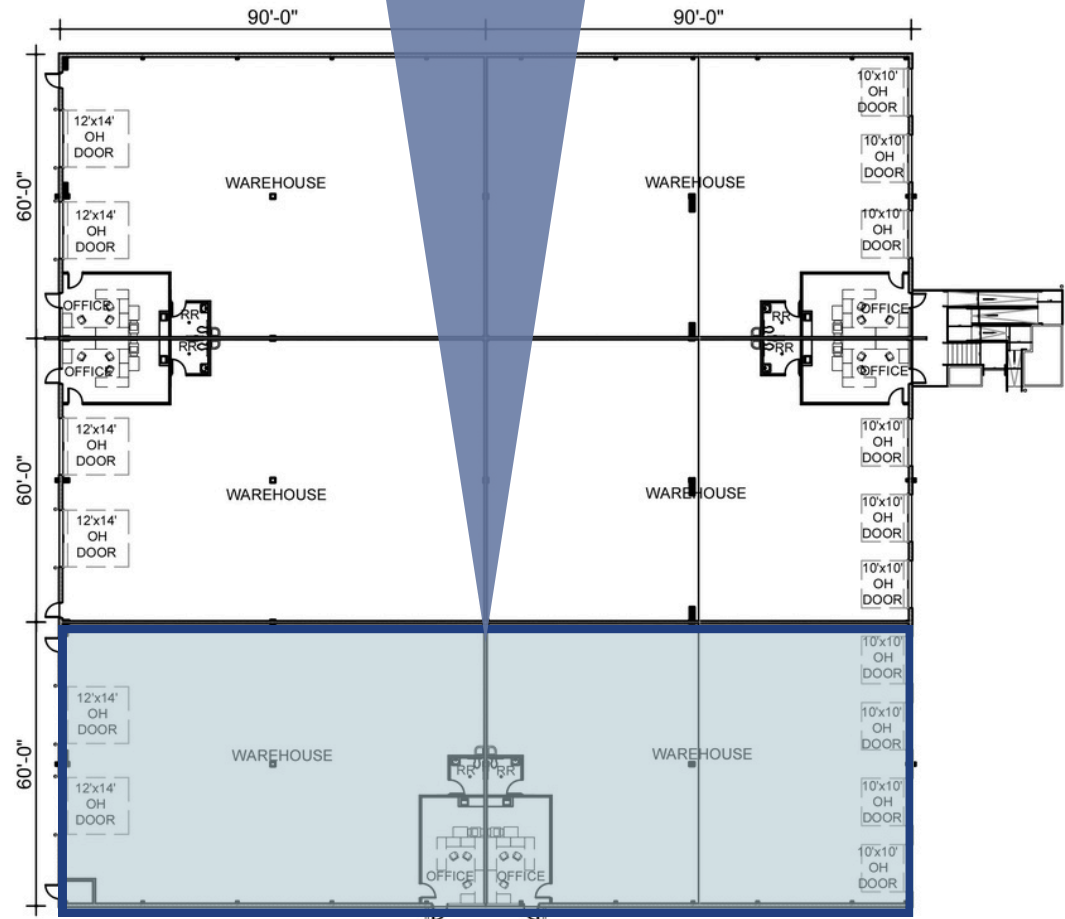
BUILDING 4

- ±10,920 SF
- ±720 SF Office
- ±25' Clear Height
- Two (2) 12' x 14' Grade Level Doors
- Four Dock-High Doors
- R-30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 01/31/2027**

AVAILABILITY



SUITE 400
10,920 SF
AVAILABLE 01/31/27



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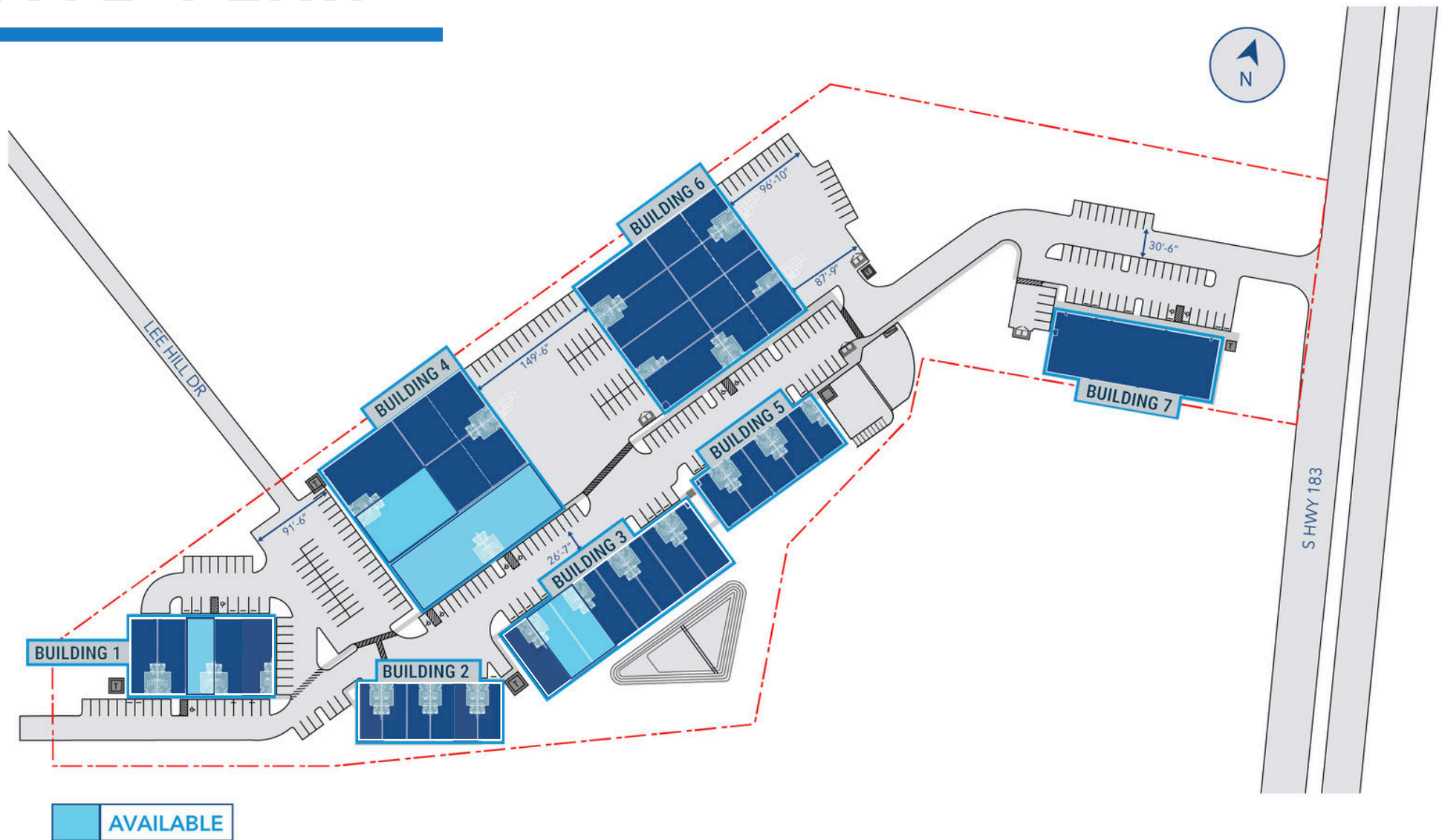
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SITE PLAN



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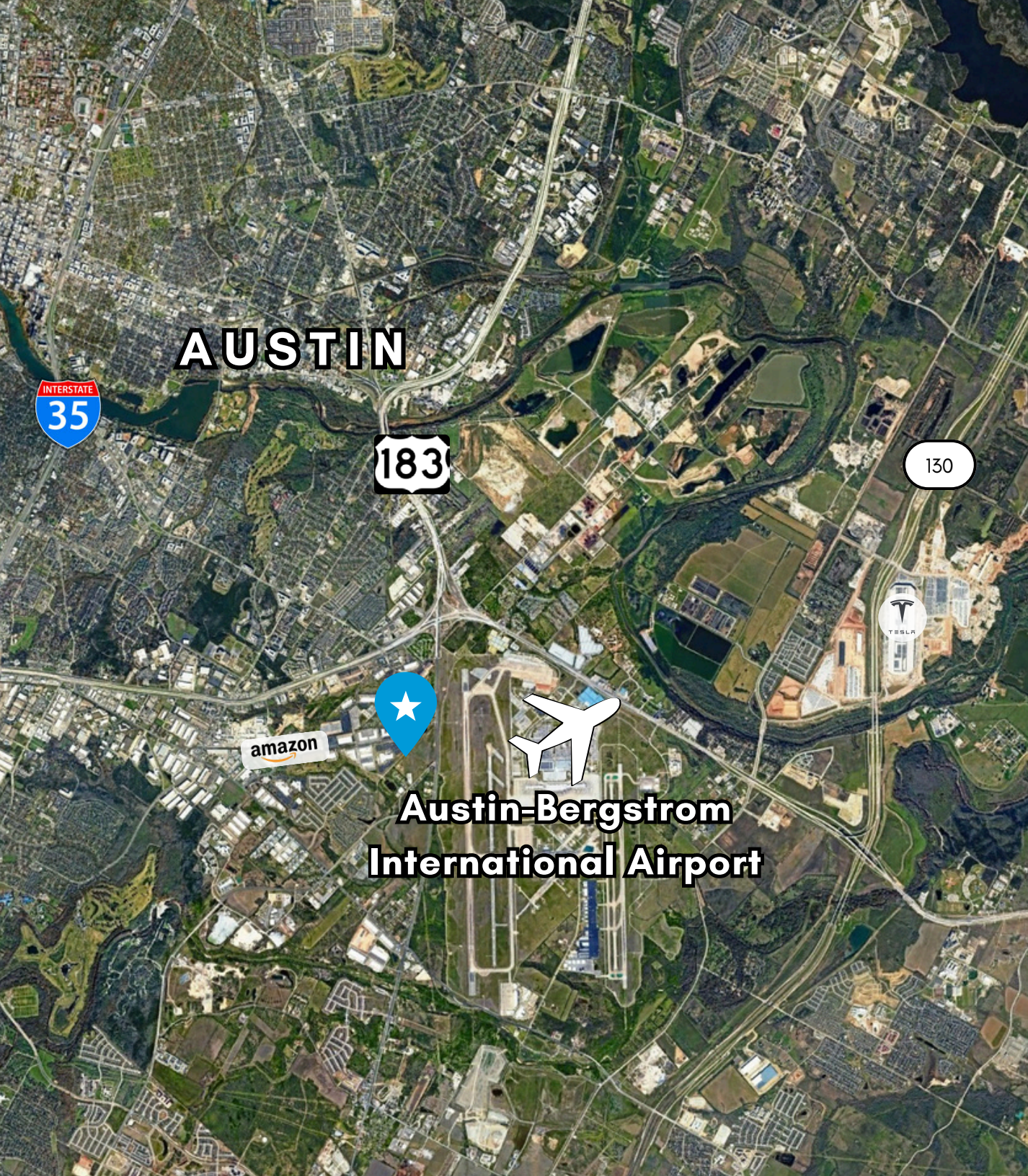
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Drive Times

Austin Bergstrom International Airport	9 miles
Downtown Austin	20 miles
University of Texas, Austin	25 miles

Corporate Neighbors

