

FOR LEASE

Modern Shallow Bay Industrial Development



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LEE &
ASSOCIATES

LIGHTSTONE

BUILDING 1

- 2,446 SF spaces, contiguous up to 4,892 SF
- 353 SF of existing office per suite
- R30 insulation, HVAC ready + 100% HVAC spaces
- +/-18' Clear Height
- Flooring - Stained concrete
- Loading Per Suite: Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors.

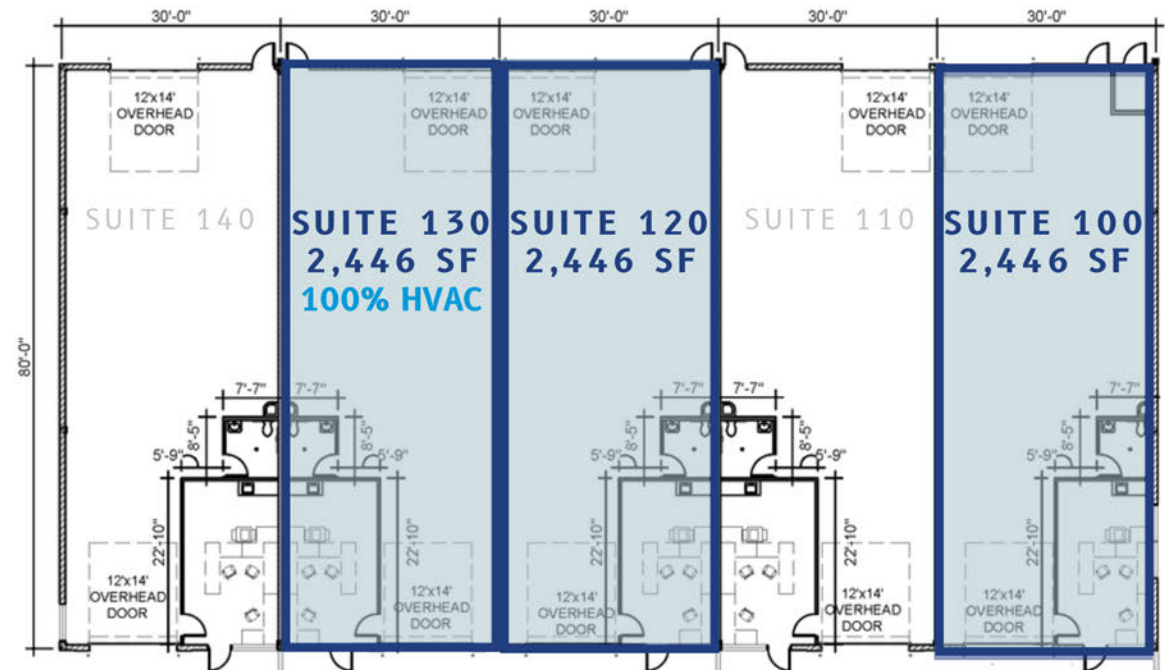
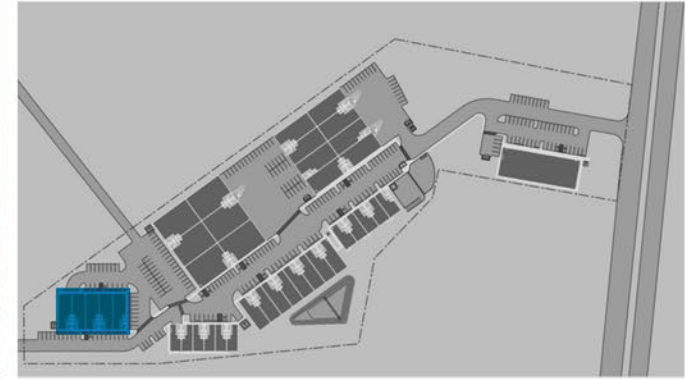
AVAILABILITY

SUITE 100: 2,446 SF

SUITE 120*: 2,446 SF

SUITE 130*: 2,446 SF

*Able to combine Suites 120 and 130 for 4,892 SF



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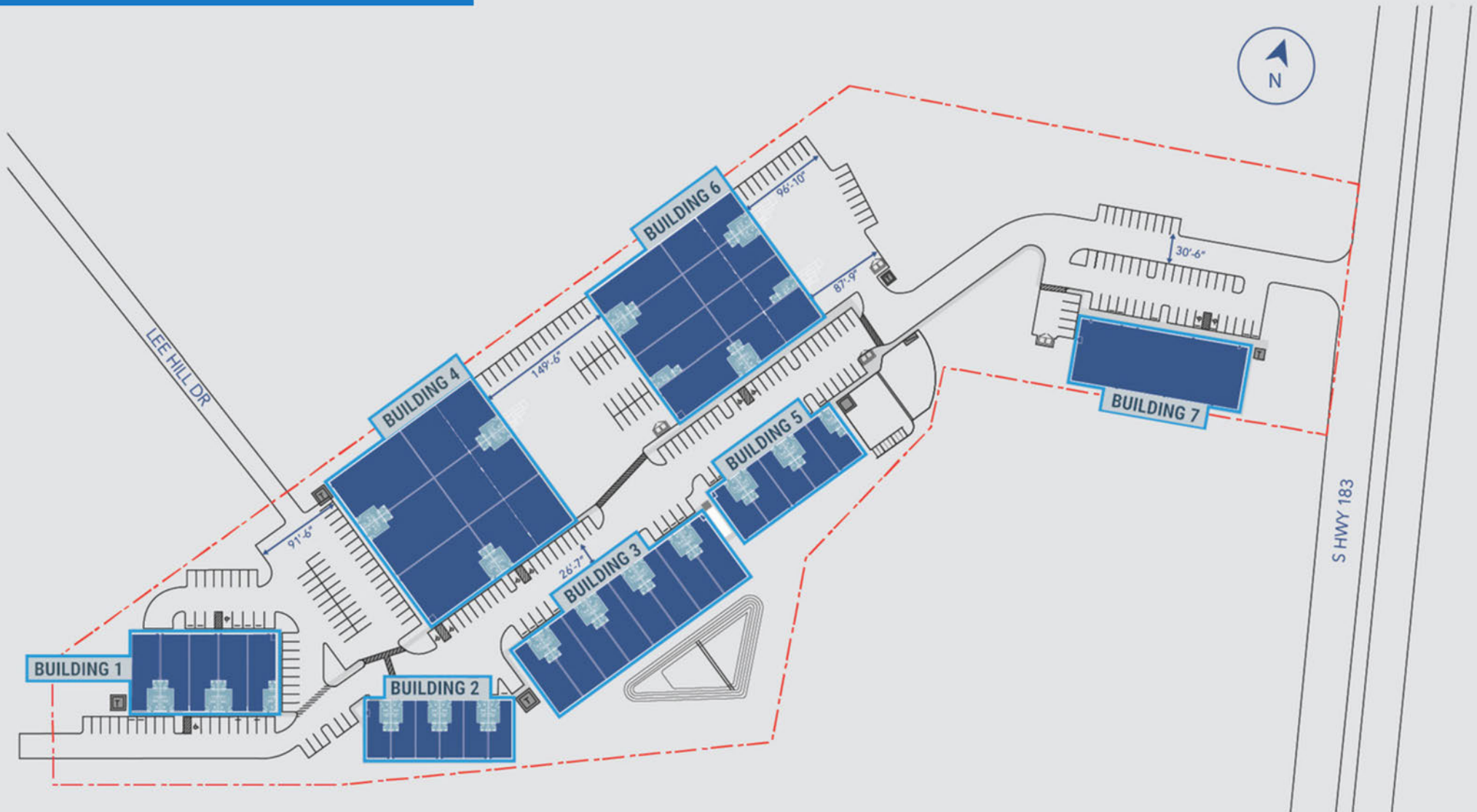
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SITE PLAN



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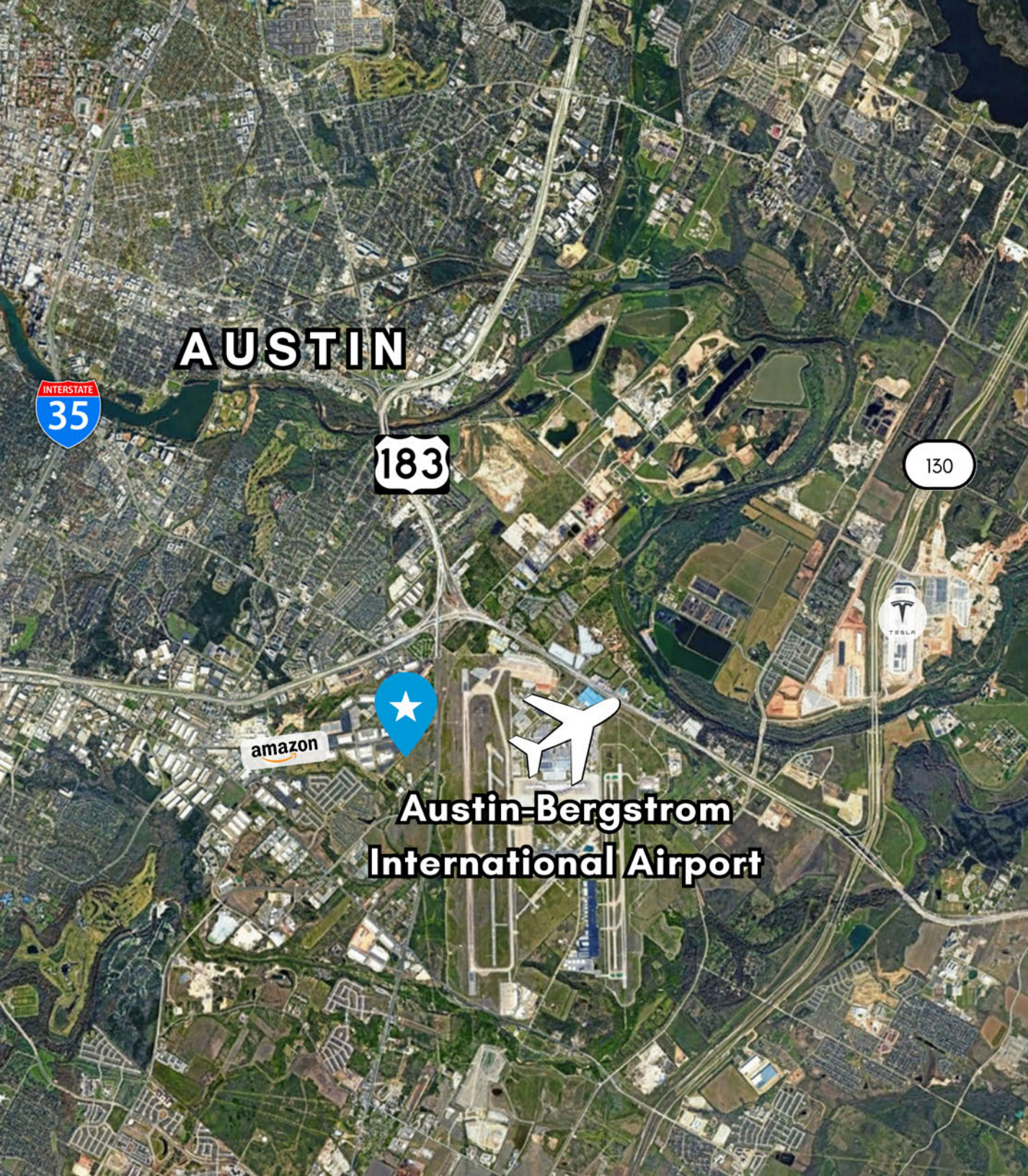
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Drive Times

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

Corporate Neighbors



TESLA

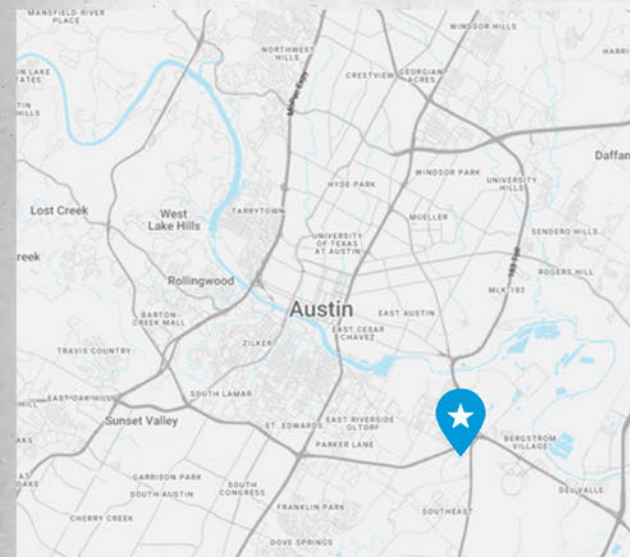
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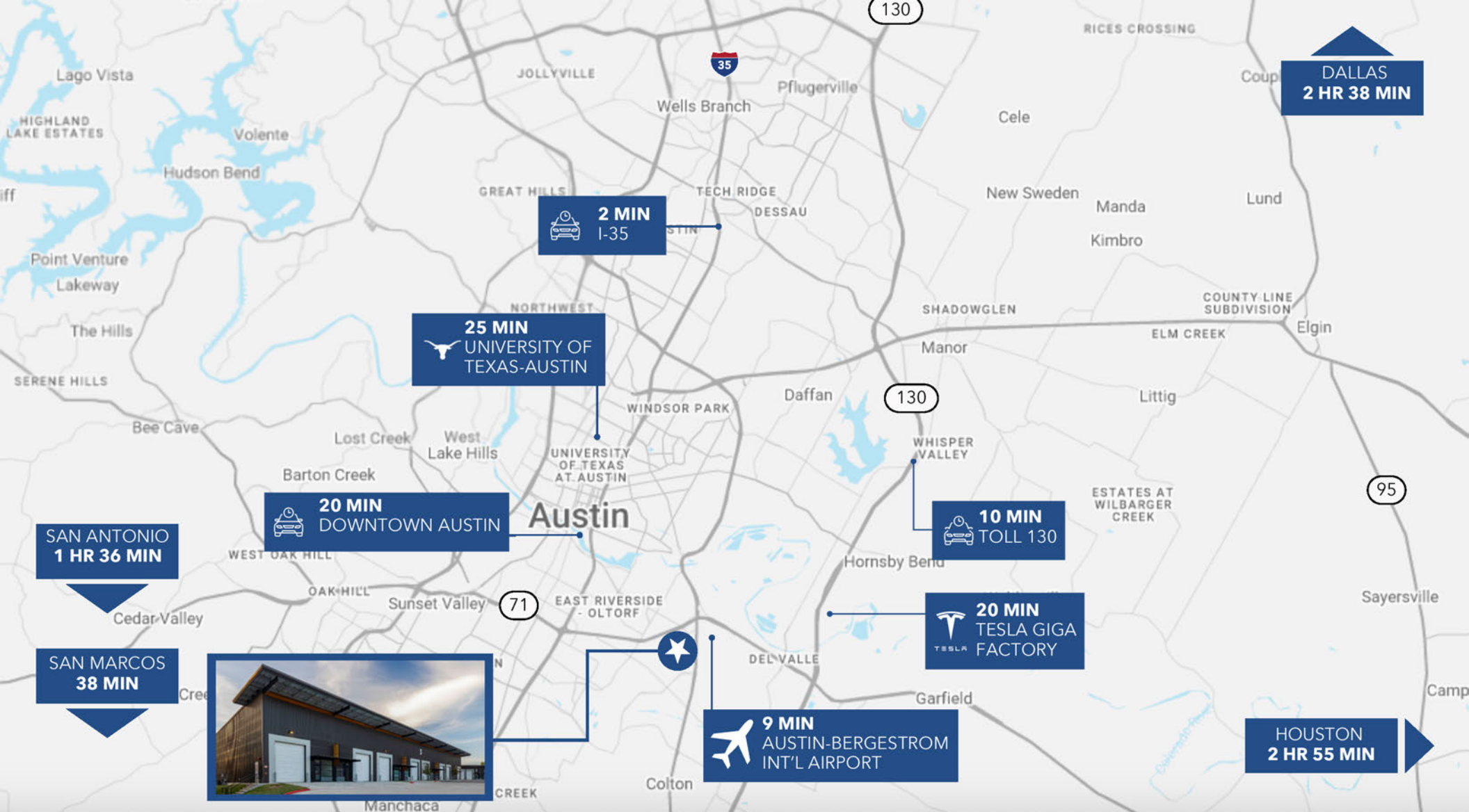


WAYMO



FOUR HANDS
FURNISHING STYLE





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**SCAN FOR MORE
INFORMATION**

