



INFINITY P A R K

For Lease

11708 McAngus Road,
Austin, TX 78617



±18,000 – 99,000 SF Available | 5 Miles South of TESLA

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



INFINITY P A R K

Building 2: ±99,000 SF Available

Building 1: ±63,191 SF Available



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.

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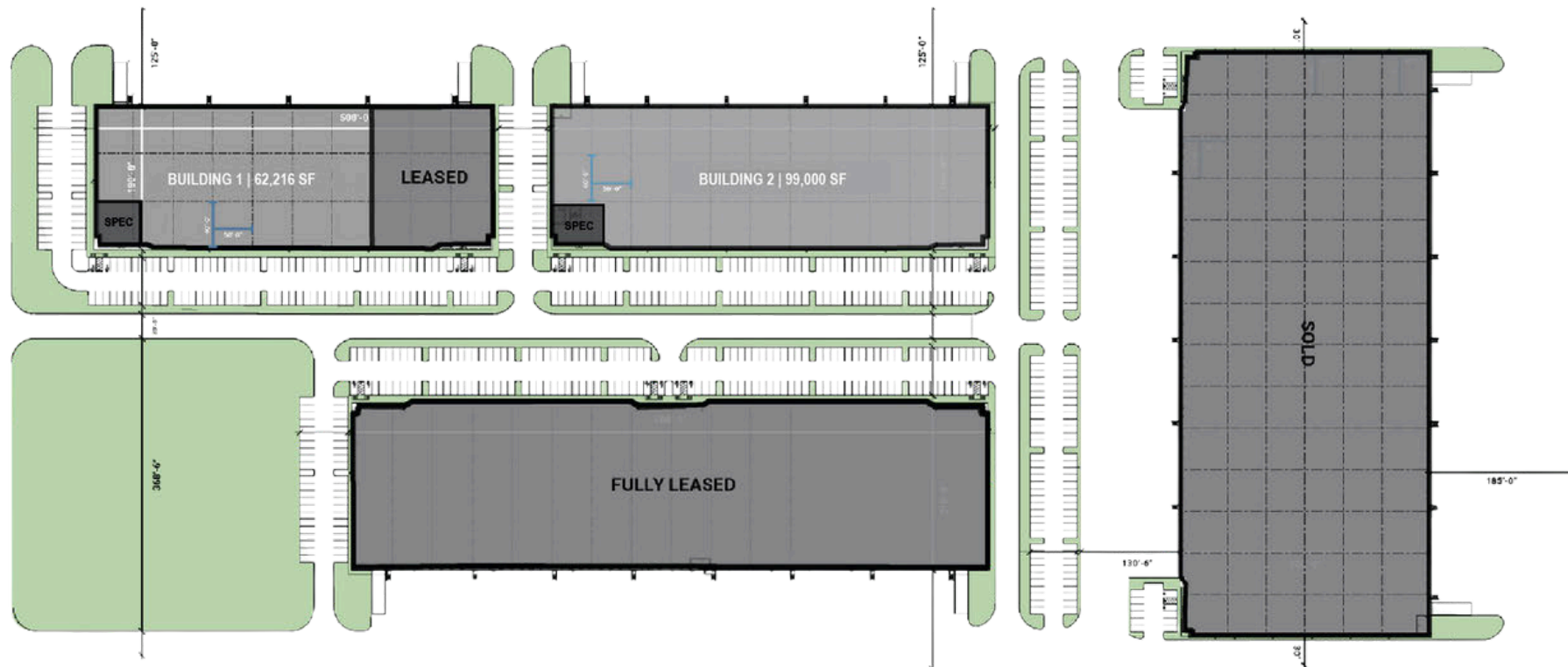
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Site Plan

±18,000 - ±99,000 SF Available



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Building 1 – Suite 150

±63,191 SF Available (Divisible to ±18,000 SF)

Dimensions: 180' x 500'

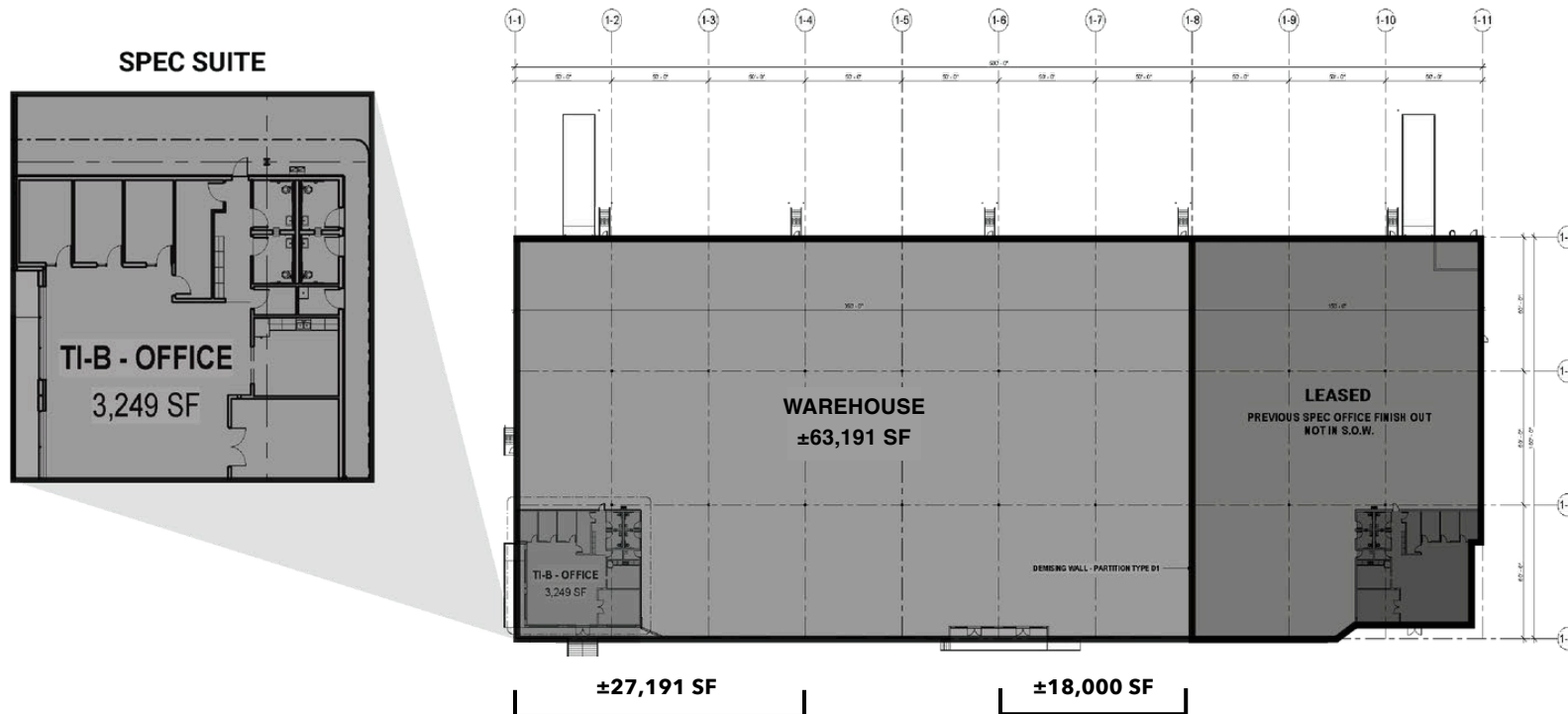
Clear Height: 32'

Loading: 21 Dock High, 1 Ramp

Parking: 153

Typical Column Spacing: 50' x 60'

Power: 1,120 AMP, 3-Phase, 4-Wire



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Building 2

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

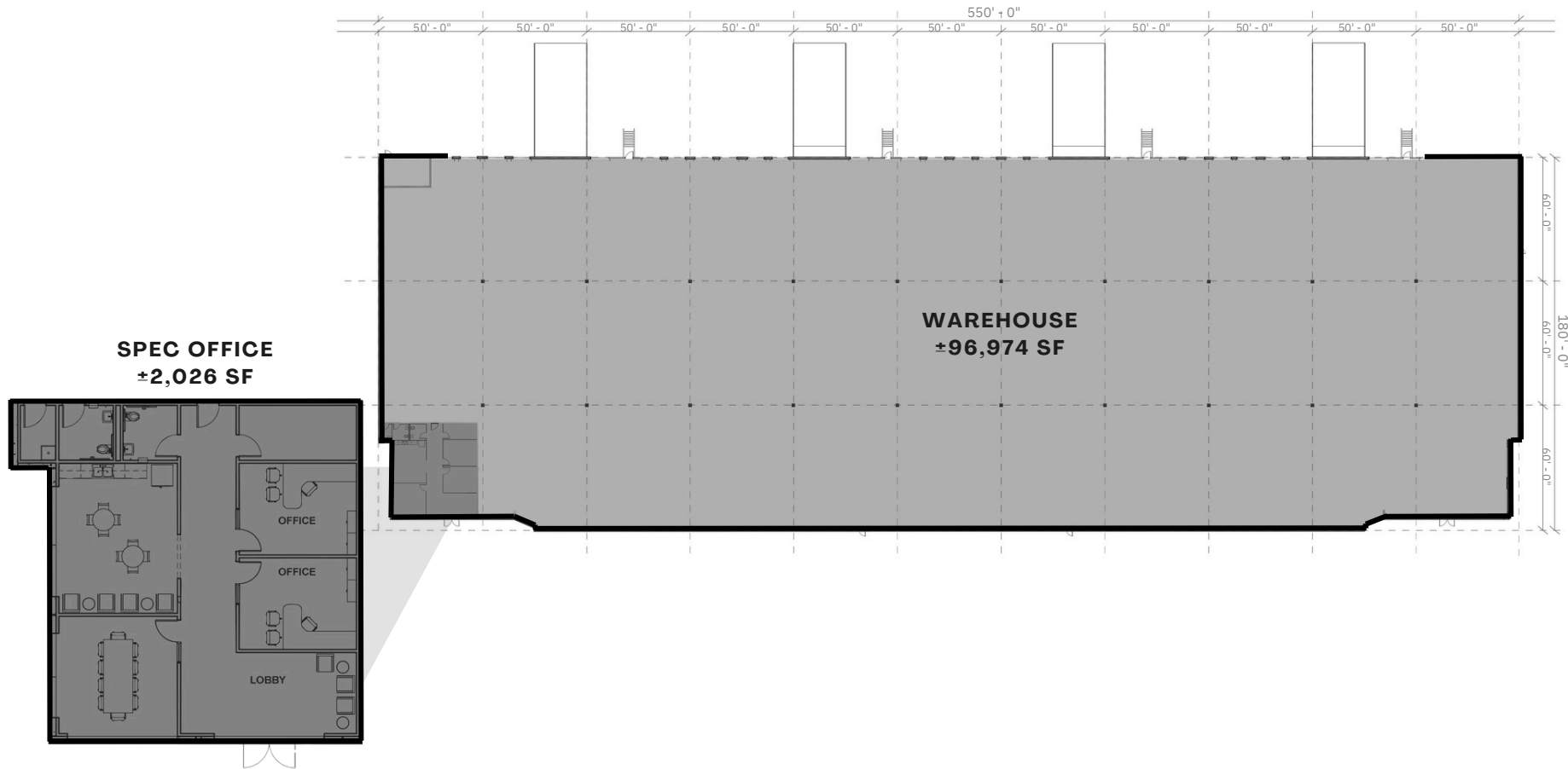
Clear Height: 32'

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

Parking: 120 Surface Spots

Typical Column Spacing: 50' x 60'

Power: 1,600a/480v 3p Heavy



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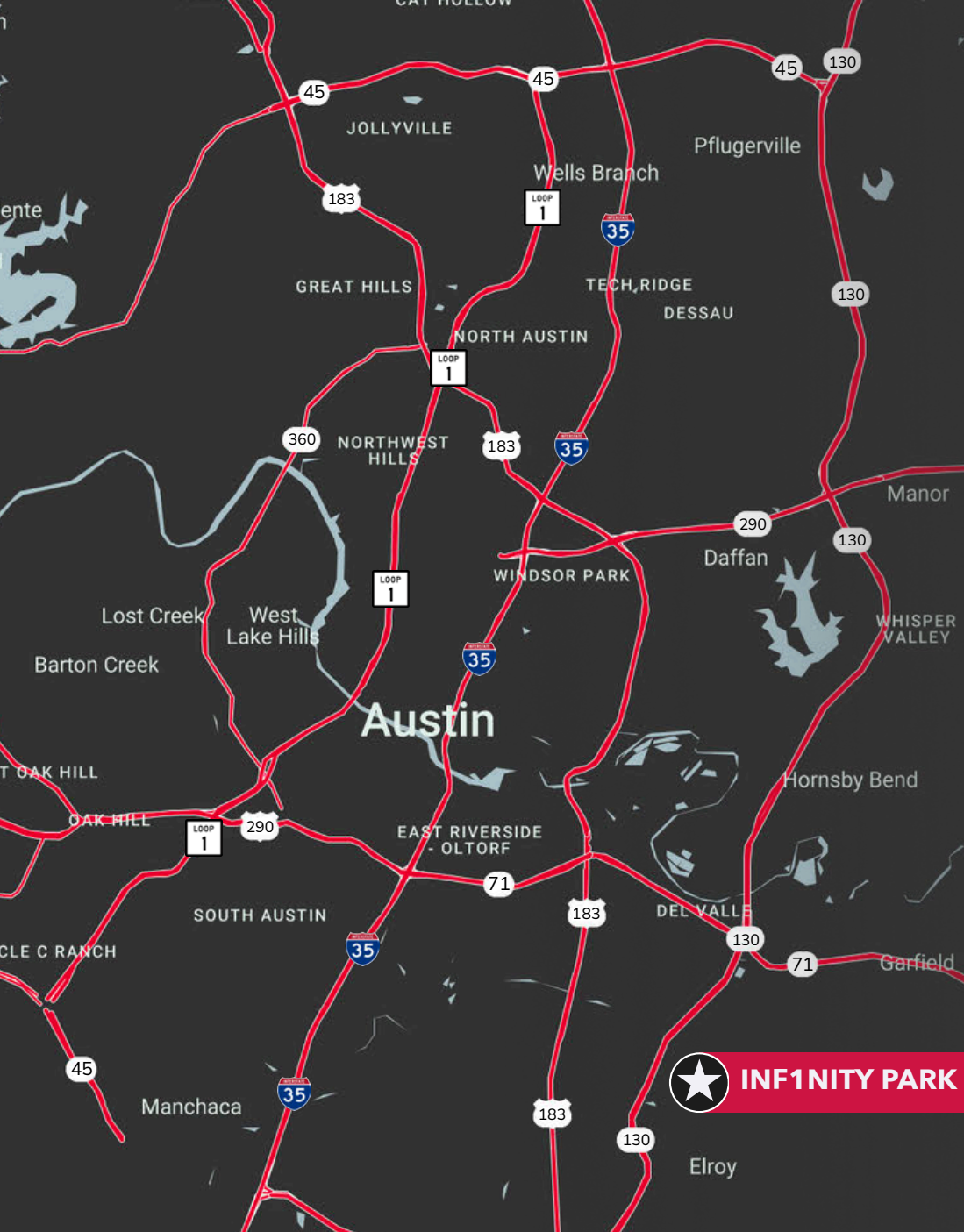


Ingress / Egress Key

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

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INFINITY

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EXCLUSIVELY LISTED BY

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