

FOR LEASE

Modern Shallow Bay Industrial Development



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LEASING:



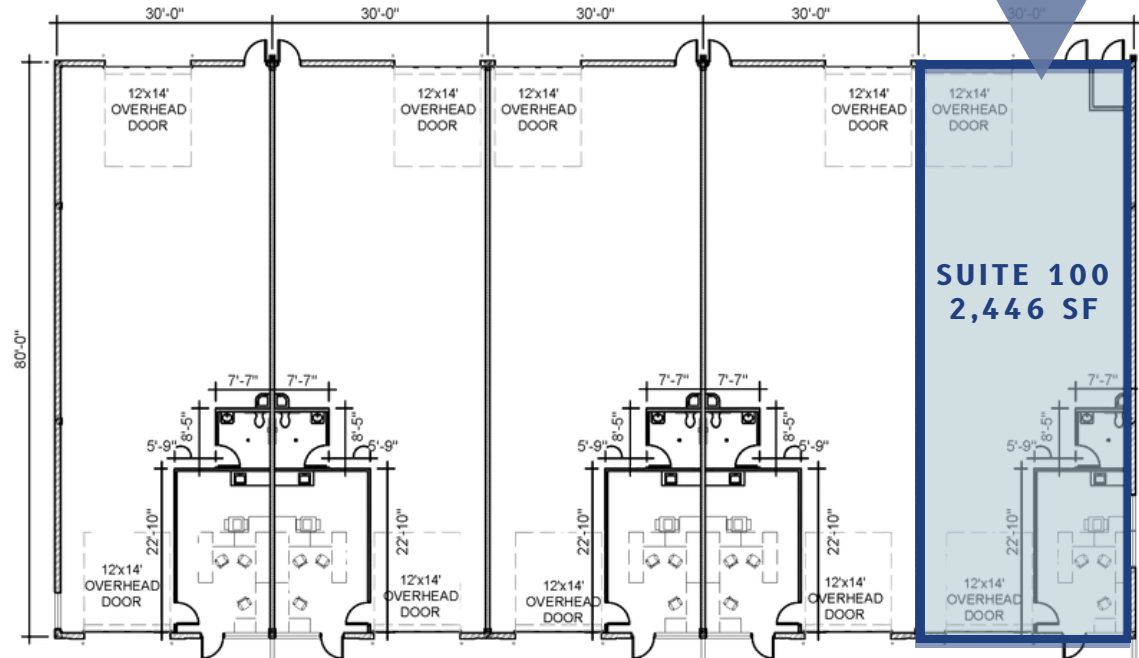
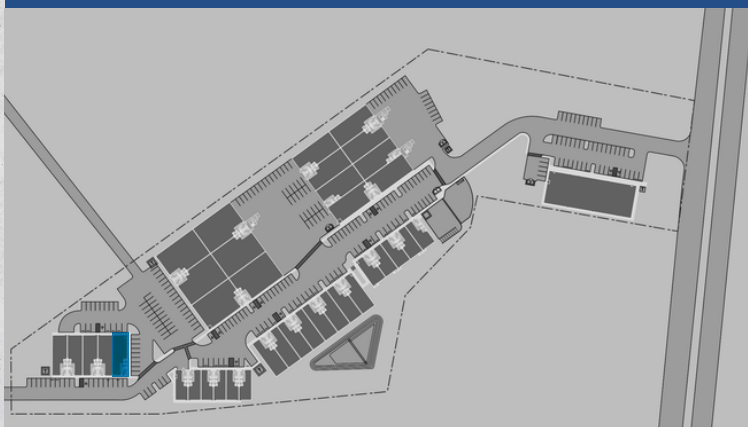
OWNERSHIP:

LIGHTSTONE

BUILDING 1

- ±2,446 SF
- ±353 SF Office
- ±18' Clear Height
- Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors.
- R30 insulation, HVAC ready + 100% HVAC spaces
- Stained Concrete Flooring
- **Available Now**

AVAILABILITY



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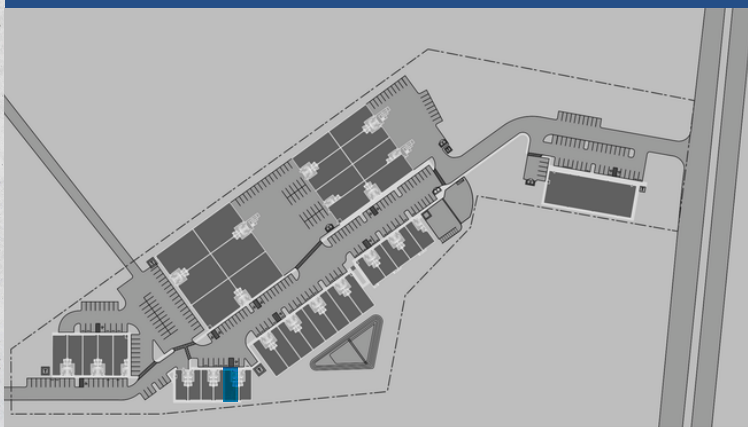
LEE & ASSOCIATES

LIGHTSTONE

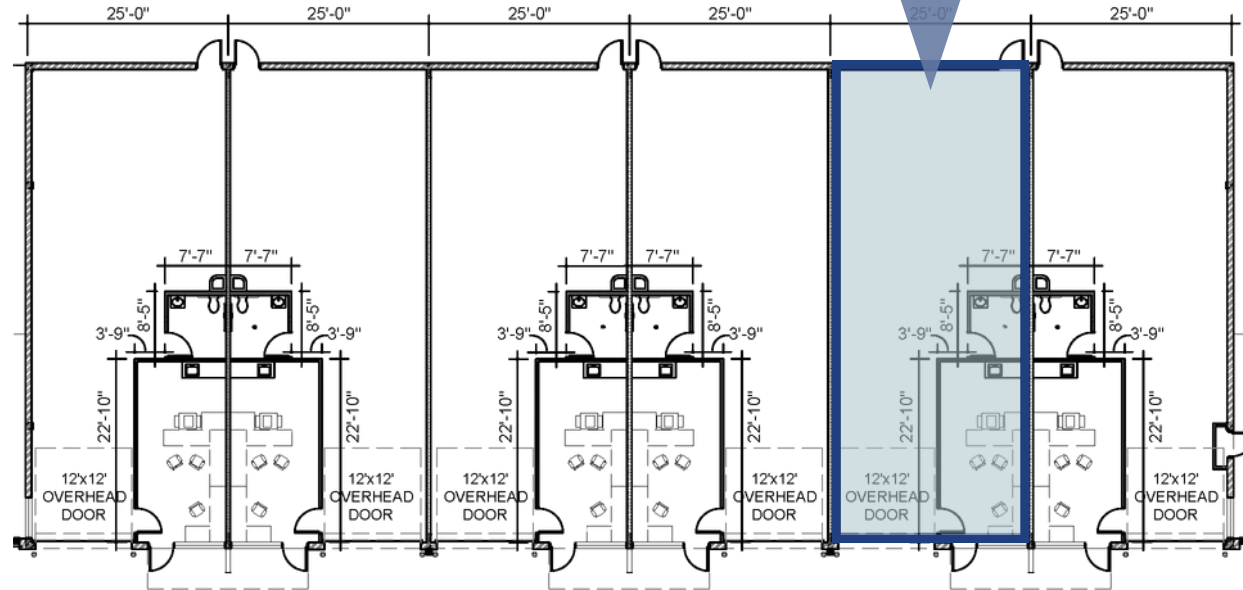
BUILDING 2

- ±1,535 SF
- ±308 SF Office
- ±18' Clear Height
- One (1) Oversized 12' x 12' Overhead Door.
- R30 insulation, HVAC ready + 100% HVAC spaces
- Stained Concrete Flooring
- **Available 08/01/2026**

AVAILABILITY



SUITE 210
1,535 SF
AVAILABLE 08/01/26



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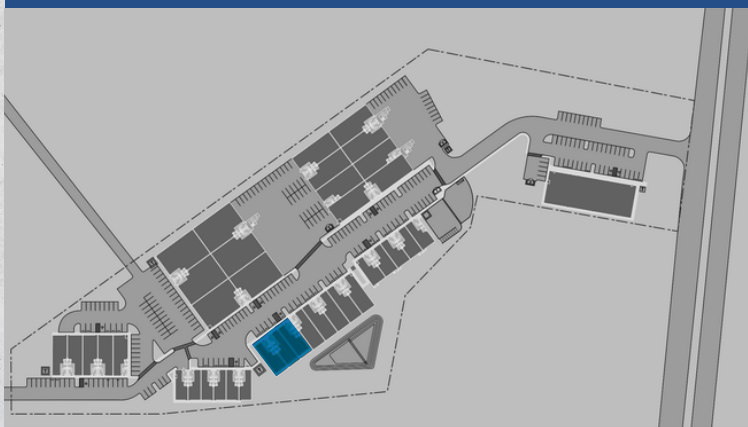


LIGHTSTONE

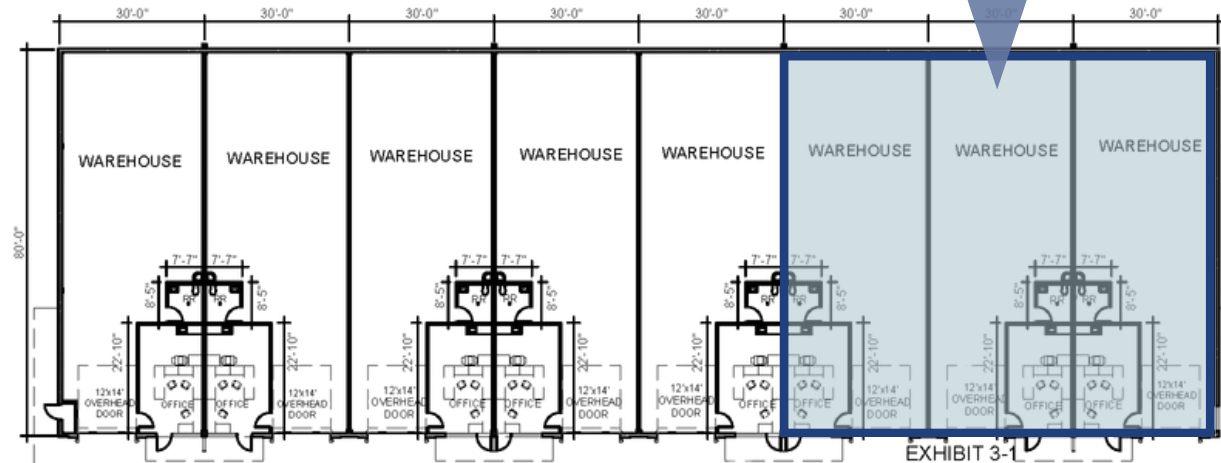
BUILDING 3

- ±7,320 SF
- ±706 SF Office
- ±18' Clear Height
- Three (3) Oversized 12' x 12' Overhead Door.
- R30 insulation, HVAC ready + 100% HVAC spaces
- Stained Concrete Flooring
- **Available 09/01/2026**

AVAILABILITY



SUITE 350
7,320 SF
AVAILABLE 09/01/26



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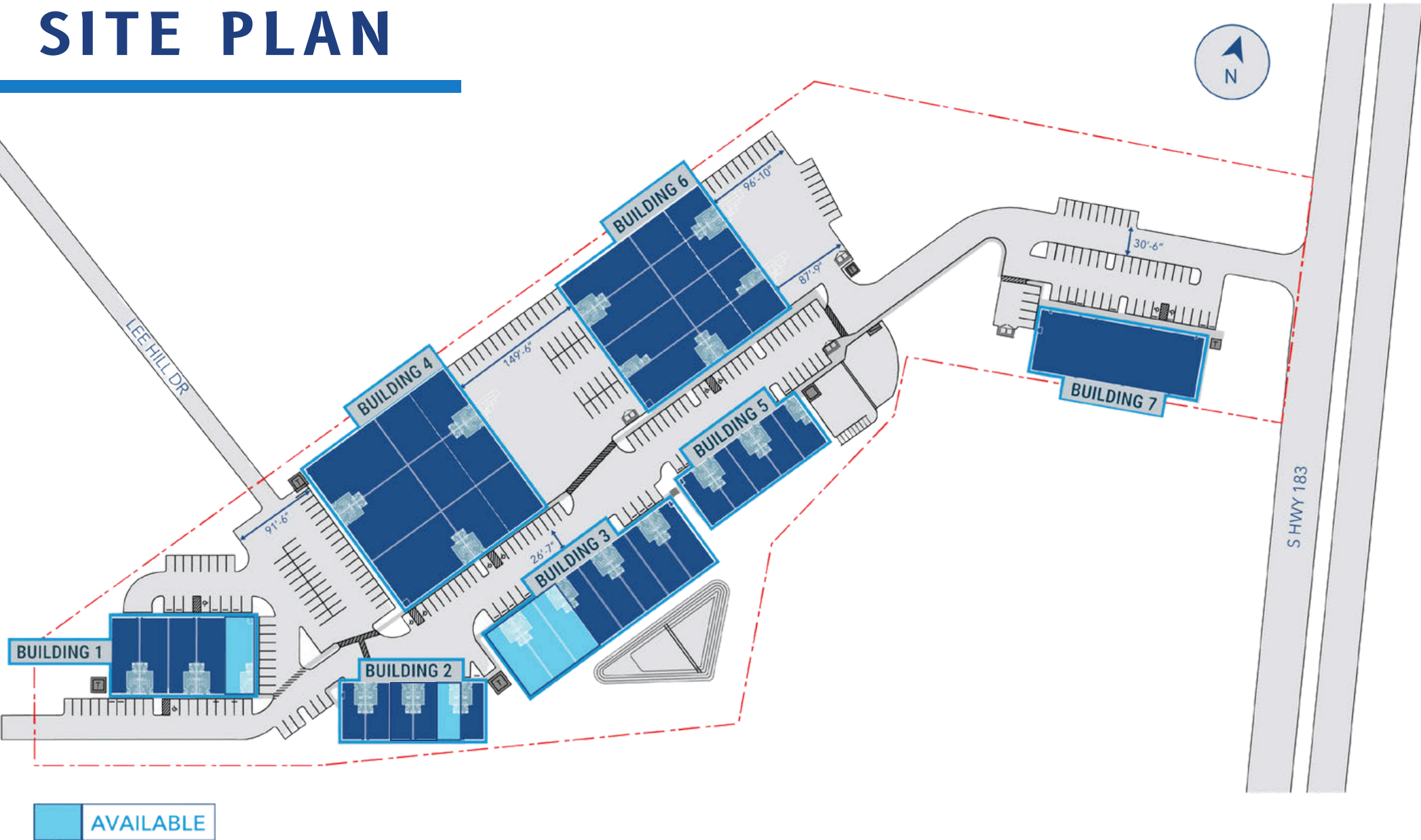
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SITE PLAN



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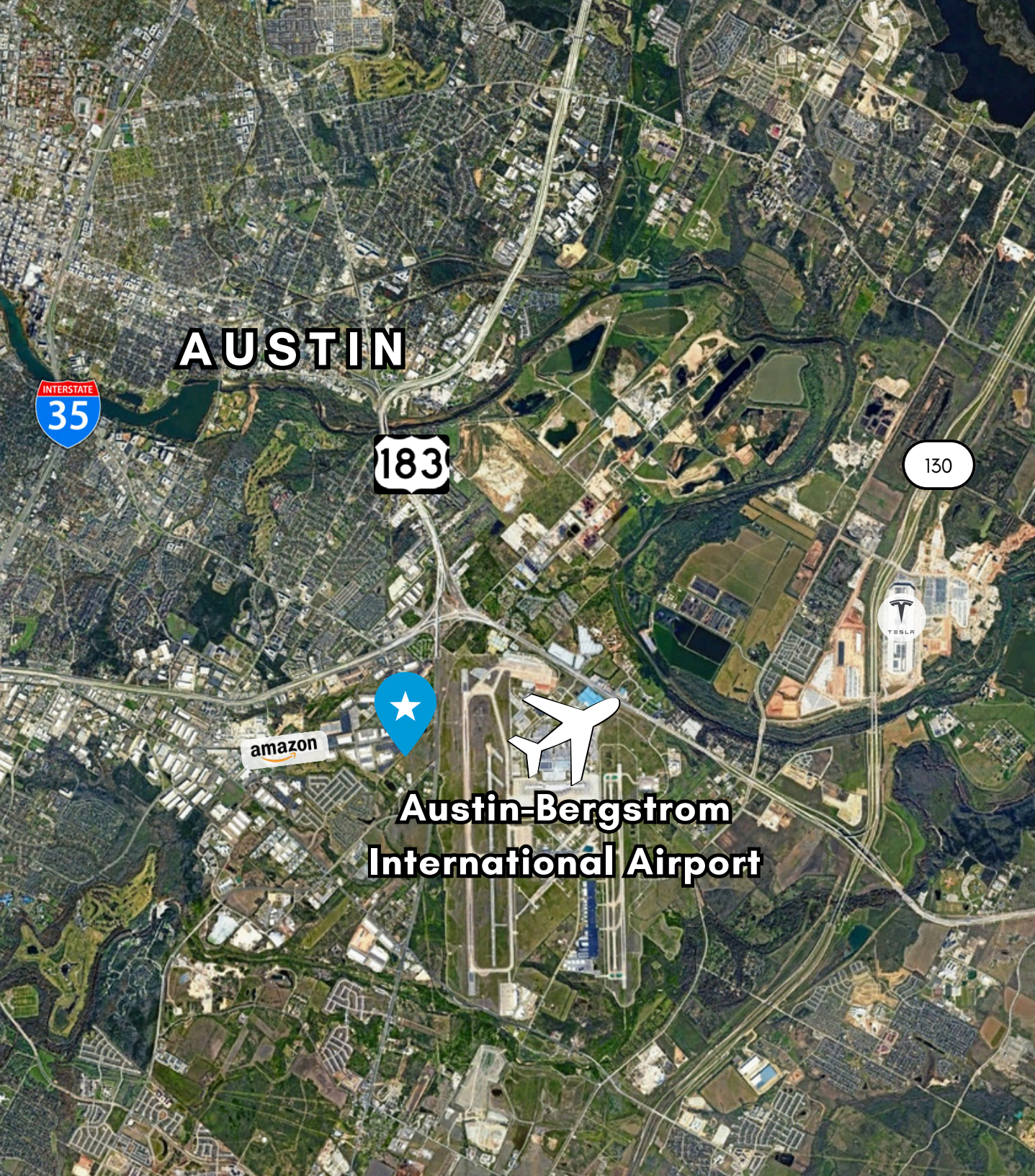
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LEE & ASSOCIATES

LIGHTSTONE



AUSTIN



amazon

**Austin-Bergstrom
International Airport**



Drive Times

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

Corporate Neighbors



TESLA

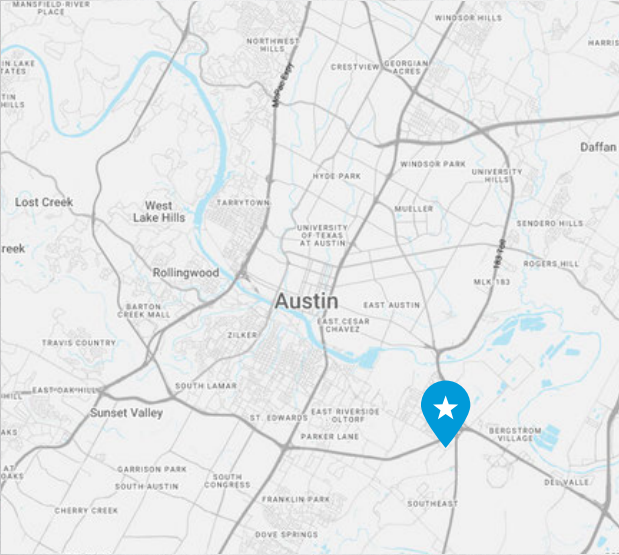
amazon



WAYMO



FOUR HANDS
FURNISHING STYLE





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SCAN FOR MORE INFORMATION



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