



# INFINITY

P A R K

# For Lease

11708 McAngus Road,  
Austin, TX 78617



±18,000 – 63,191 SF Available | 5 Miles South of TESLA

**ADAM GREEN, SIOR**

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# INFINITY

## PARK

### Building 1: ±63,191 SF Available

**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, 3PH, 4W

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

**Building 1** currently offers up to **±62,216 square feet** of available space with excellent access and visibility to **SH-130**. The entire development is **US Green Building Council LEED certified**.

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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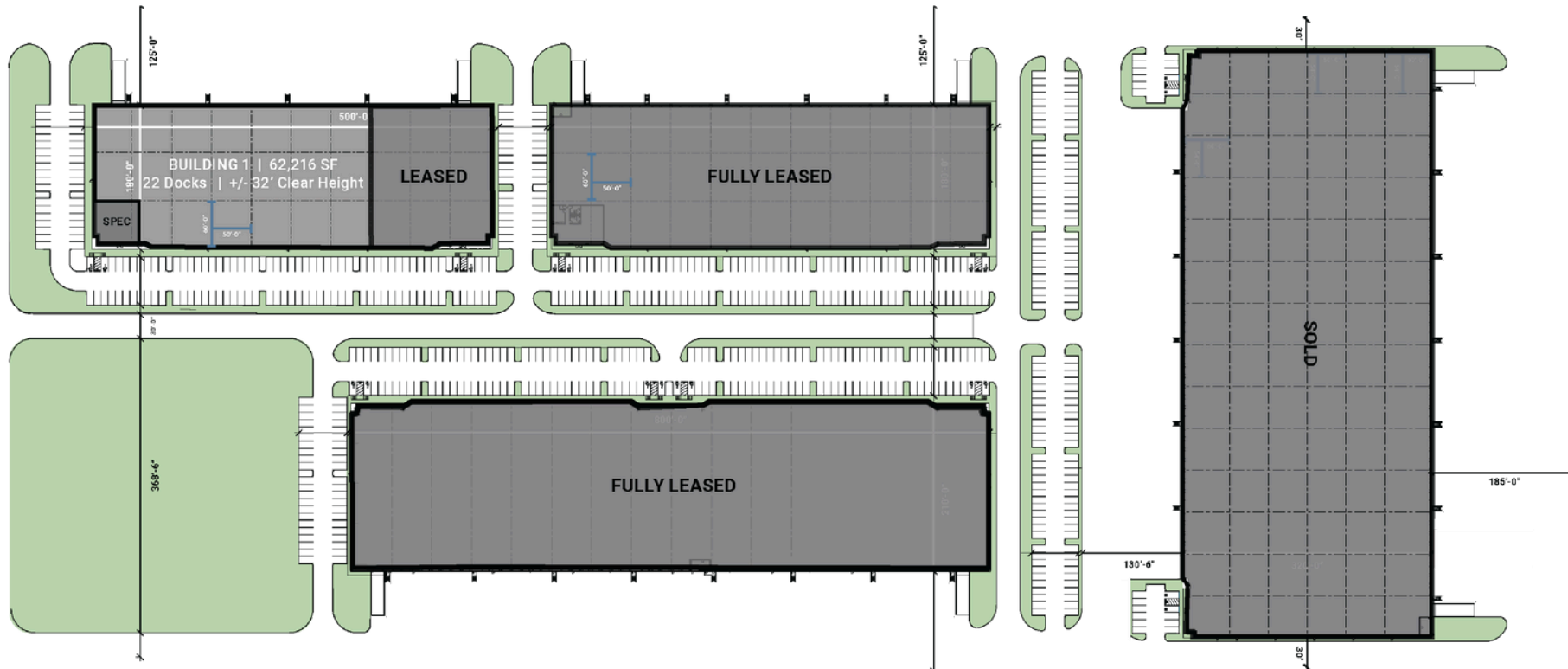
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# Site Plan

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



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# Building 1 Plan

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

**Dimensions:** 180' x 500'

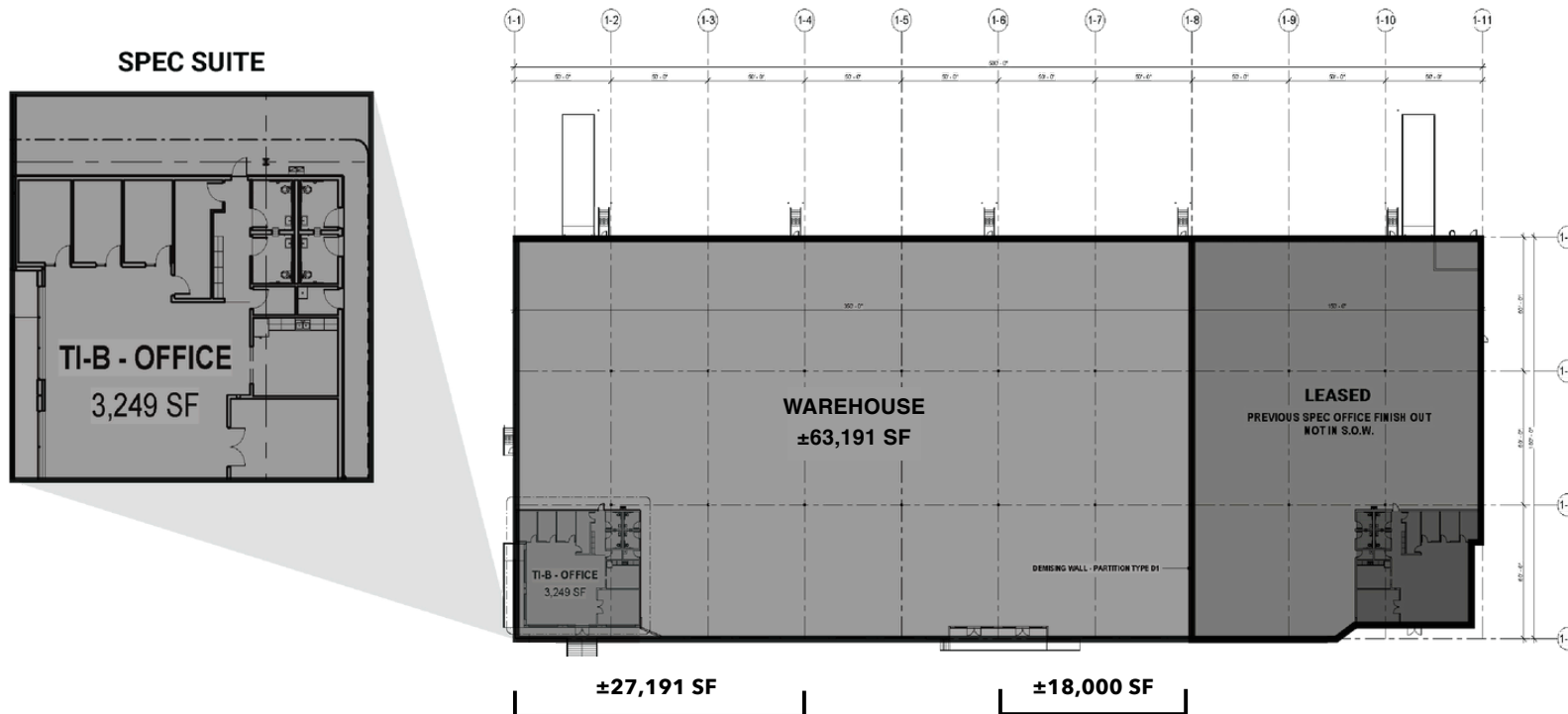
**Clear Height:** 32'

**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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# Ingress / Egress Key

INGRESS

EGRESS

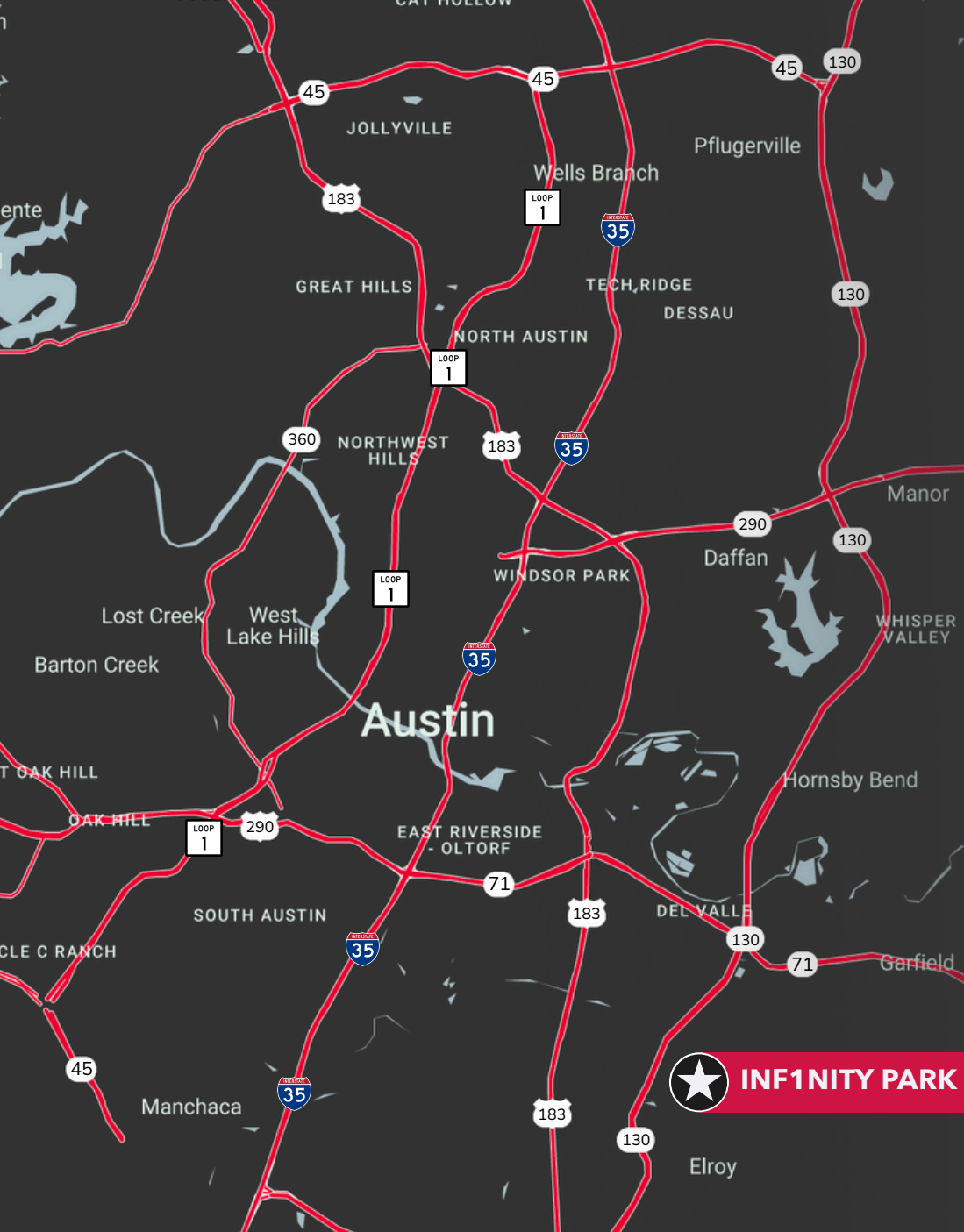


973

130

812





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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