# 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

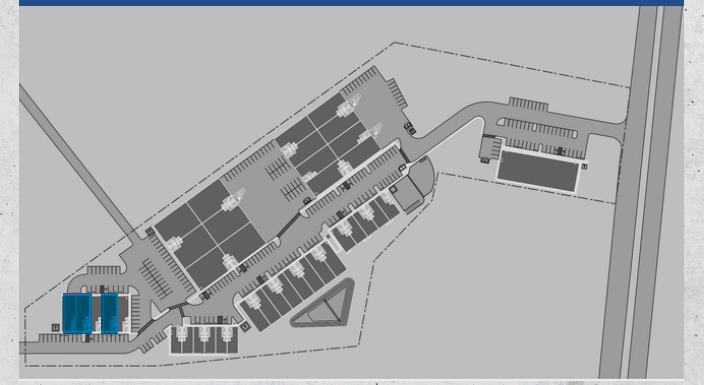

LEASING: LEE & ASSOCIATES

OWNERSHIP: LIGHTSTONE

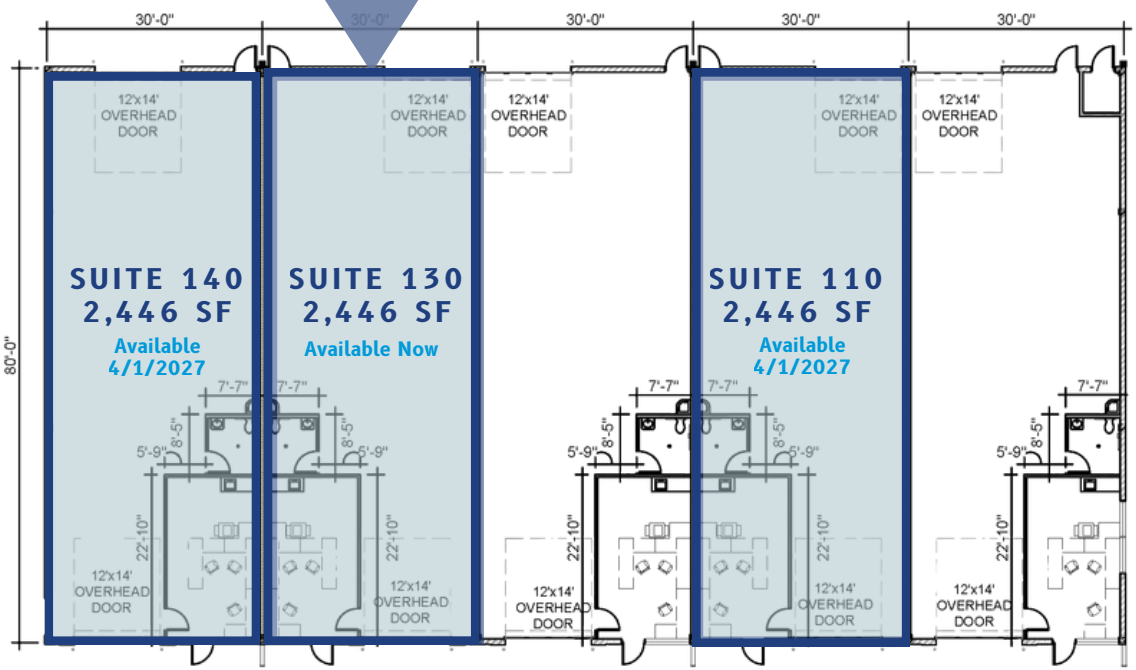
# BUILDING 1

- ±2,446 SF
- ±353 SF Office
- ±18′ Clear Height
- Cross Dock, Two (2) Oversized 12′ x 14′ Grade-Level Doors
- R-30 insulation
- 100% HVAC Spaces
- Stained Concrete Flooring
- **Available Now**

## AVAILABILITY









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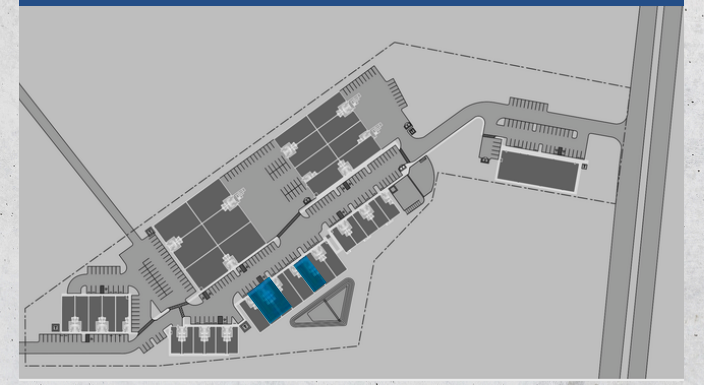

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# BUILDING 3

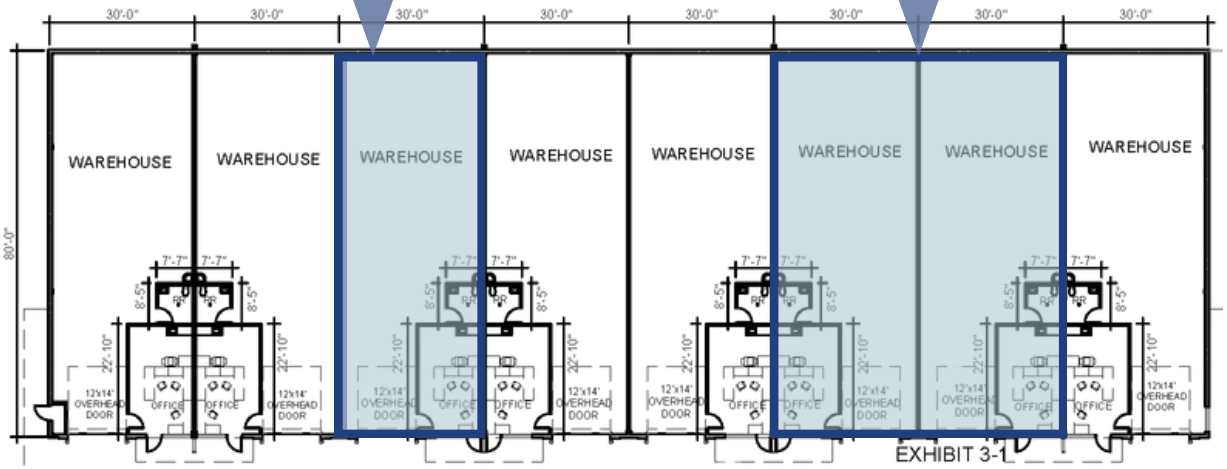
- ±2,440 - 4,880 SF*
- ±360 - 720 SF Office
- ±21' Clear Height
- Two (2) Oversized 12' x 14' Overhead Door
- R-30 insulation, HVAC ready
- Stained Concrete Flooring
- **Available Now**

## AVAILABILITY



**SUITE 320**
**2,440 SF**
**Available 5/1/2027**

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




*Can be demised

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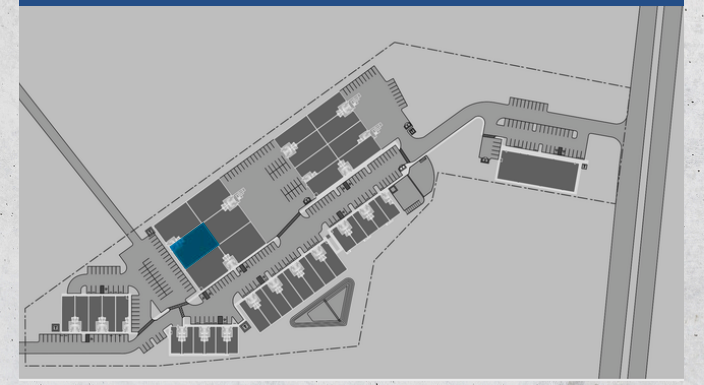
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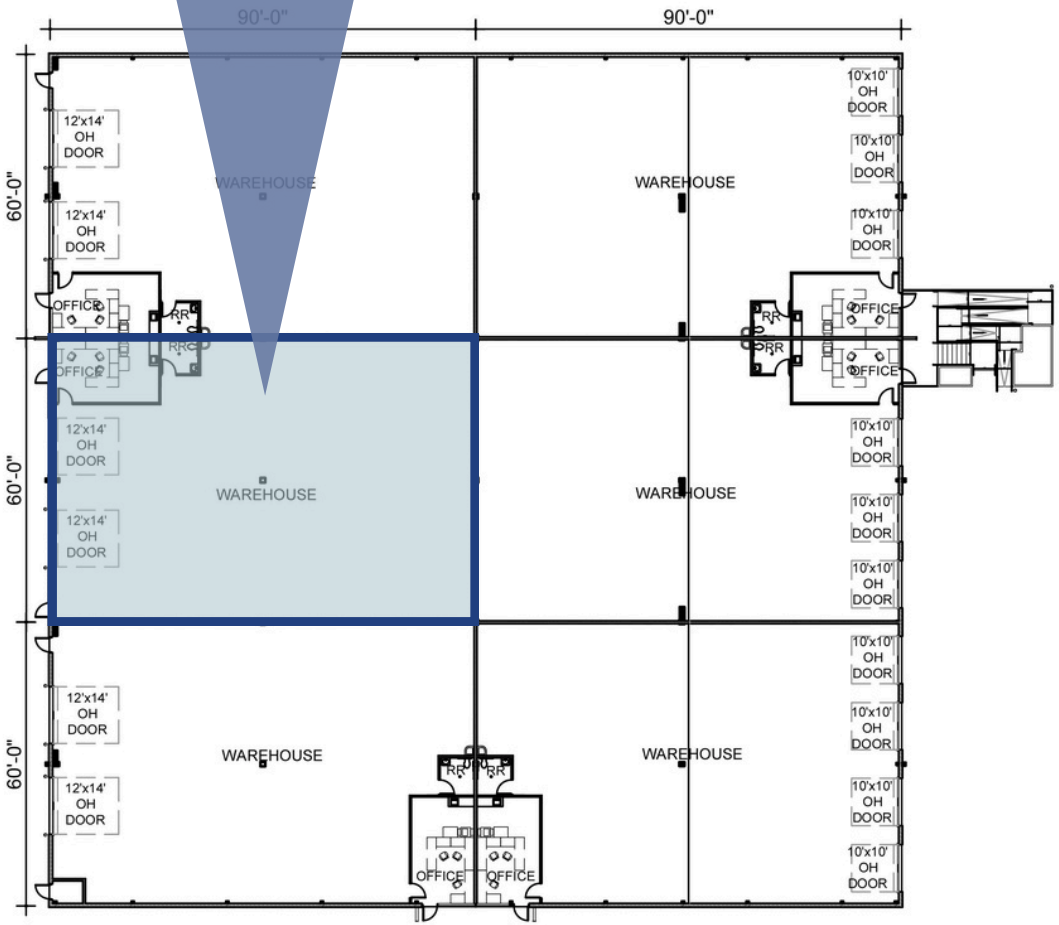
# BUILDING 4

- ±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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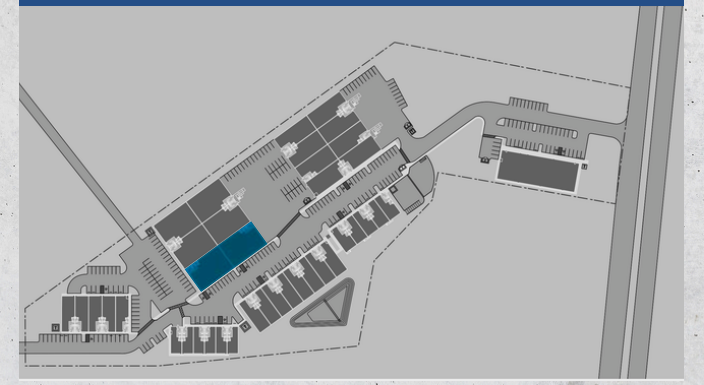

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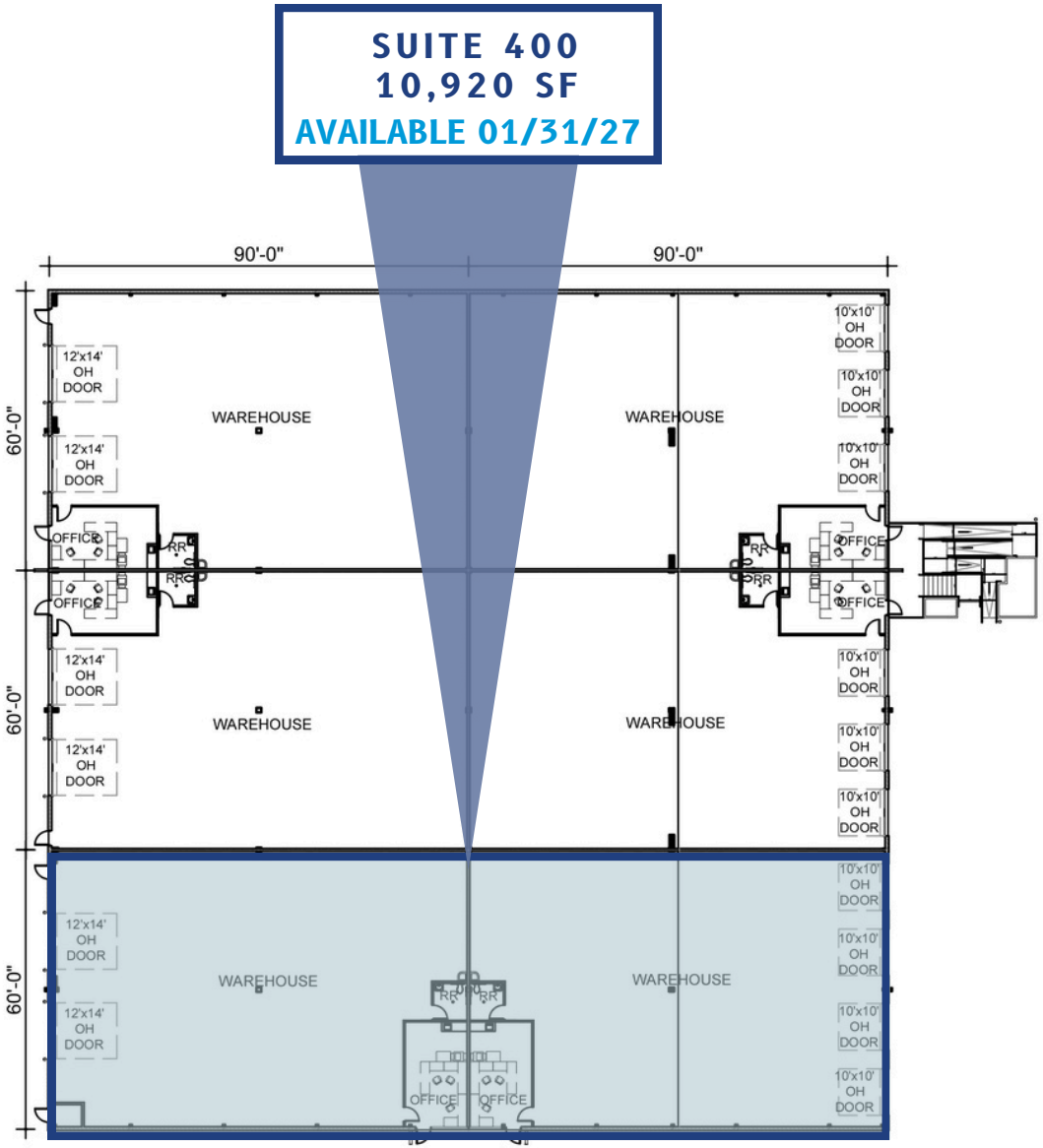
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# BUILDING 4

- ±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







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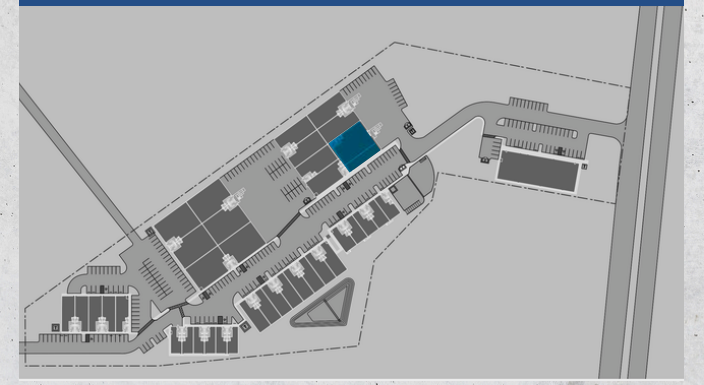

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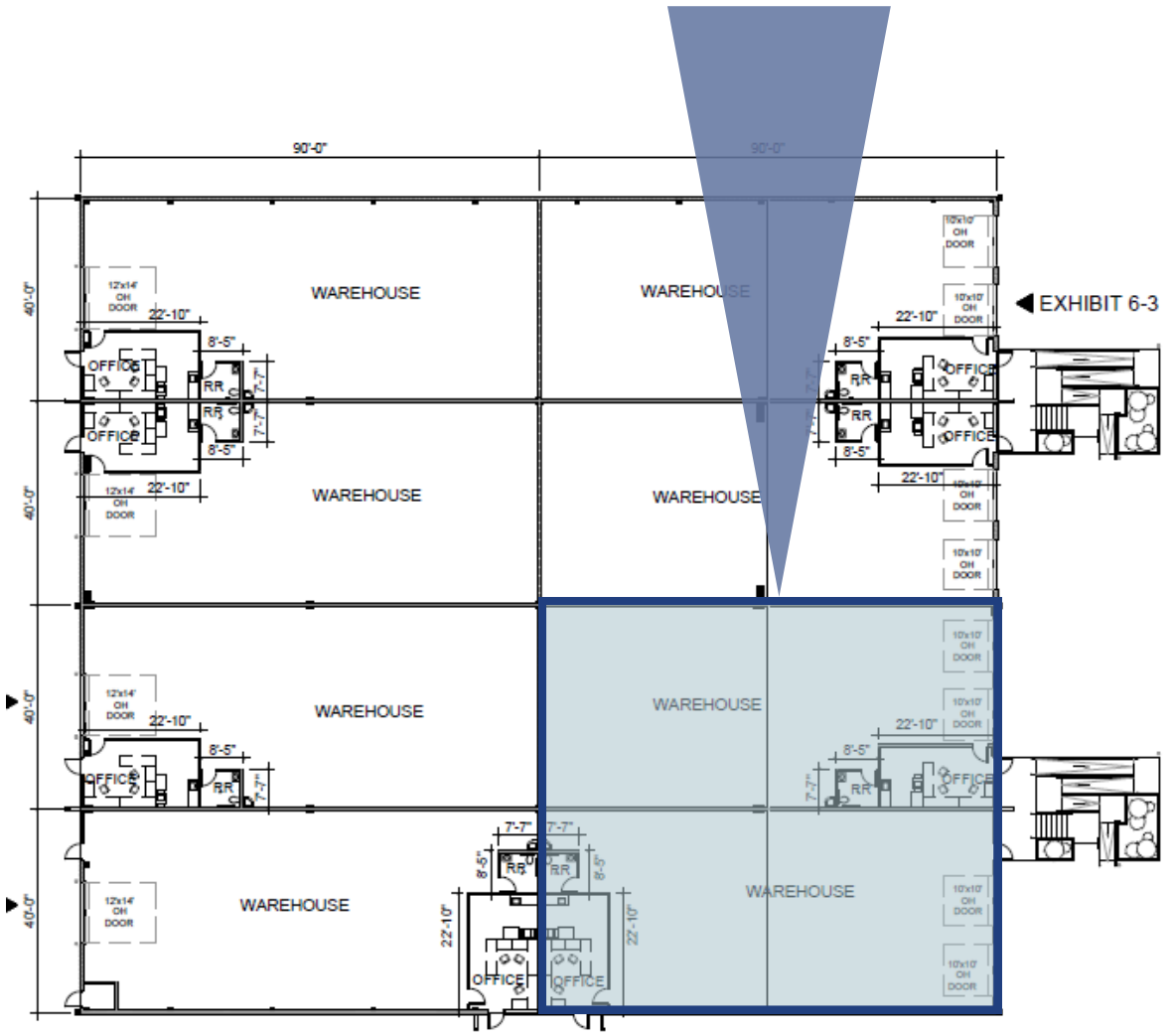
# BUILDING 6

- ±7,354 SF
- ±720 SF Office
- Four Dock-High Doors
- R-30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 04/01/2027**

## AVAILABILITY



**SUITE 600**
**7,354 SF**
**AVAILABLE 04/01/27**





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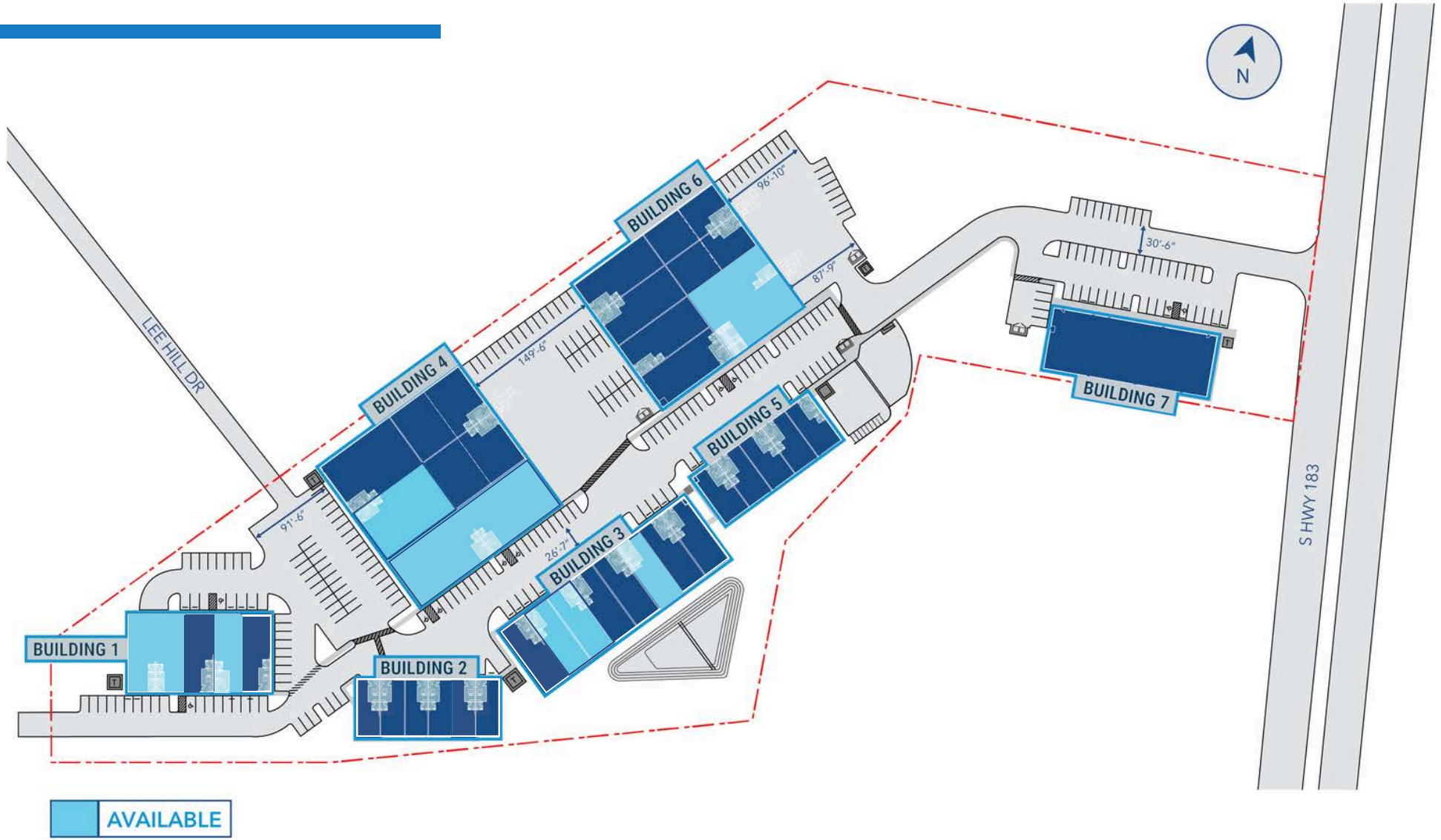
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# SITE PLAN



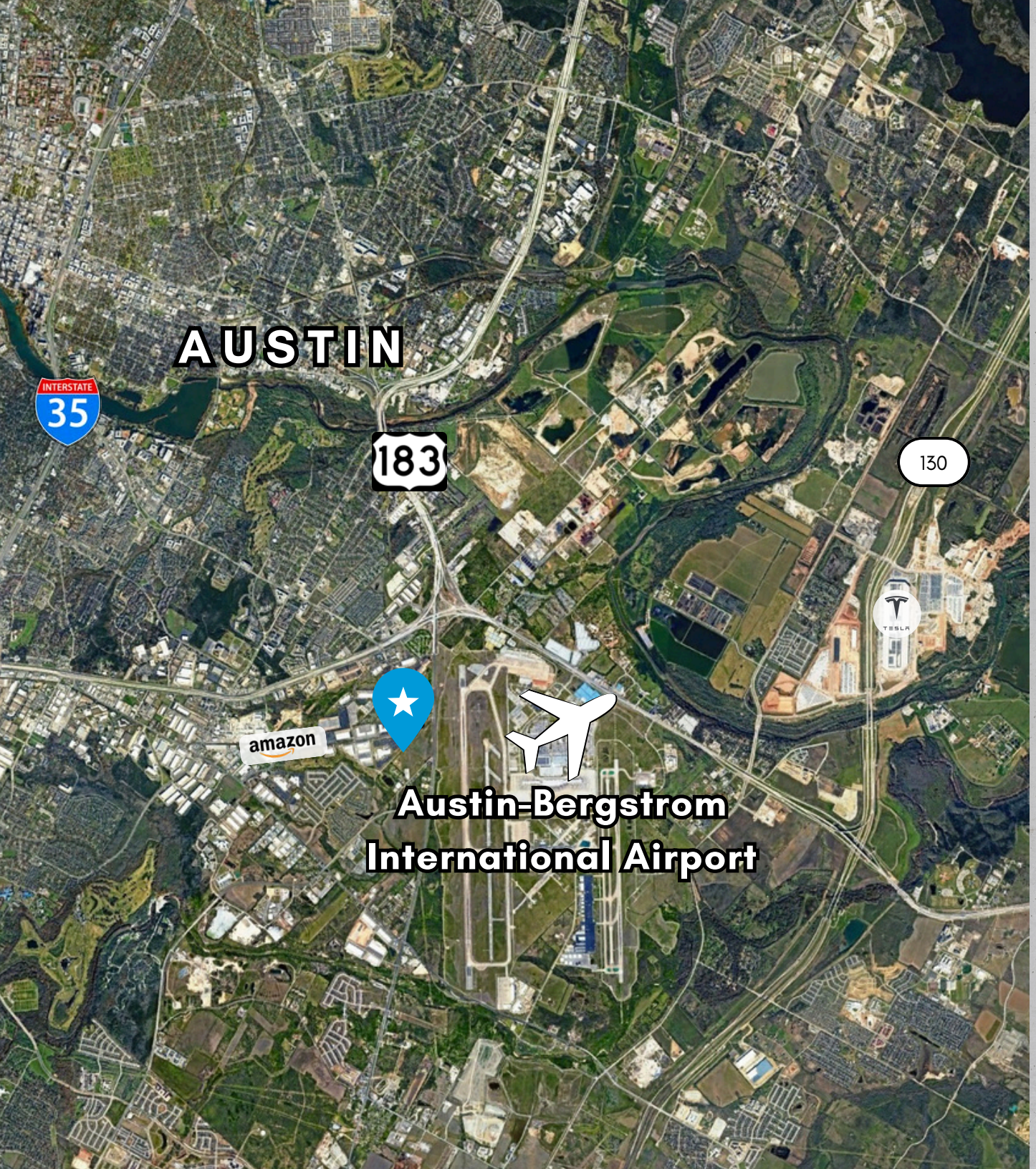

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## Drive Times

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

## Corporate Neighbors

TESLA

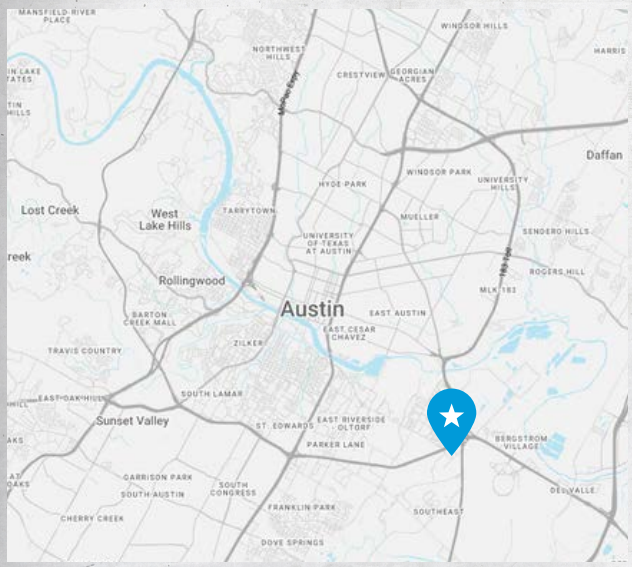
amazon

WAYMO

HD

FOUR HANDS
FURNISHING STYLE

SARONIC





DALLAS
**2 HR 38 MIN**

**2 MIN**
I-35

**25 MIN**
UNIVERSITY OF TEXAS-AUSTIN

**20 MIN**
DOWNTOWN AUSTIN

SAN ANTONIO
**1 HR 36 MIN**

SAN MARCOS
**38 MIN**

**10 MIN**
TOLL 130

**20 MIN**
TESLA GIGA FACTORY

**9 MIN**
AUSTIN-BERGESTROM INT'L AIRPORT

HOUSTON
**2 HR 55 MIN**


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**SCAN FOR MORE INFORMATION**

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