

# 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**

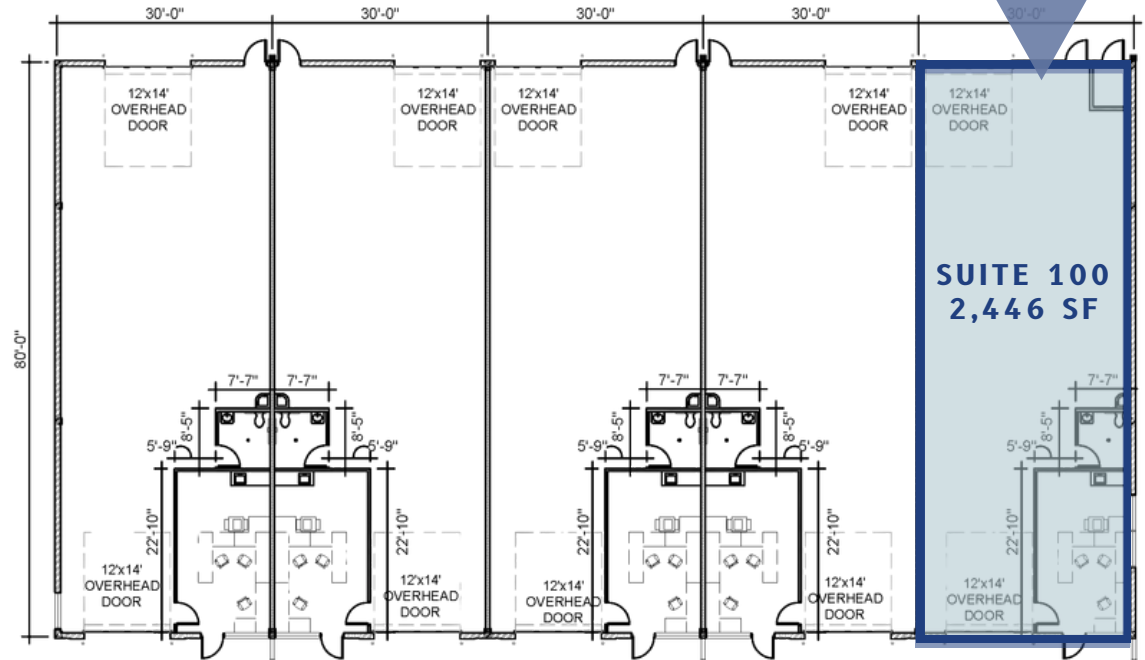
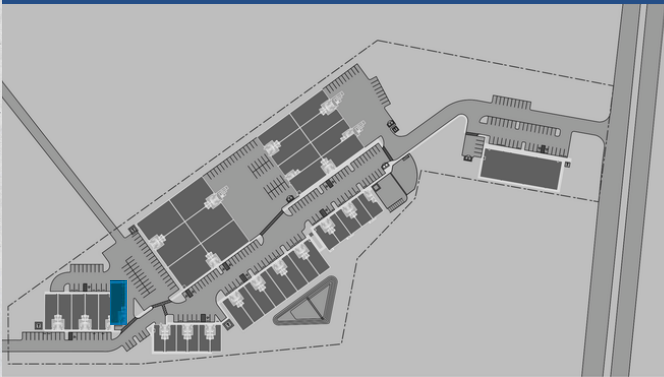
OWNERSHIP:

**LIGHTSTONE**

# BUILDING 1

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

## AVAILABILITY



**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

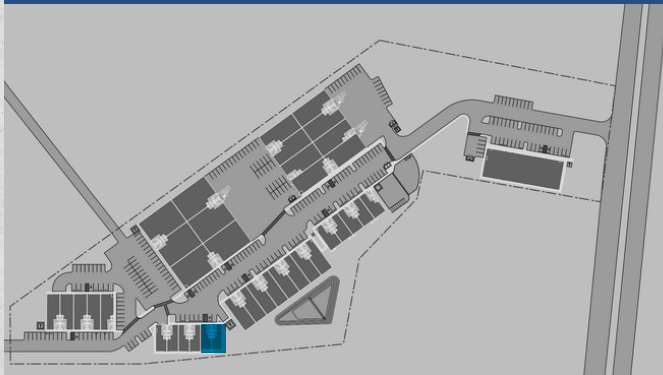
 **LEE &  
ASSOCIATES**

**LIGHTSTONE**

# BUILDING 2

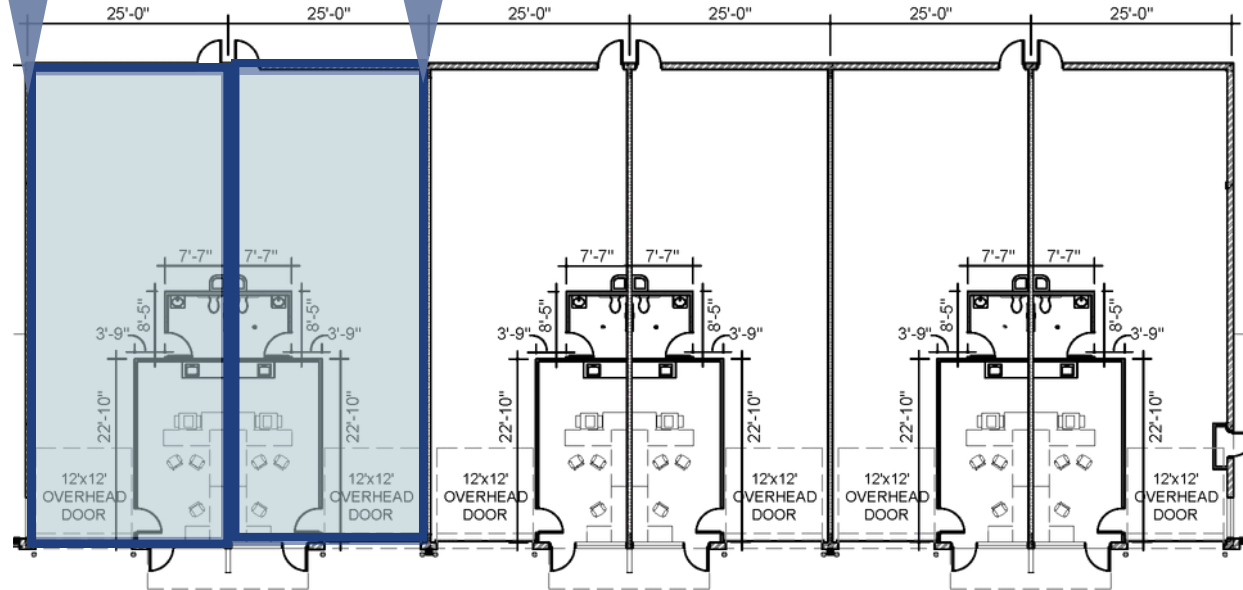
- ±1,535 SF
- ±308 SF Office
- ±18' Clear Height
- One (1) Oversized 12' x 14' Overhead Door.
- R30 insulation, HVAC ready and 100% HVAC spaces
- LED Warehouse Lighting
- Stained Concrete Flooring

## AVAILABILITY



**SUITE 200**  
1,535 SF  
**AVAILABLE 10/01/26**

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



**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

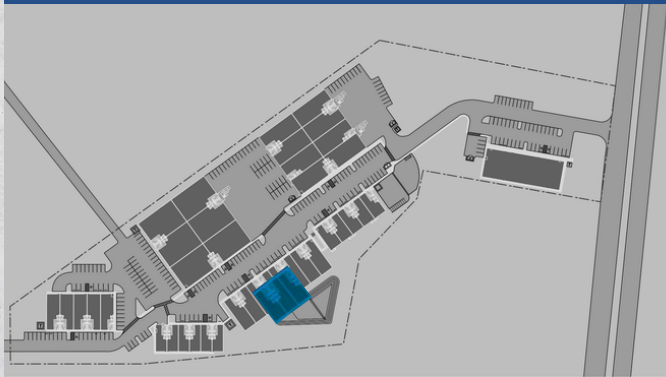
**LEE & ASSOCIATES**

**LIGHTSTONE**

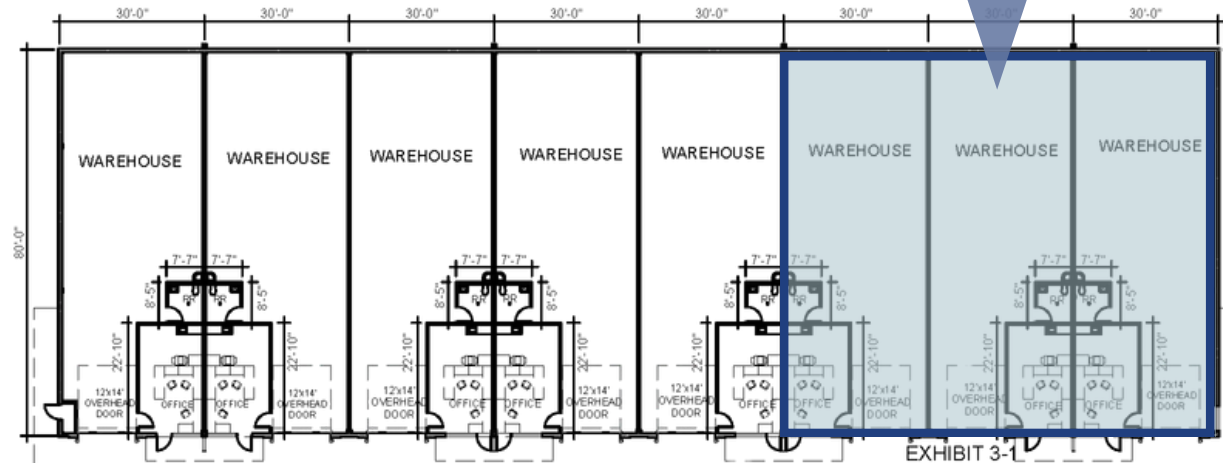
# BUILDING 3

- ±2,440 - 7,320 SF\*
- ±360 - 1,080 SF Office
- ±21' Clear Height
- Three (3) Oversized 12' x 14' Overhead Door
- R30 insulation, HVAC ready and 100% HVAC spaces
- Stained Concrete Flooring
- **Available 09/01/2026**

## AVAILABILITY



**SUITE 350\***  
**2,440 - 7,320 SF**  
**AVAILABLE 09/01/26**



\*Can be demised into 1, 2 or 3 spaces

### 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



**LIGHTSTONE**

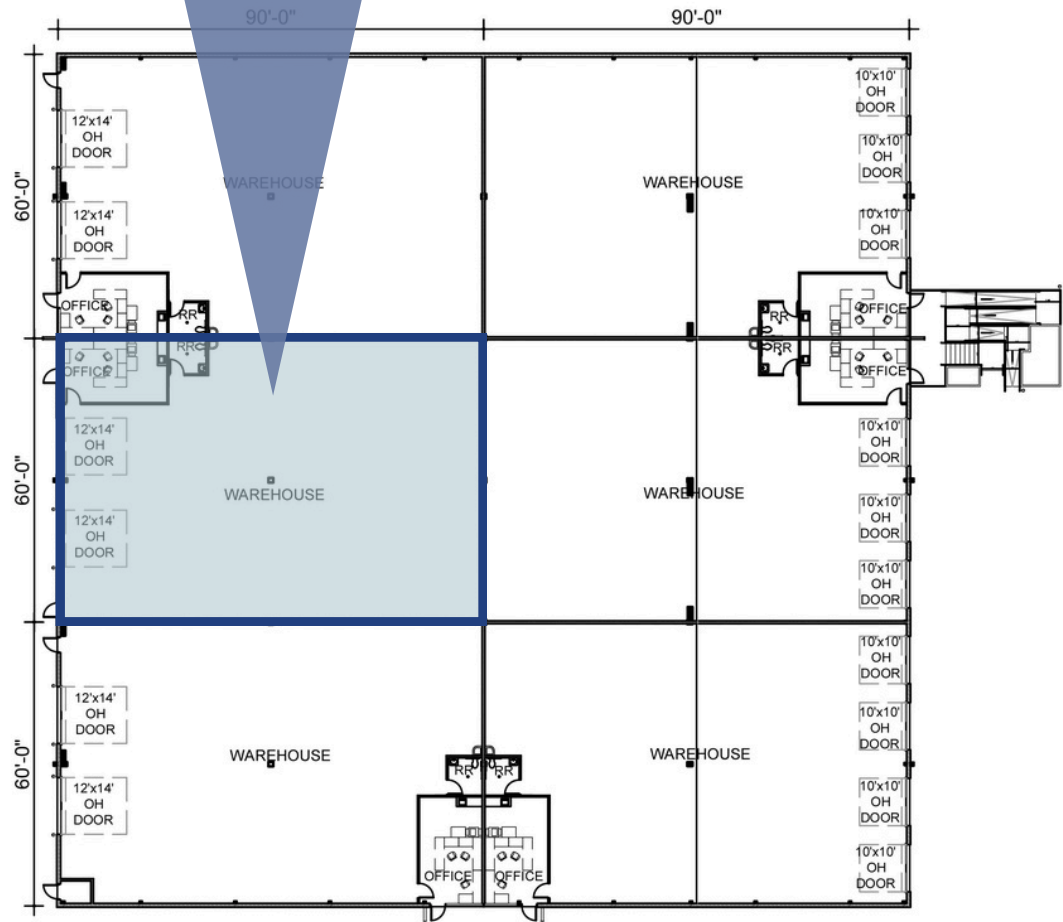
# BUILDING 4

- ±5,460 SF
- ±360 SF Office
- ±25' Clear Height
- Two (2) 12' x 14' Grade Level Doors
- R30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 11/01/2026**

## AVAILABILITY



**SUITE 440**  
**5,505 SF**  
**AVAILABLE 11/01/26**



**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

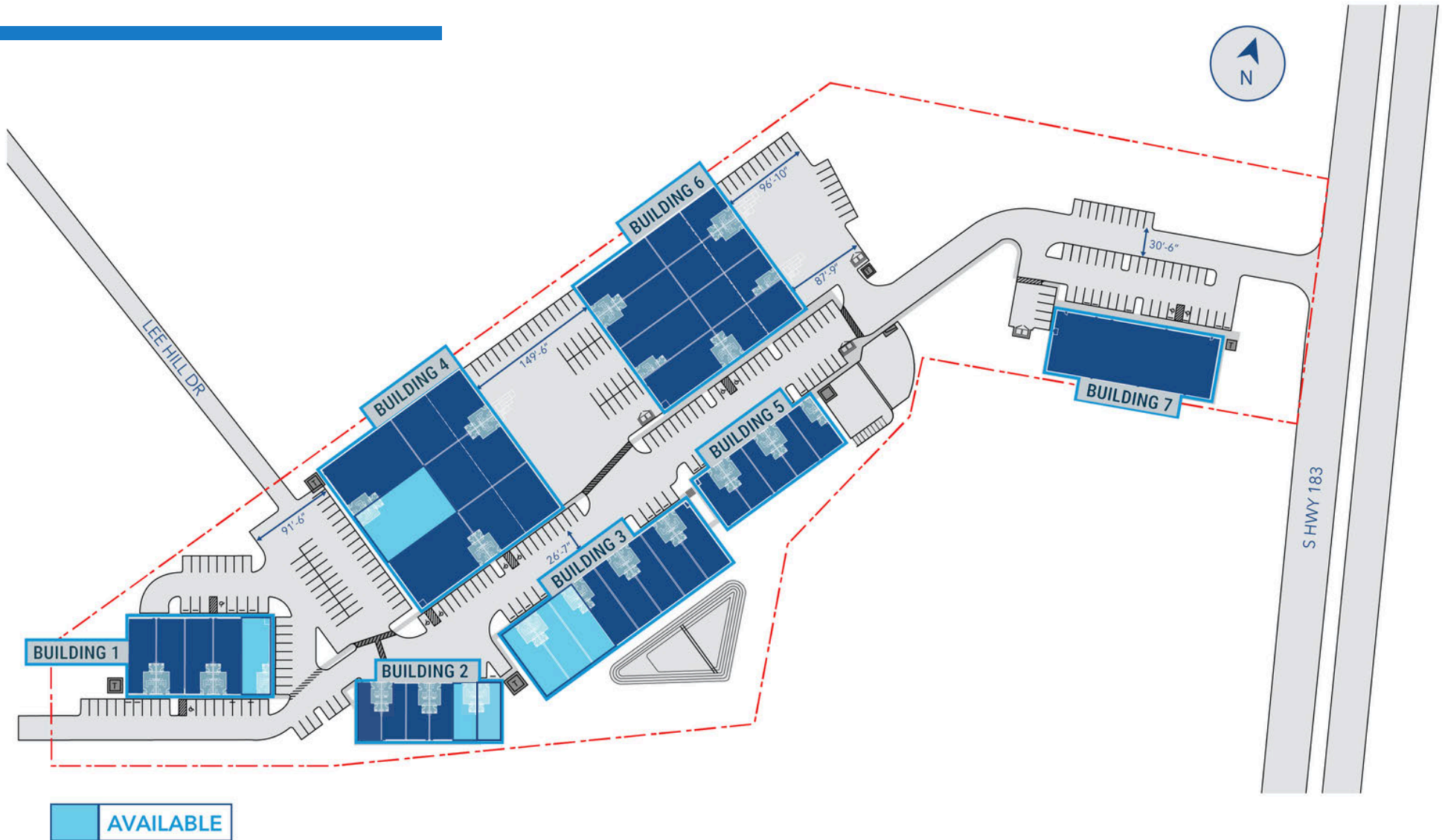
**WILL SMITH**

wsmith@lee-associates.com  
D 512.410.8268  
C 406.788.8672

 **LEE &  
ASSOCIATES**

**LIGHTSTONE**

# SITE PLAN



**ADAM GREEN, SIOR**

agreen@lee-associates.com  
D 512.410.8264  
C 512.699.1103

**MITCHELL BECKER**

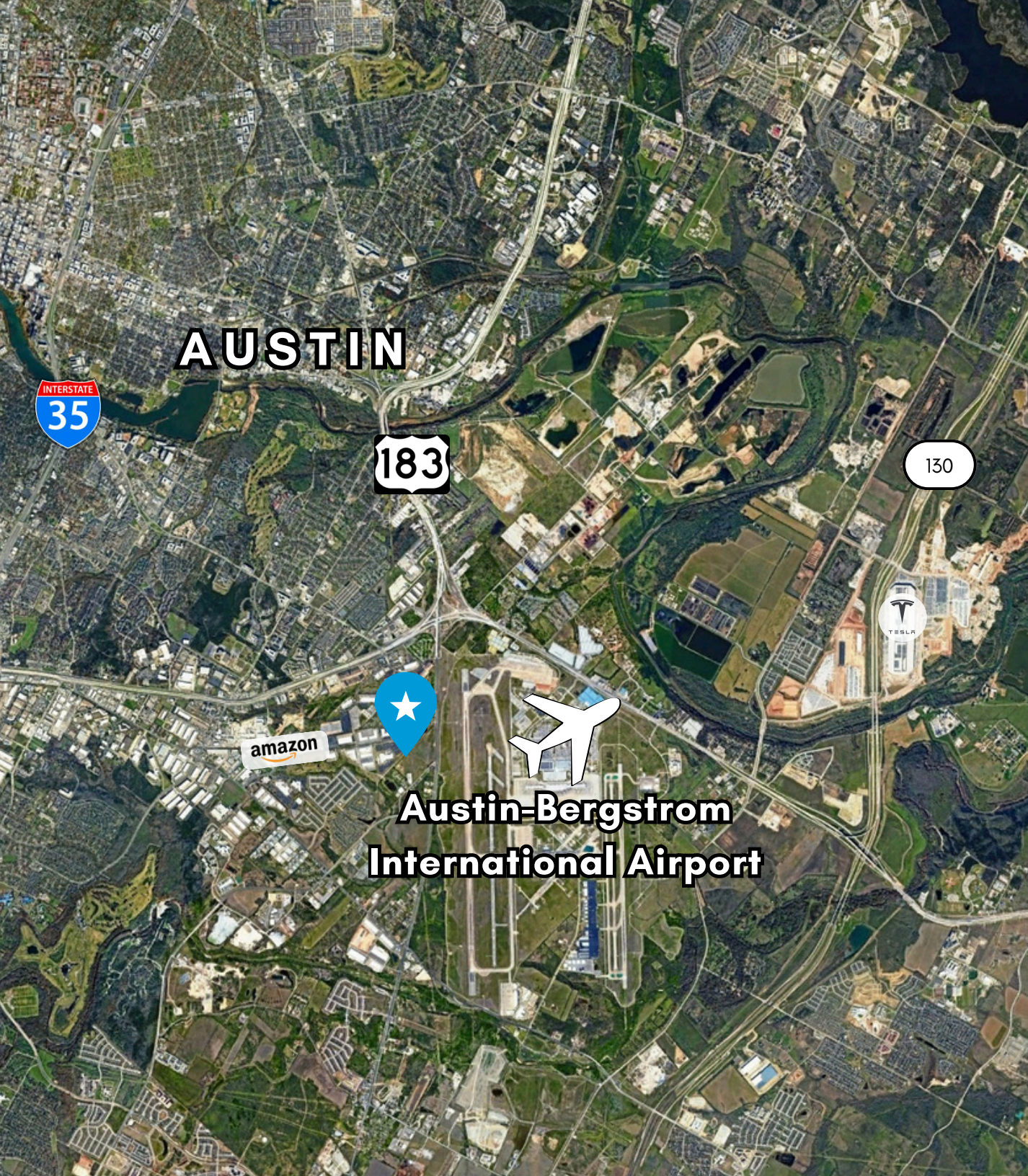
mbecker@lee-associates.com  
D 512.410.8265  
C 281.795.7906

**WILL SMITH**

wsmith@lee-associates.com  
D 512.410.8268  
C 406.788.8672

**LEE & ASSOCIATES**

**LIGHTSTONE**



**AUSTIN**

**Austin-Bergstrom  
International Airport**

### Drive Times

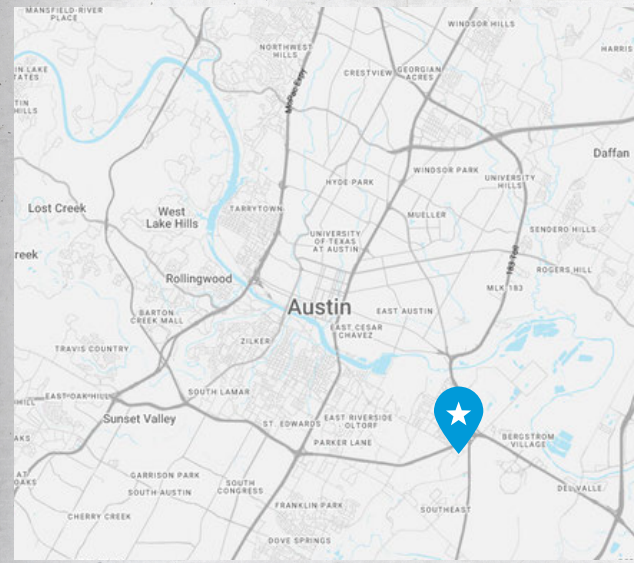
Austin Bergstrom International Airport	9 miles
Downtown Austin	20 miles
University of Texas, Austin	25 miles

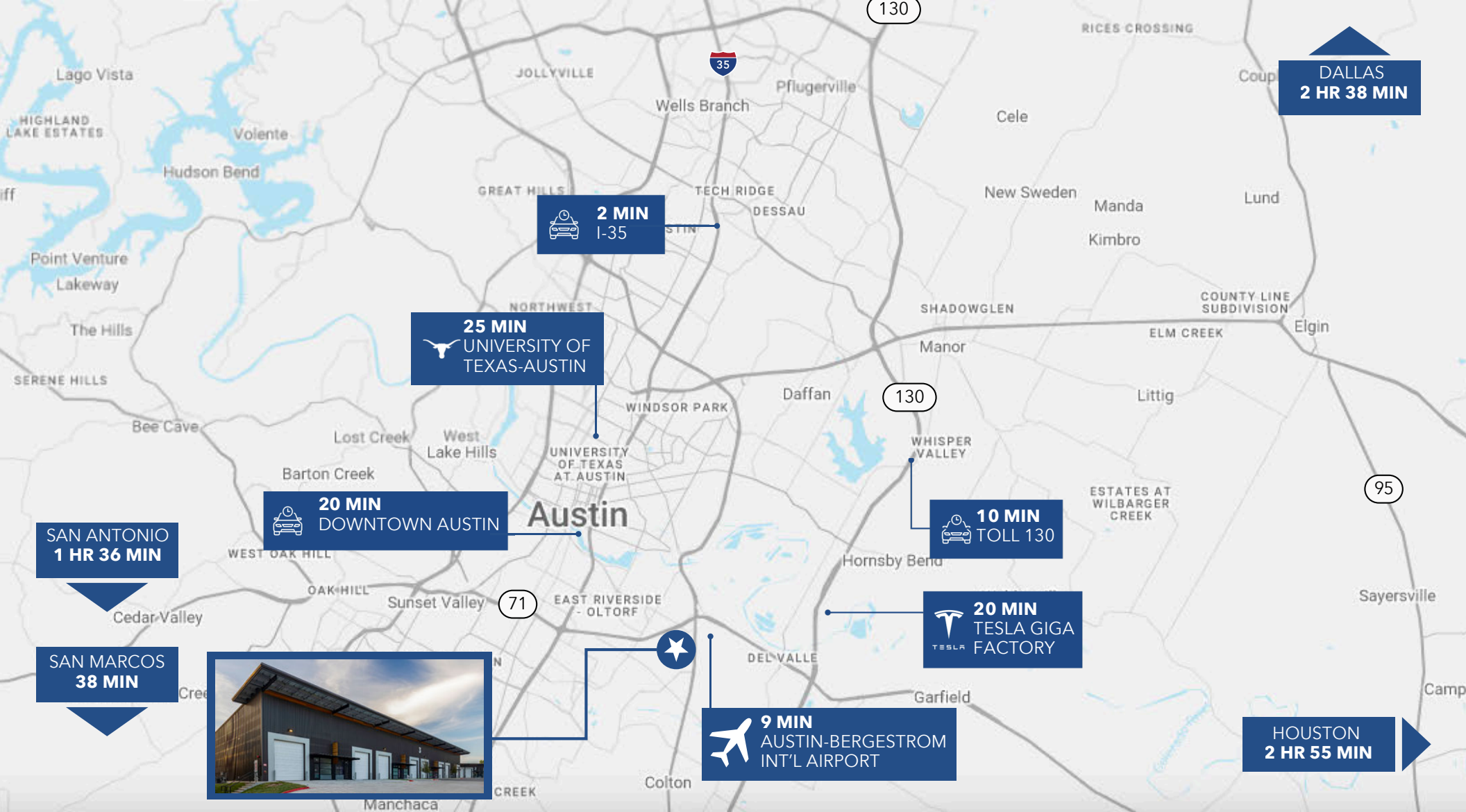
### Corporate Neighbors

TESLA      amazon      WAYMO

HD      FOUR HANDS  
FURNISHING STYLE

SARONIC





**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

**SCAN FOR MORE INFORMATION**



**LIGHTSTONE**