



**INFINITY**  
P A R K

**For Lease**

11708 McAngus Road,  
Austin, TX 78617



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

**ADAM GREEN, SIOR**

512.410.8264

AGREEN@LEE-ASSOCIATES.COM

**WILL SMITH**

512.410.8268

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**WILL SALLIS**

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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.

**Building 2: ±99,000 SF Available**



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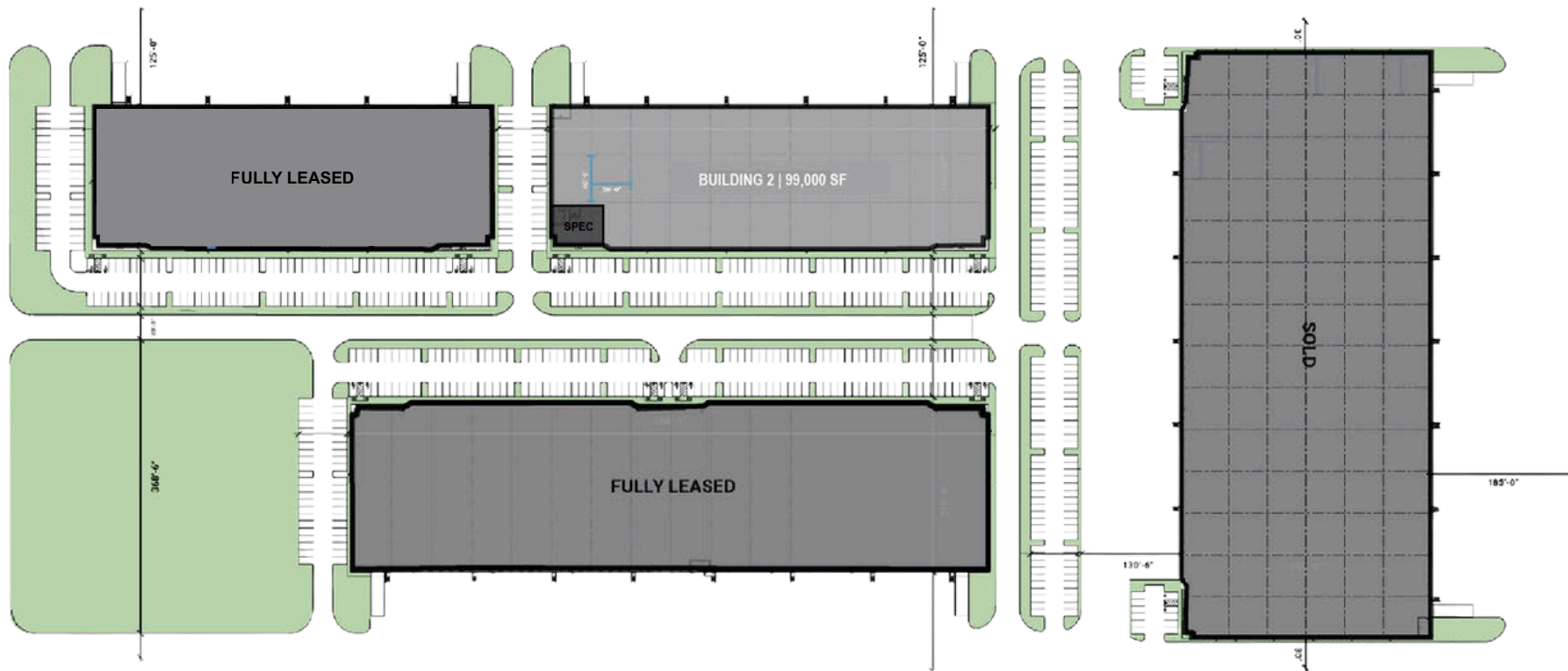
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# Site Plan

±99,000 SF Available



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# Building 2

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

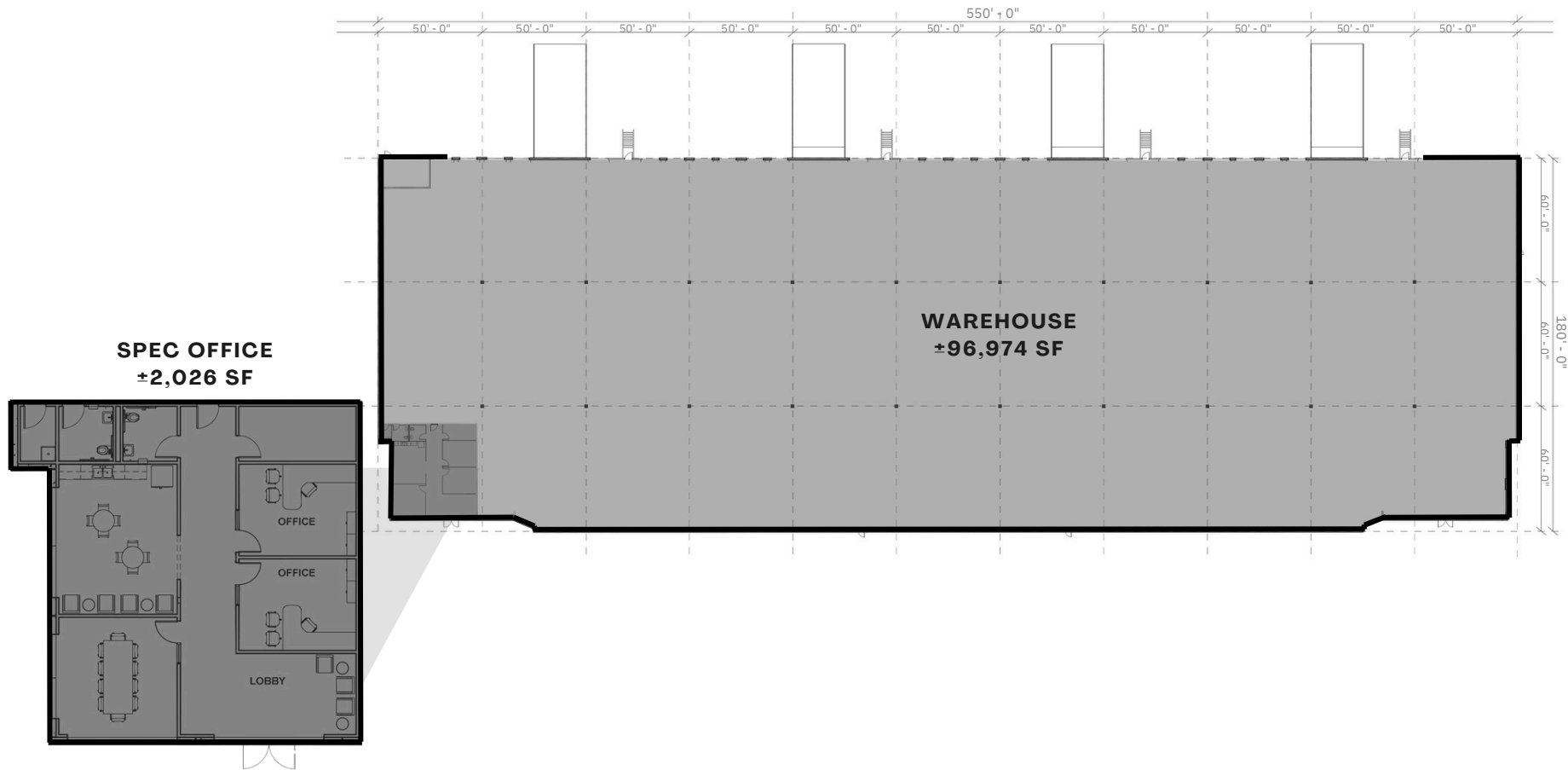
**Clear Height:** ±32'

**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**

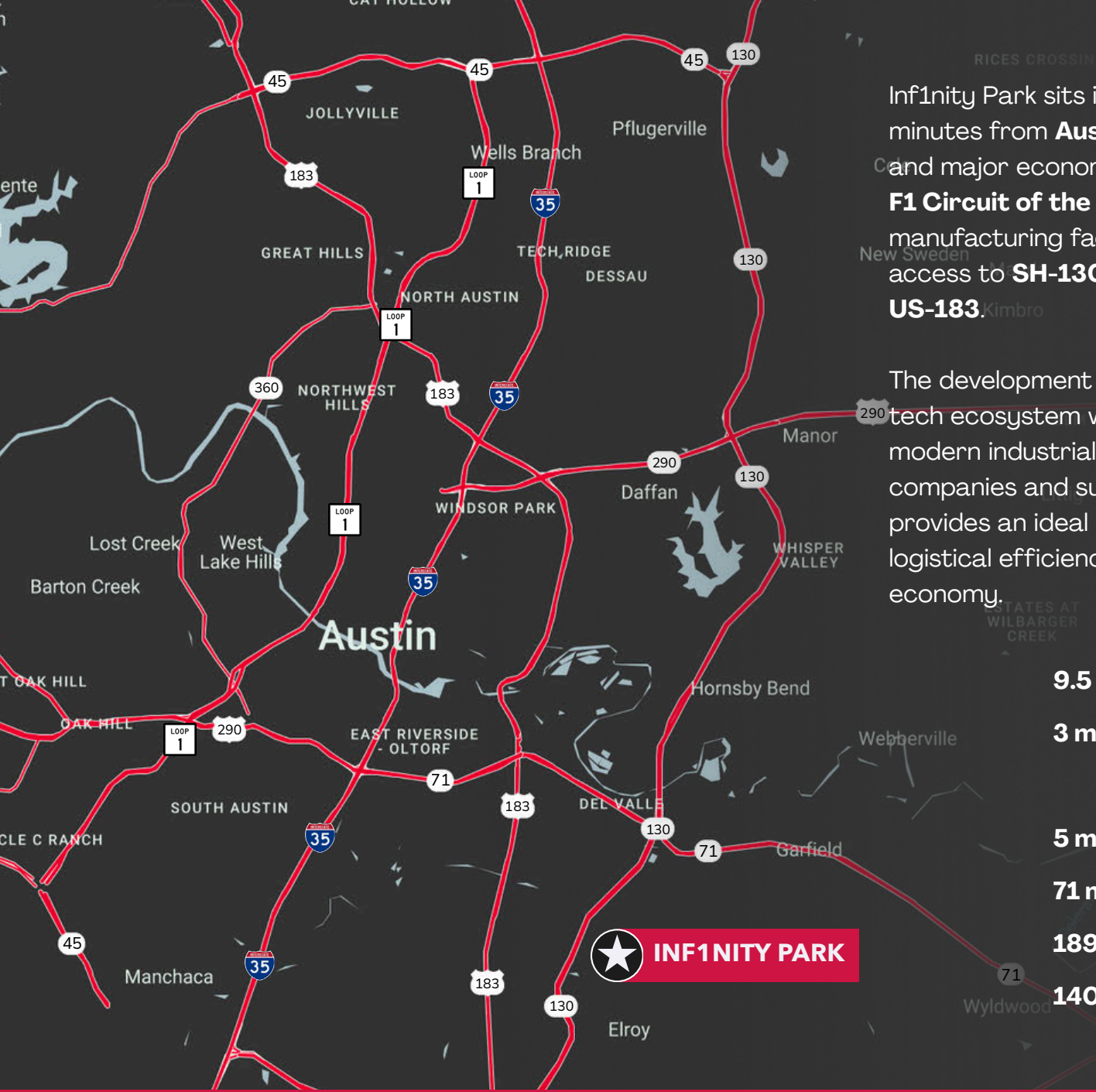


973

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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