

FOR SUBLEASE

TUSCANY 8

8024 EXCHANGE DR.
AUSTIN, TEXAS 78754

**± 9,600 SF
AVAILABLE**

100% HVAC
INDUSTRIAL
STORAGE

ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

AVERY LEVY

alevy@lee-associates.com
214.673.3841



PROPERTY HIGHLIGHTS

- 40' X 40' Typical Bays
- 24' Clear Height
- Dock-High Loading
- ESFR Compatible
- Flexible Term: 1-7 Years
- 2:1,000 Parking

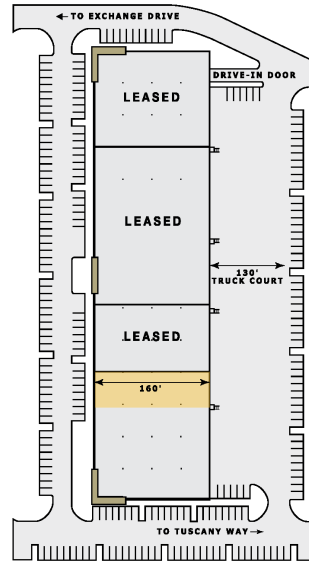
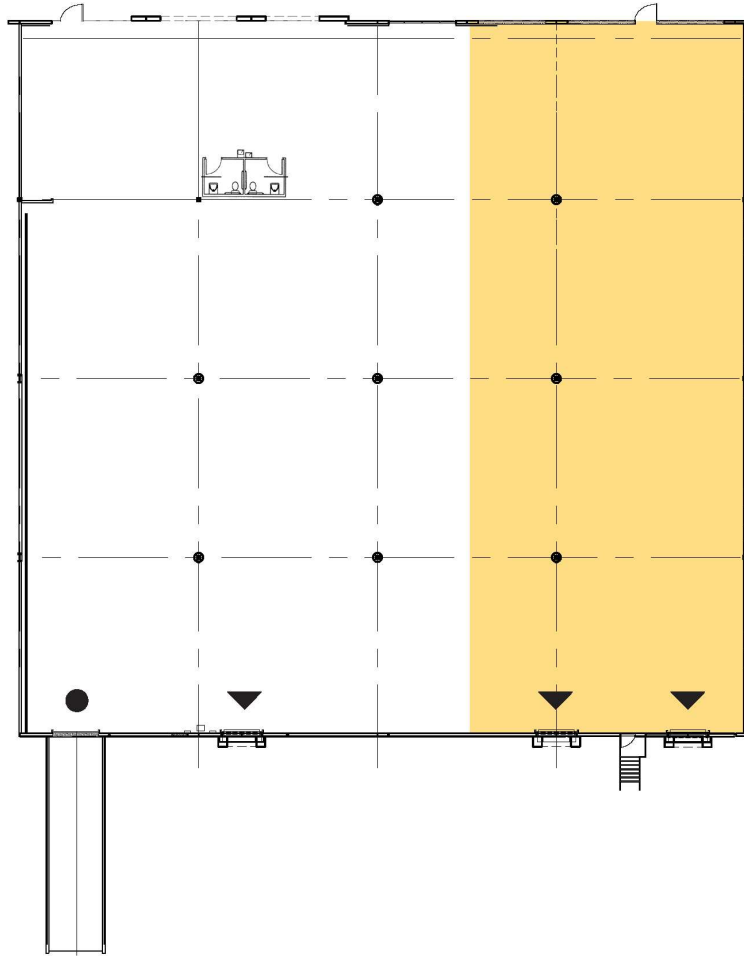
LOCATION

- Adjacent to Walnut Creek Business Park
- Near Applied Materials, Samsung & Dell
- Less than a mile from Post Office and UPS hubs
- Easy access to US 290 & 183, Texas 130 & I-35

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8024 EXCHANGE DR. | AUSTIN, TEXAS 78754V



SUITE 100

AVAILABLE NOW

± 9,600

MEASUREMENT (SF OR AC)

± 24'

CLEAR HEIGHT

100%

HVAC WAREHOUSE

2

DOCKS

40' x 40'

COLUMN SPACING

ESFR

SPRINKLERS

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EXCLUSIVE LEASING BY:



COMMERCIAL REAL ESTATE SERVICES



Building 8
9,600 SF Available

CORPORATE NEIGHBORS

BFS - Austin	Austin Moving Forward
Trinity Hardwood Distributors	Cibus Produces
Travis Tile Sales	SOH DIST/Austin Organics
Rasa Floors	O-K Paper Center
GTECH SpA	OneTouch Point

AREA AMENITIES

5+ Quick Service Restaurants (<1 mile drive)

Holiday Inn Express & Comfort Suites

Walnut Creek Metropolitan Park

Multiple Banks and Gas Stations

DRIVE TIMES

Direct access to US 290

0.5 miles to US 183

2.1 miles to Texas 130

3.2 miles to I-35

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