

39,311 SF

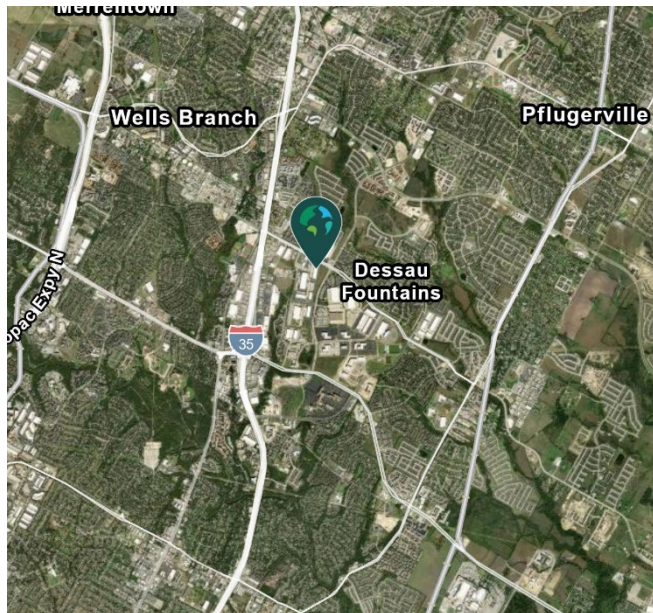
Industrial Space For Lease



Prologis Techridge 3.1



605 W. Howard Lane, Suite 121
Austin, TX 78753 USA



LOCATION

- Convenient access to I-35 Corridor
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor
- Less than 15 miles to CBD

FACILITY

- 39,311 sf available, divisible to 18,600 sf
- 7,214 sf office
- Demised office plans:
 - West office: 3,323 sf
 - East office: 3,496 sf
- 29' clear height
- 9 dock high doors, 5 with levelers
 - West suite: 3 dock doors and 1 grade level ramp
 - East suite: 6 dock doors
- ESFR sprinkler system

ADVANTAGES AND AMENITIES

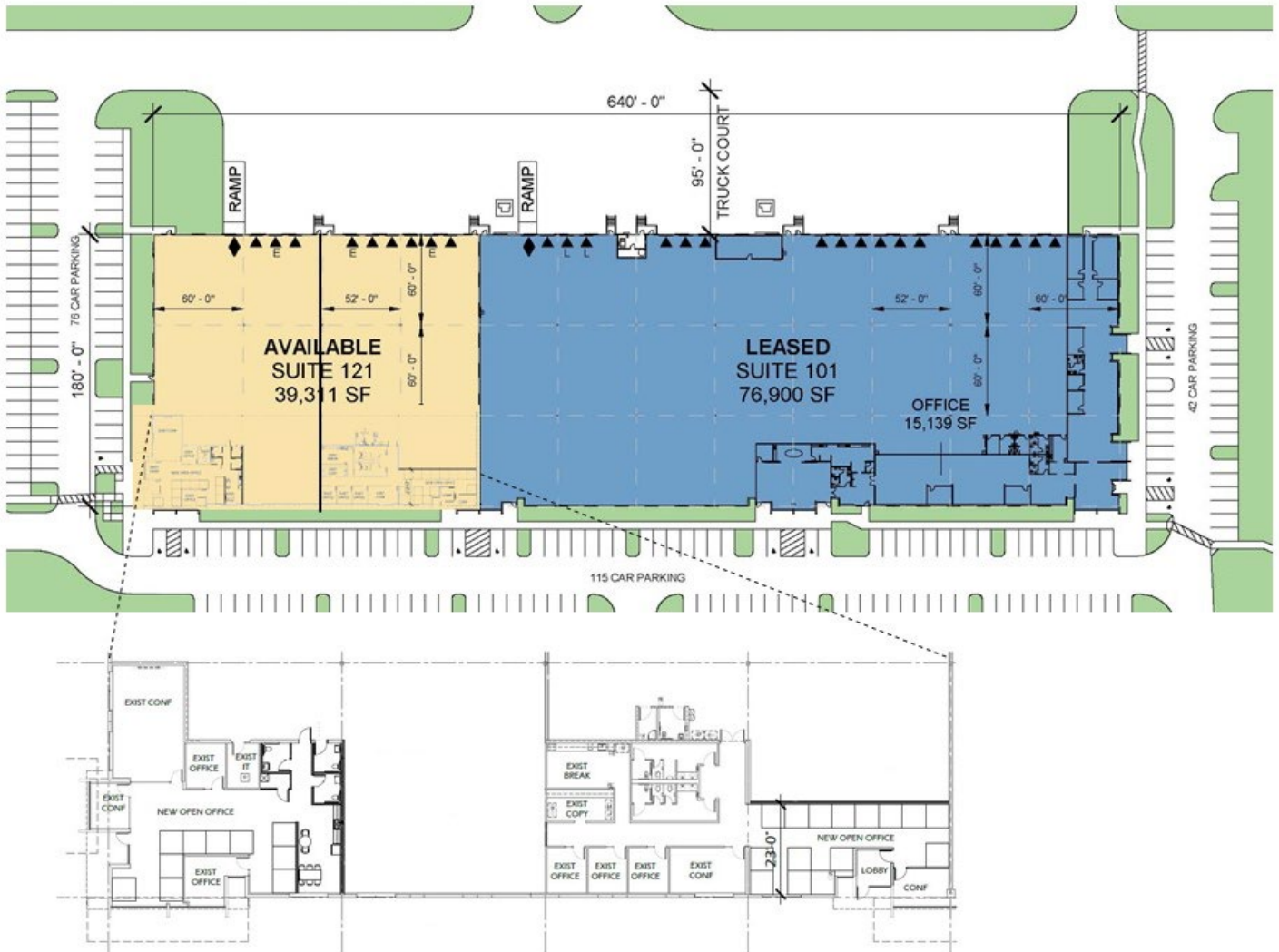
- Rear load configuration
- Foreign Trade Zone available
- Business-friendly municipality offering Triple Freeport and tax abatement for customers
- Access to the [Prologis Essentials](#) platform, which includes:
 - [Operations Essentials](#)
 - [Energy + Sustainability Essentials](#)
 - [Mobility Essentials](#)
 - [Workforce Essentials](#)

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Prologis Techridge 3.1 - Demised Site Plan



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