

# 41,850 SF

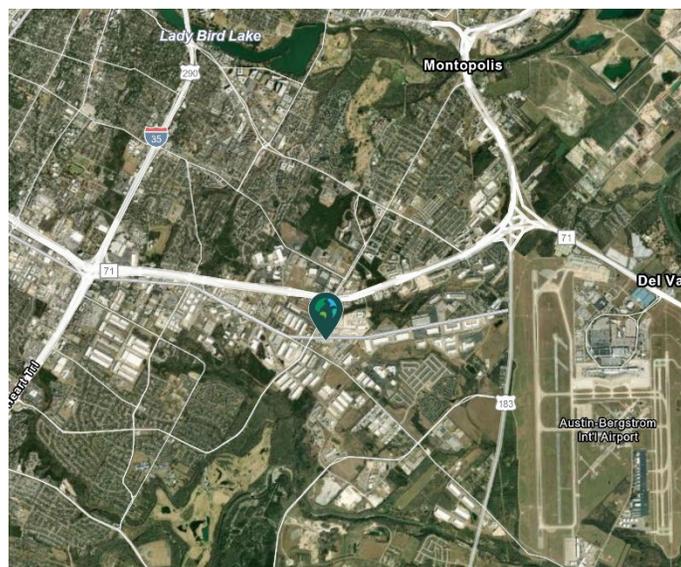
Industrial Space For Lease



## Prologis Montopolis 1



6406 Burleson Road, Suite 140  
Austin, TX 78744 USA



### LOCATION

- Excellent access to IH-35, Hwy 71, Hwy 183, and SH 130
- Minutes from Austin-Bergstrom International Airport and Austin's Central Business District.
- Convenient to major employers: Tesla, Oracle, and Dynamic Systems.

### FACILITY

- 41,850 sf available
- 3,595 sf office
- 22' clear height
- 40' x 40' column spacing
- 4 dock high doors, 3 with pit levelers
- 2 drive-in doors
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

- Front load configuration
- Ability to climate control warehouse
- Access to the [Prologis Essentials](#) platform, which includes:
  - [Operations Essentials](#)
  - [Energy + Sustainability Essentials](#)
  - [Mobility Essentials](#)
  - [Workforce Essentials](#)

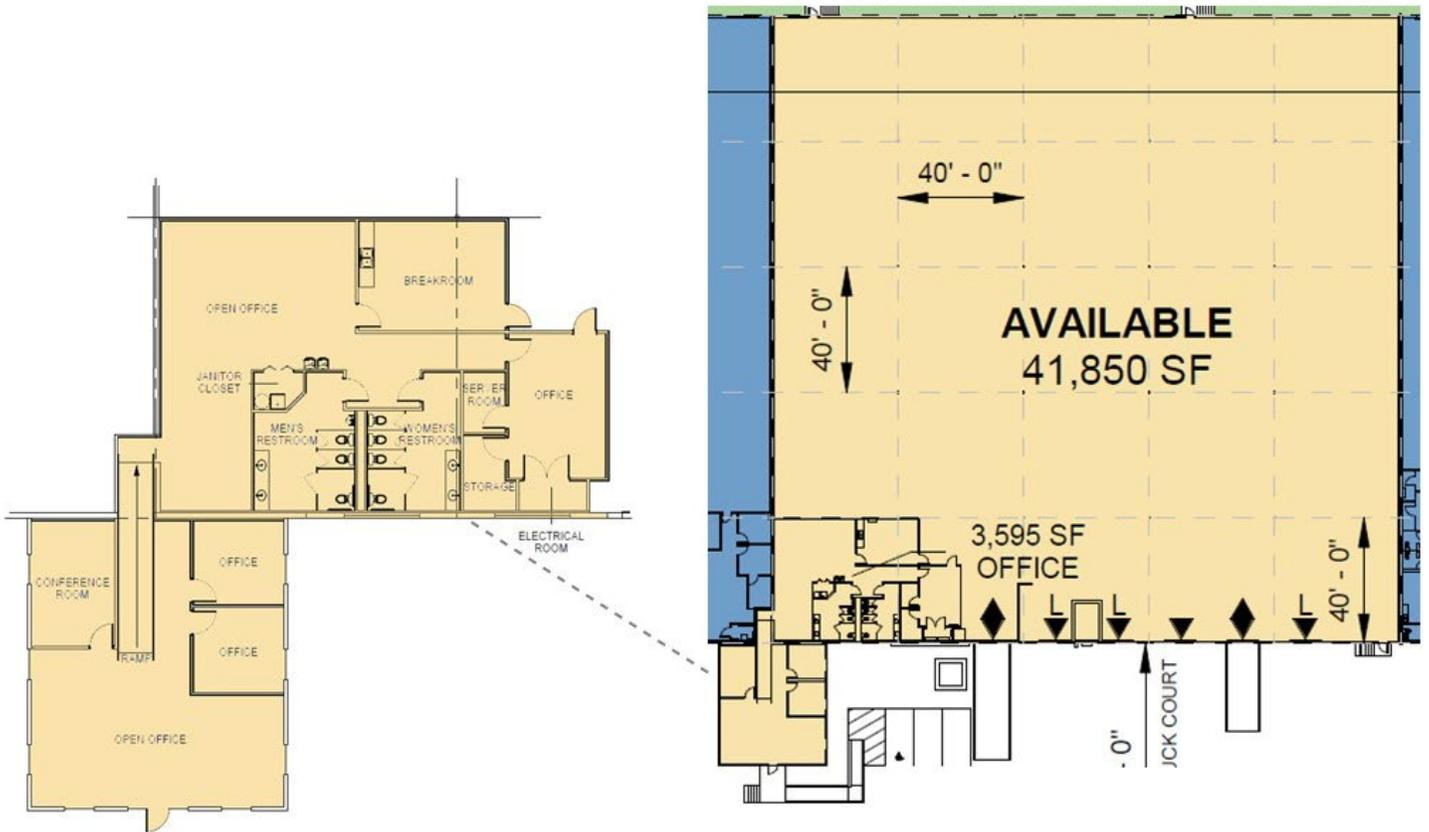
**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

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### Live Oak

Ryan Whalen  
rwhalen@liveoak.com  
ph +1 512 472 5000  
cell +1 512 803 9928  
2725 Bee Cave Road  
Austin, TX 78746 USA

### Live Oak

Doug Thomas  
doug@liveoak.com  
ph +1 512 472 5000  
cell +1 512 695 3985  
2725 Bee Cave Road  
Austin, TX 78746 USA

### Live Oak

Dax Benkendorfer  
dax@liveoak.com  
ph +1 512 472 5000  
cell +1 512 848 2581  
2725 Bee Cave Road  
Austin, TX 78746 USA

### Prologis

Whitney Williamson  
wwilliamson@prologis.com  
ph +1 972 884 9244  
cell +1 817 781 5186  
600 Congress Ave #14026  
Austin, TX 78701 USA

