

FOR LEASE

# Central Austin Business Park

9800 Decker Lane, Suite 100, Austin, Texas 78724

**32,000 SF INDUSTRIAL SPACE AVAILABLE**  
±2,100 SQUARE FEET OF OFFICE



Please Contact:



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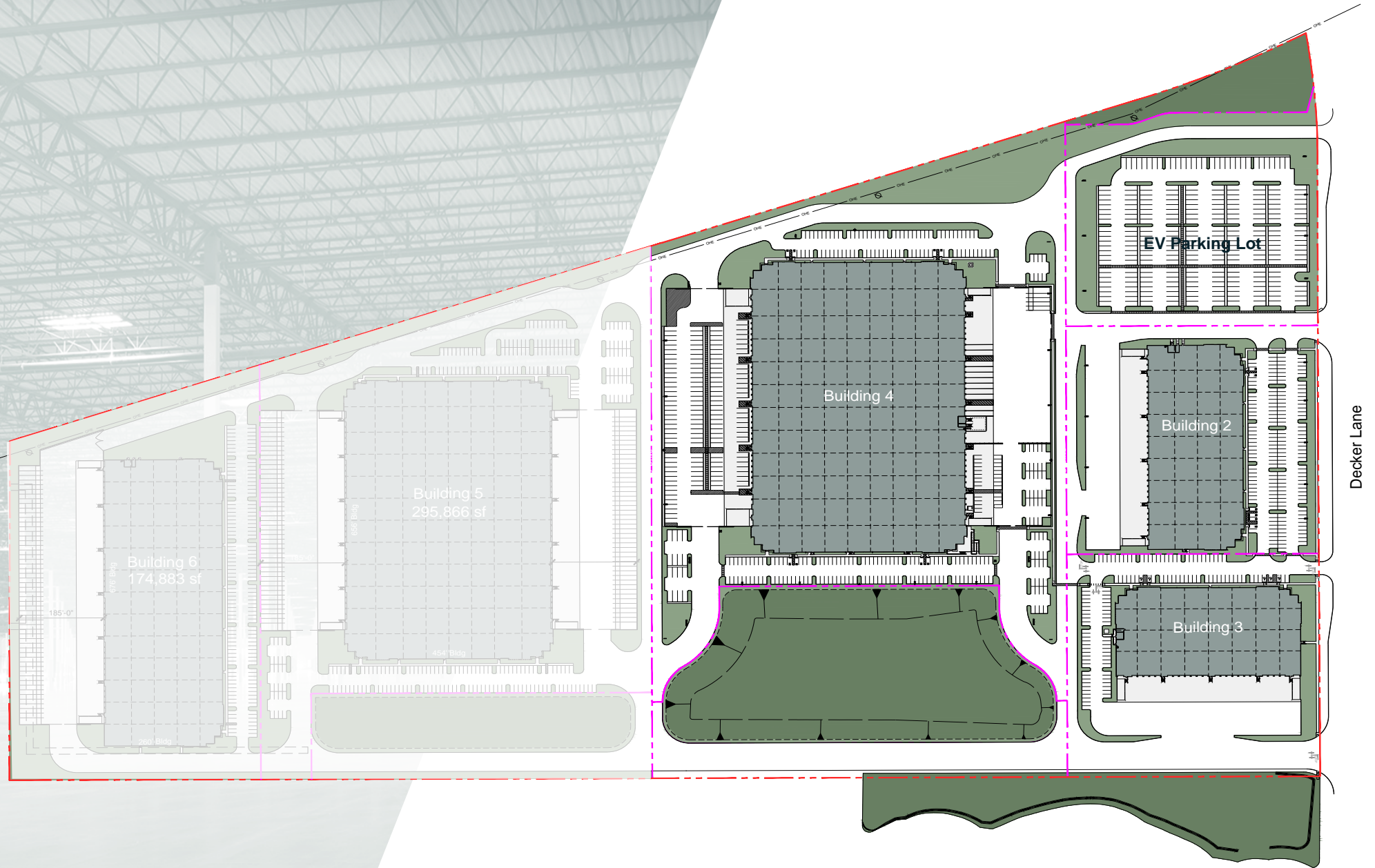
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**CENTRAL AUSTIN**  
BUSINESS PARK

# Central Austin Business Park

PHASE I



# Central Austin Business Park

**BUILDING 2: 32,000 SF**  
9800 Decker Lane, Suite 100, Austin, Texas

## BUILDING 2 SPECS

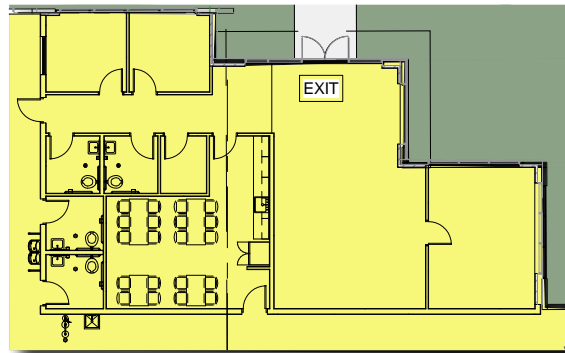
Total Size	32,000 SF
Office:	±2,100 SF
Loading	Rear Loading
Column Spacing	50' x 52' Typical Bay 60' x 52' Speed Bay
Ramps	1 Grade Level Ramp
Building Depth	210'
Sprinklers	ESFR

**32'**  
Clear  
Height

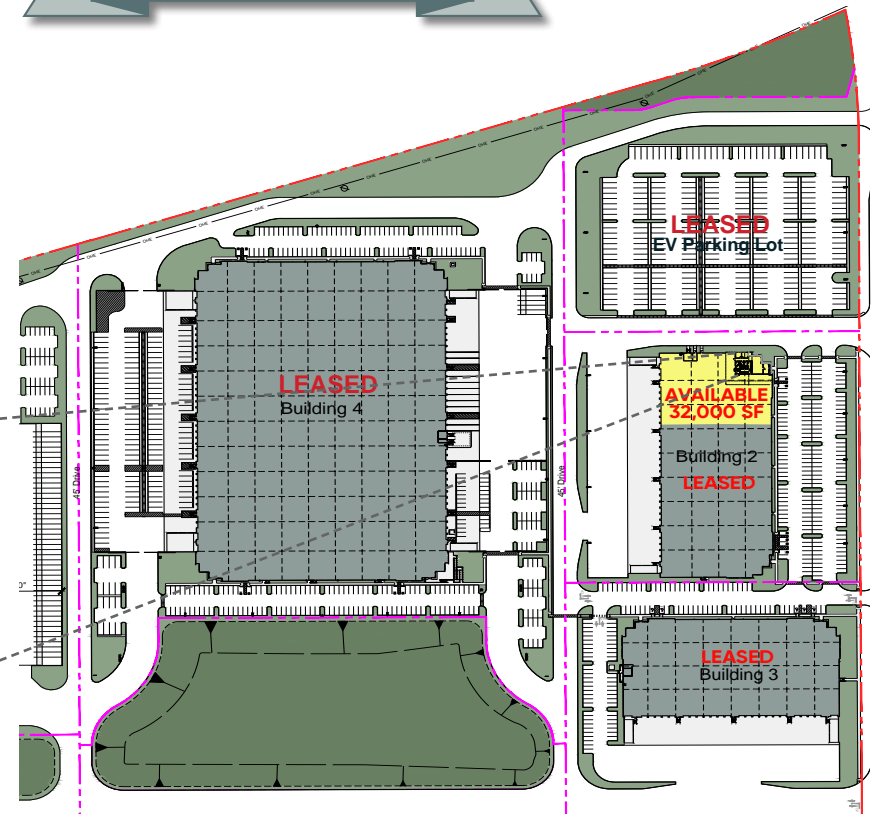
**8**  
Dock High  
Doors

**60**  
Parking  
Stalls

**Fully Air-Conditioned  
Warehouse Space**



**OFFICE SPACE: ±2,100 SF**



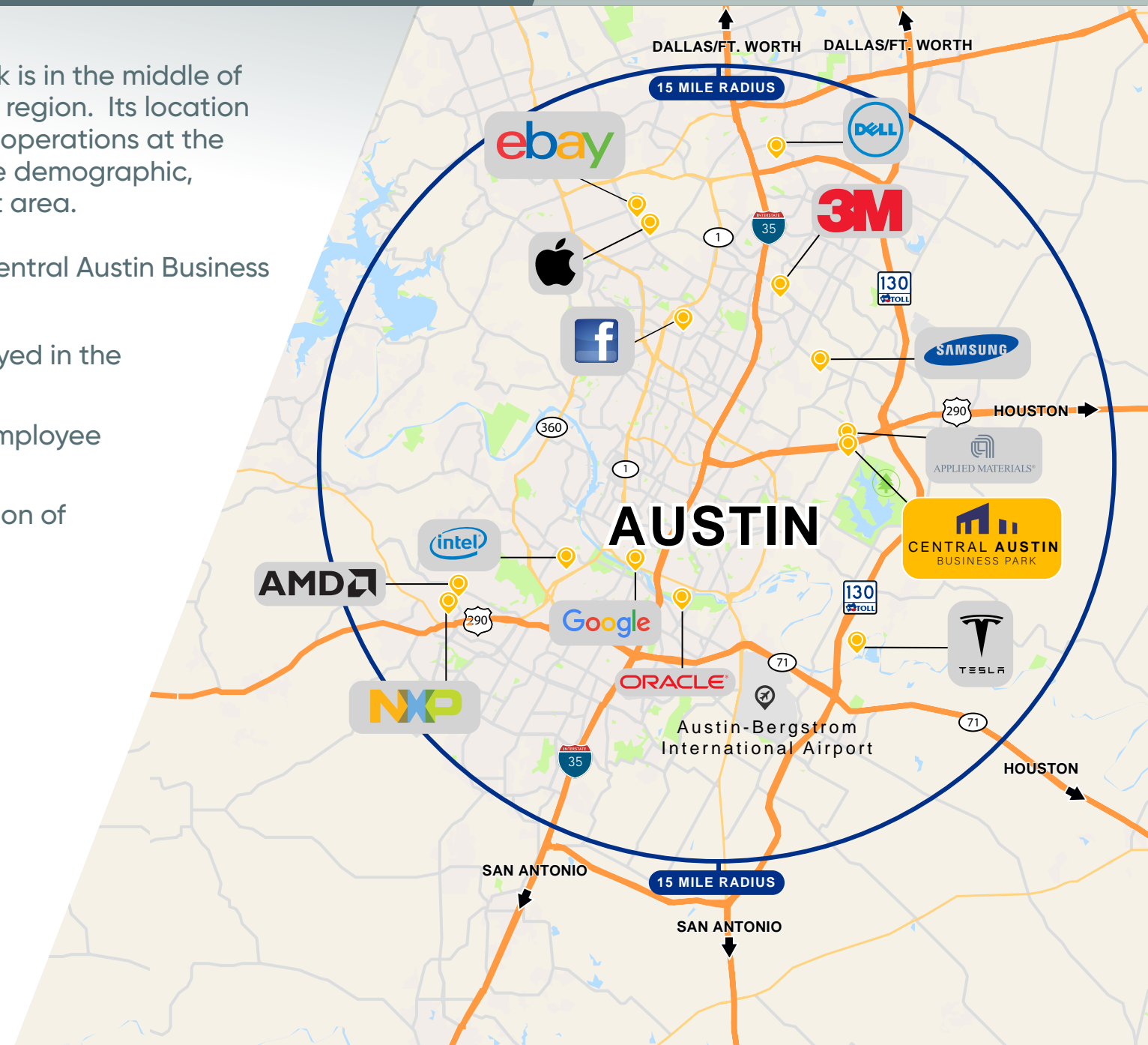
# Central Austin Business Park

## VICINITY MAP

Central Austin Business Park is in the middle of the dynamic greater Austin region. Its location provides tenants a base of operations at the center of a highly attractive demographic, economic and employment area.

Within a 15 mile radius of Central Austin Business Park there are:

- 74% of all workers employed in the Austin MSA
- 54% of the Austin MSA employee residences
- 52% of the total population of Greater Austin

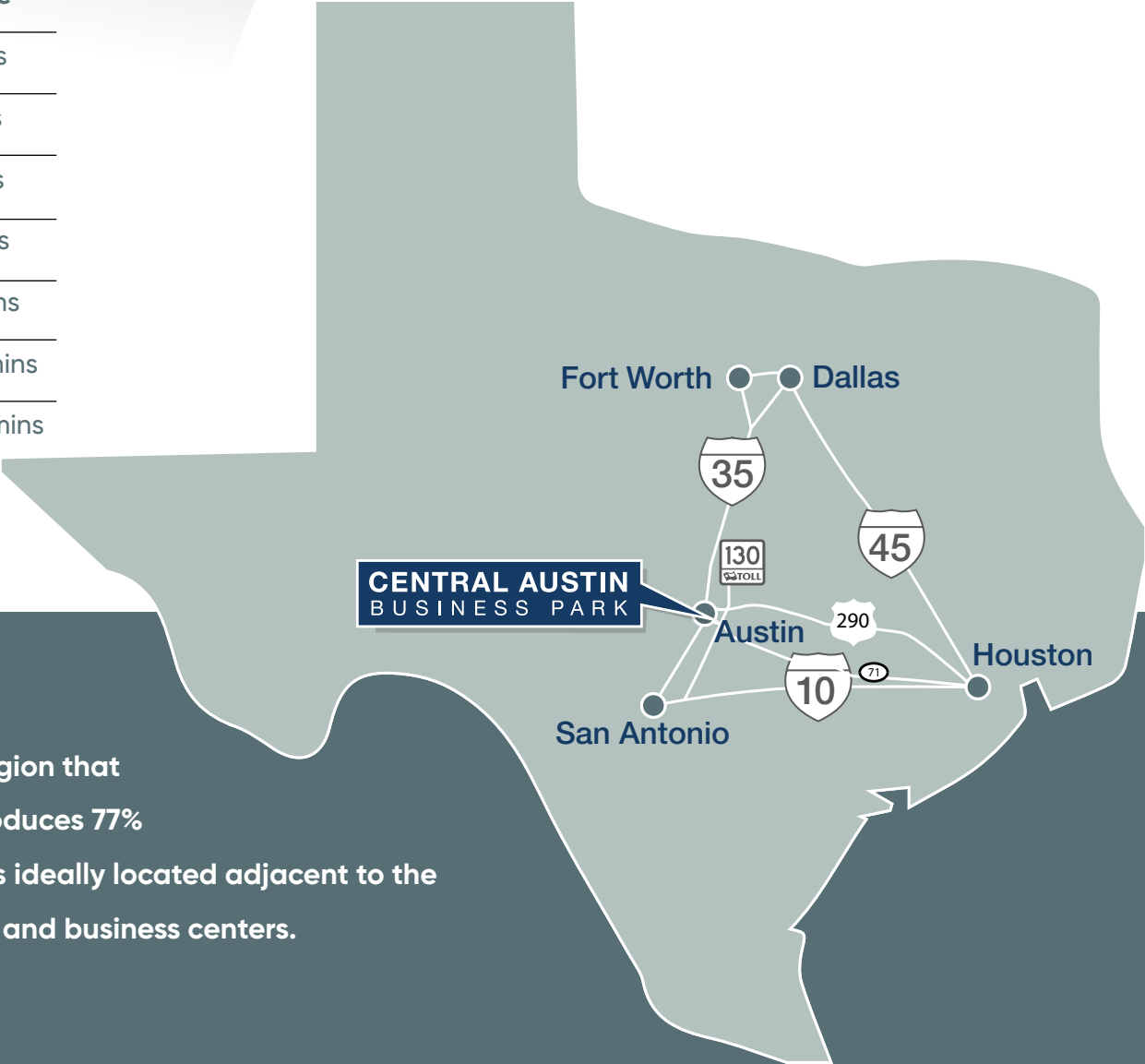


# Central Austin Business Park

## REGIONAL MAP

### DRIVE TIMES

City	Miles	Drive Time
ABIA Airport	13	15 minutes
Tesla Gigafactory	9	11 minutes
Applied Materials	1	3 minutes
Samsung	5	10 minutes
San Antonio	100	1 hr, 15 mins
Houston	152	2 hrs, 15 mins
Dallas/Ft. Worth	190	2 hrs, 45 mins



Austin is the center of the "Texas Triangle" region that contains the state's five largest cities and produces 77% of Texas' GDP. Central Austin Business Park is ideally located adjacent to the major freeways connecting these population and business centers.

# Central Austin Business Park

## PHASE II

### Phase II Buildings

Buildings can be combined for a total of approximately 600,000 square feet in multiple or a single building.

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