

FOR LEASE

SPRINGDALE BUSINESS CENTER

8301 & 8291 SPRINGDALE RD | AUSTIN, TX 78724

±18,000 SF

CLASS A INDUSTRIAL



ADAM GREEN, SIOR

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SPRINGDALE BUSINESS CENTER

Springdale Business Center consists of two Class A distribution buildings totaling 159,000 square feet. The project's location on frontage road Hwy 290, offers convenient access to major arterials, major employers and the Walnut Creek Business district.

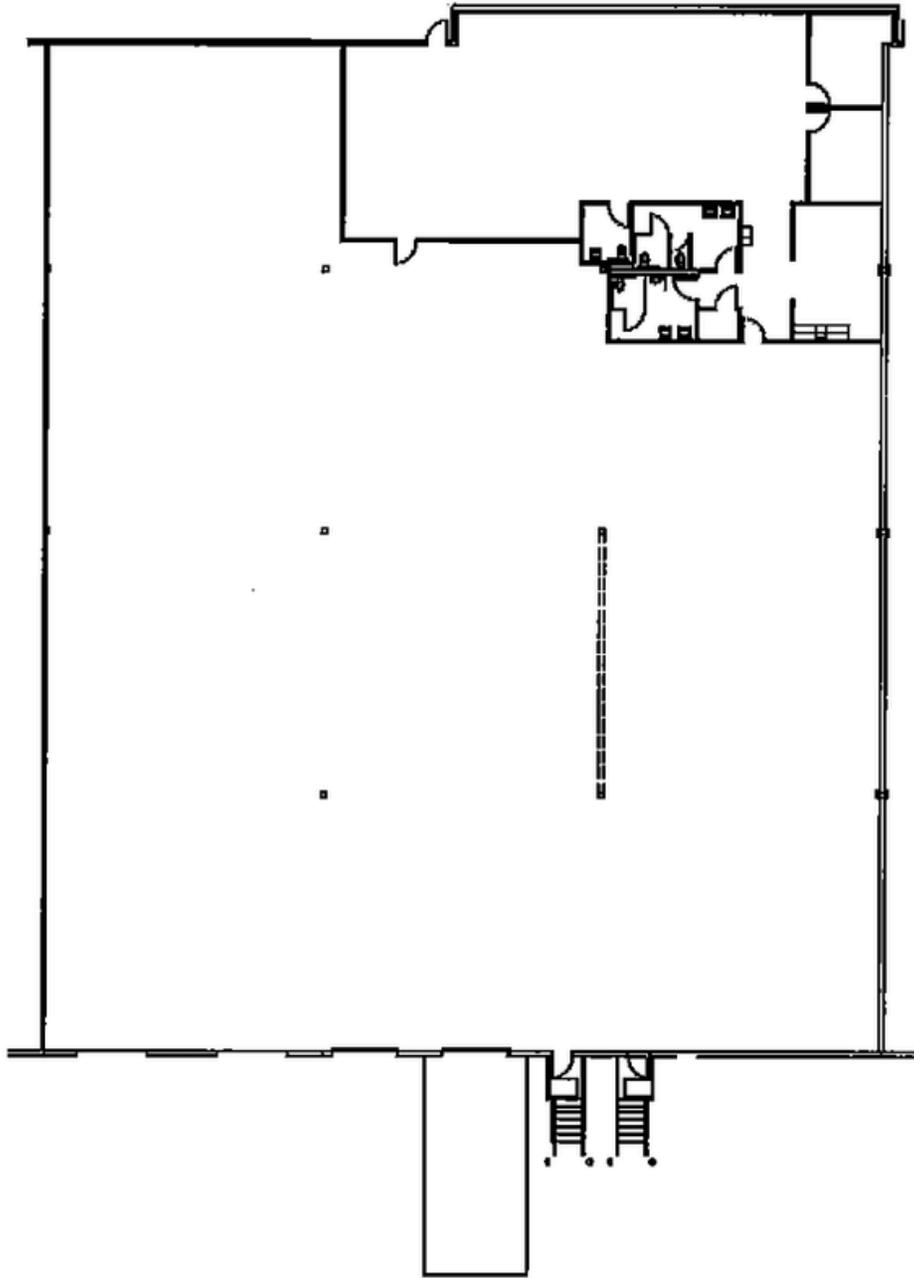
Building 1 Size	69,000 SF
Building 2 Size	90,000 SF
Clear Height	±24'
Typical Column Spacing	40' x 40'
Lot Size	4.5 Acres
Construction	Reinforced Concrete

- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

2 MINS
HWY 290

12 MINS
DOWNTOWN AUSTIN

15 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT



AVAILABLE FOR LEASE

18,000 SF

Available 01/01/2027

18,000 SF

10% Office

±24' Clear Height

3 Dock-High Doors

1 Ramp

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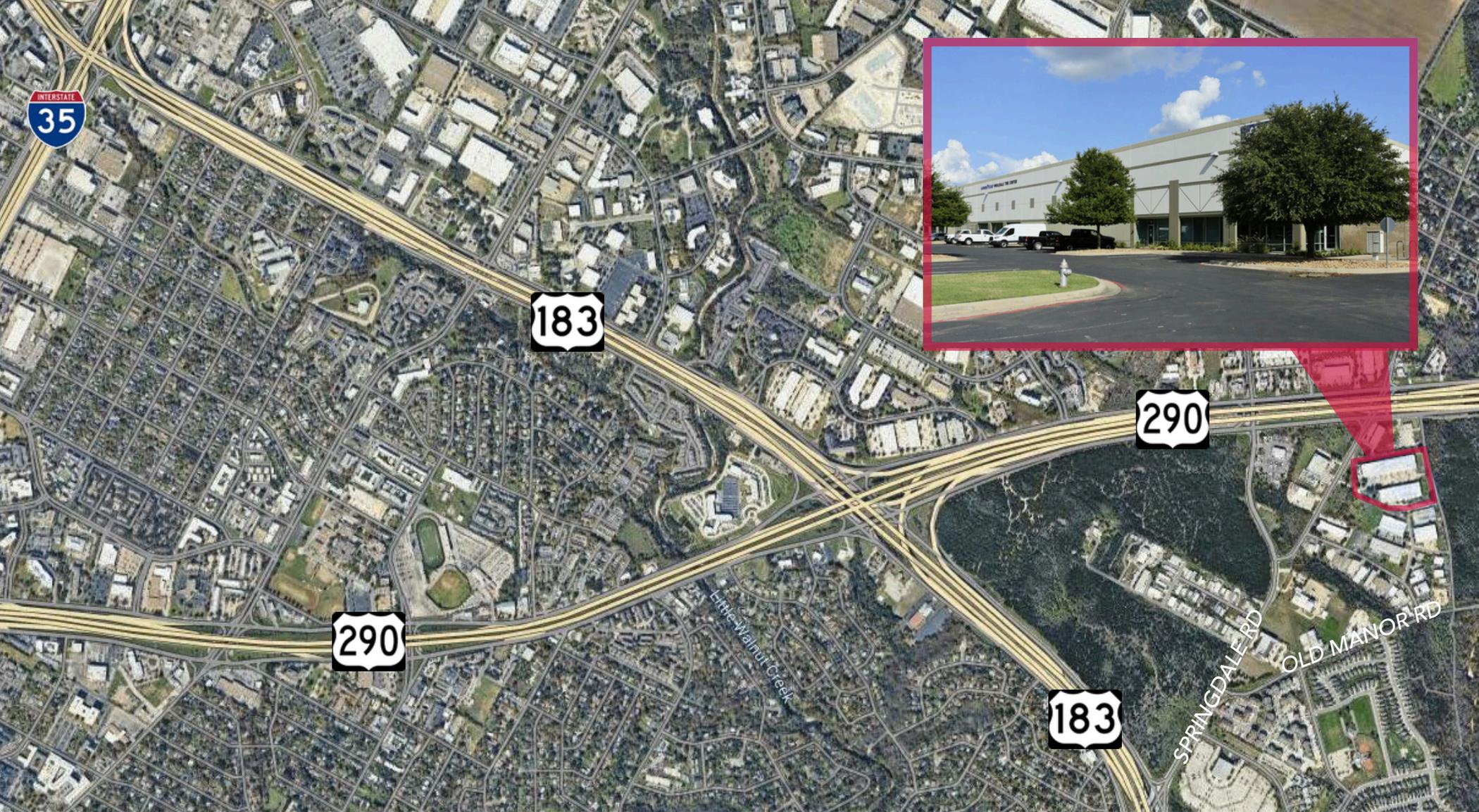
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BLDG 2 - SUITE 400

SITE IMAGES





Drive Times:

 **Highway 290**
2 MIN

 **Austin-Bergstrom
International Airport**
15 MIN

 **Downtown Austin**
12 MIN

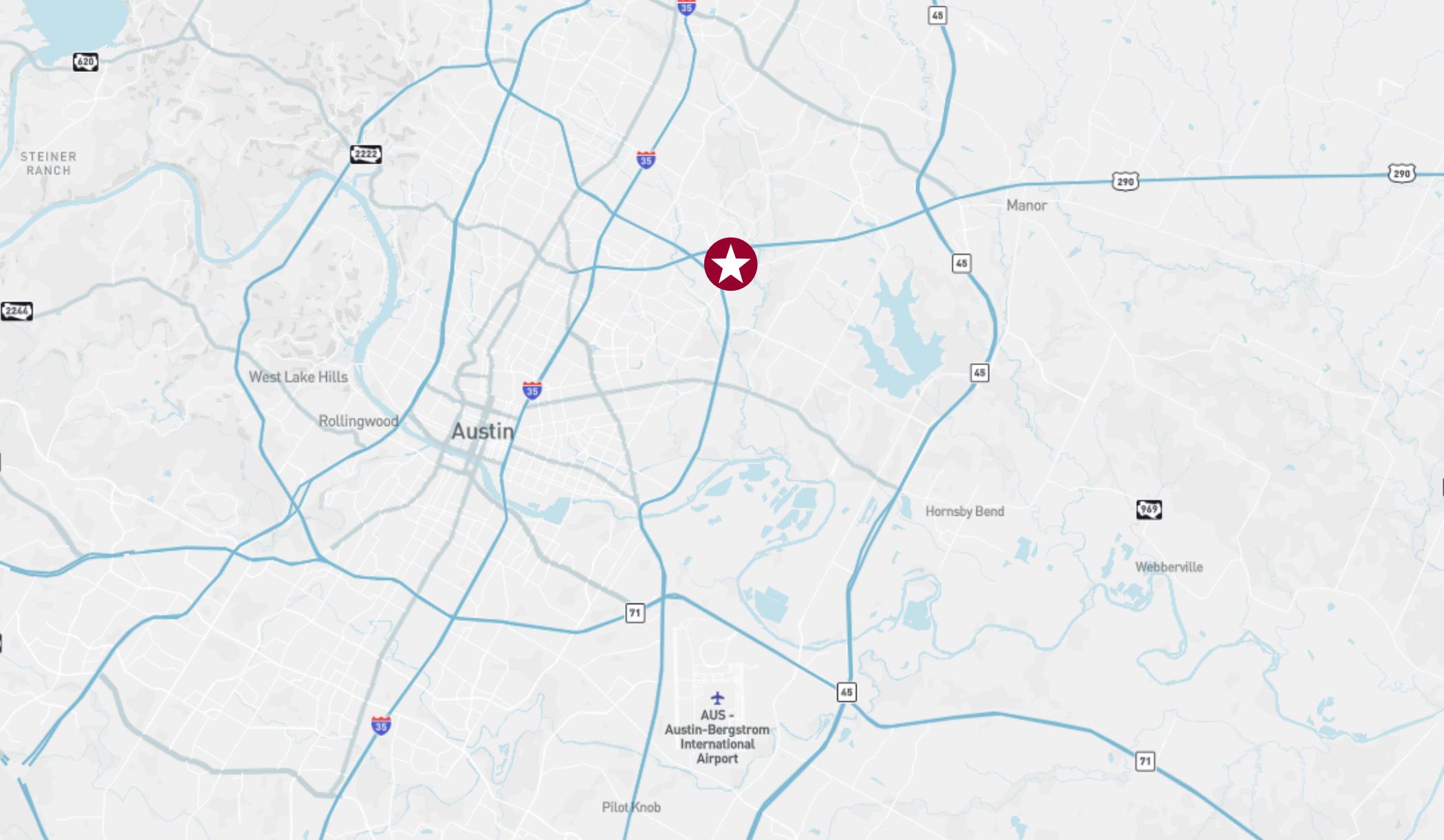
 **The Domain**
10 MIN

 **Interstate 35**
9 MIN

 **University of
Texas - Austin**
12 MIN

 **Rollingwood**
18 MIN

 **San Marcos**
45 MIN



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