

# TUSCANY X CROSSING

## BUSINESS PARK

8601 Wall Street • Austin, Texas 78754



**Recently Delivered**  
**329,627 sq. ft.**  
**Four-Building Class A**  
**Industrial Project**

**Brookfield**  
Properties

[TuscanyCrossingBP.com](http://TuscanyCrossingBP.com)



WALL STREET

**BUILDING 1**  
59,187 sq. ft.

DETENTION POND

**BUILDING 2**  
87,986 sq. ft.

DETENTION POND

**AVAILABLE**  
71,280 sq. ft.

CROSS PARK DRIVE

# Welcome to Tuscany Crossing Business Park.

This Class A industrial project is located in a well-established industrial park in Northeast Austin. With 258,347 square feet remaining across four buildings, Tuscany Crossing is an excellent place for your company to thrive.



## Building 1 Specs

8601 Wall Street, Austin, TX 78754

**59,187 sq. ft.**  
AVAILABLE  
FOR LEASE

**32'**  
CLEAR  
HEIGHT

**45' x 54'**  
TYPICAL COLUMN  
SPACING

**2**  
14' x 16' DRIVE-IN  
DOORS AVAILABLE

**130'**  
TRUCK COURT  
DEPTH

**1500 Amps**  
POWER  
AVAILABLE

**2,685 sq. ft.**  
SPEC OFFICE  
SUITE

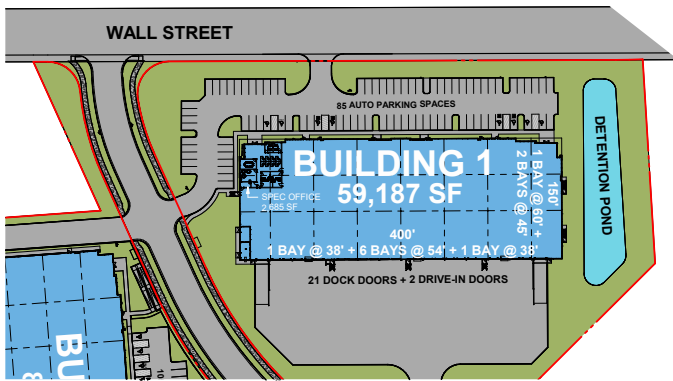
**150'**  
BUILDING  
DEPTH

**21**  
DOCK DOORS  
AVAILABLE

**84**  
AUTO PARKS  
AVAILABLE

**ESFR**  
FIRE  
SPRINKLERS

**R-15**  
ROOF  
INSULATION



## Building 2 Specs

2227 Ambition Way, Austin, TX 78754

**87,986 sq. ft.**  
AVAILABLE  
FOR LEASE

**32'**  
CLEAR  
HEIGHT

**46'-8" x 54'**  
TYPICAL COLUMN  
SPACING

**2**  
14' x 16' DRIVE-IN  
DOORS AVAILABLE

**130'**  
TRUCK COURT  
DEPTH

**1500 Amps**  
POWER  
AVAILABLE

**2,662 sq. ft.**  
SPEC OFFICE  
SUITE

**200'**  
BUILDING  
DEPTH

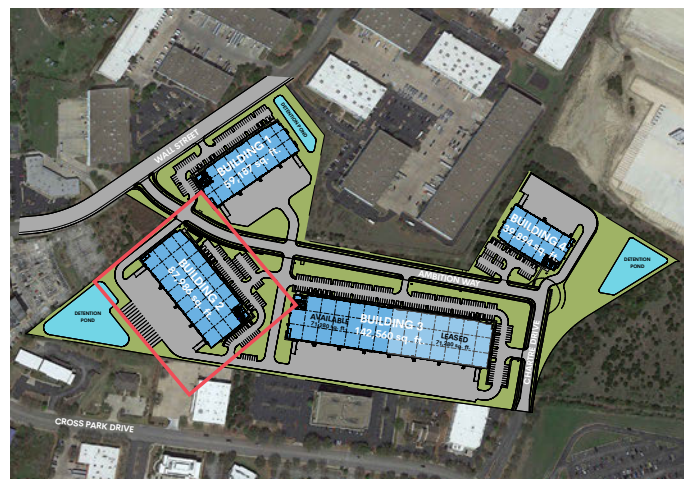
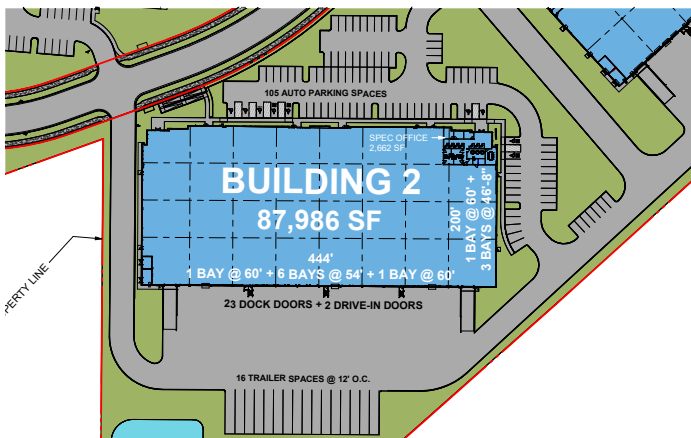
**23**  
DOCK DOORS  
AVAILABLE

**109**  
AUTO PARKS  
AVAILABLE

**ESFR**  
FIRE  
SPRINKLERS

**R-15**  
ROOF  
INSULATION

**16 TRAILER PARKS**



## Building 3 Specs

2311 Ambition Way, Austin, TX 78754

**71,280 sq. ft.**  
AVAILABLE  
FOR LEASE

**32'**  
CLEAR  
HEIGHT

**56' x 60'**  
TYPICAL COLUMN  
SPACING

**1**  
14' x 16' DRIVE-IN  
DOOR AVAILABLE

**135'**  
TRUCK COURT  
DEPTH

**1400 Amps**  
POWER  
AVAILABLE

**2,780 sq. ft.**  
SPEC OFFICE  
SUITE

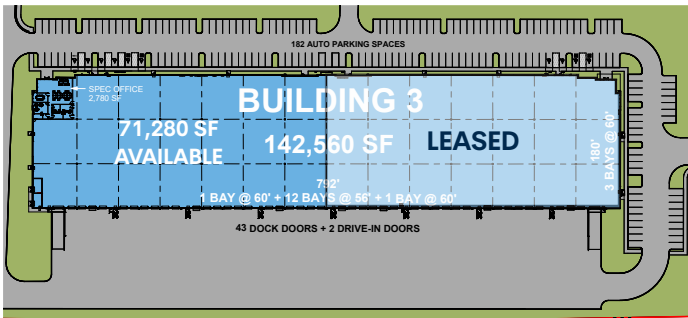
**180'**  
BUILDING  
DEPTH

**22**  
DOCK DOORS  
AVAILABLE

**92**  
AUTO PARKS  
AVAILABLE

**ESFR**  
FIRE  
SPRINKLERS

**R-15**  
ROOF  
INSULATION



## Building 4 Specs

2328 Ambition Way, Austin, TX 78754

**39,894 sq. ft.**  
AVAILABLE  
FOR LEASE

**32'**  
CLEAR  
HEIGHT

**45' x 54'**  
TYPICAL COLUMN  
SPACING

**1**  
14' x 16' DRIVE-IN  
DOOR AVAILABLE

**130'**  
TRUCK COURT  
DEPTH

**1500 Amps**  
POWER  
AVAILABLE

**2,525 sq. ft.**  
SPEC OFFICE  
SUITE

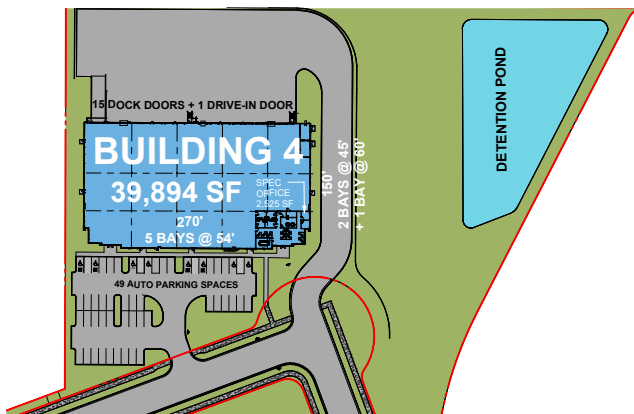
**150'**  
BUILDING  
DEPTH

**15**  
DOCK DOORS  
AVAILABLE

**52**  
AUTO PARKS  
AVAILABLE

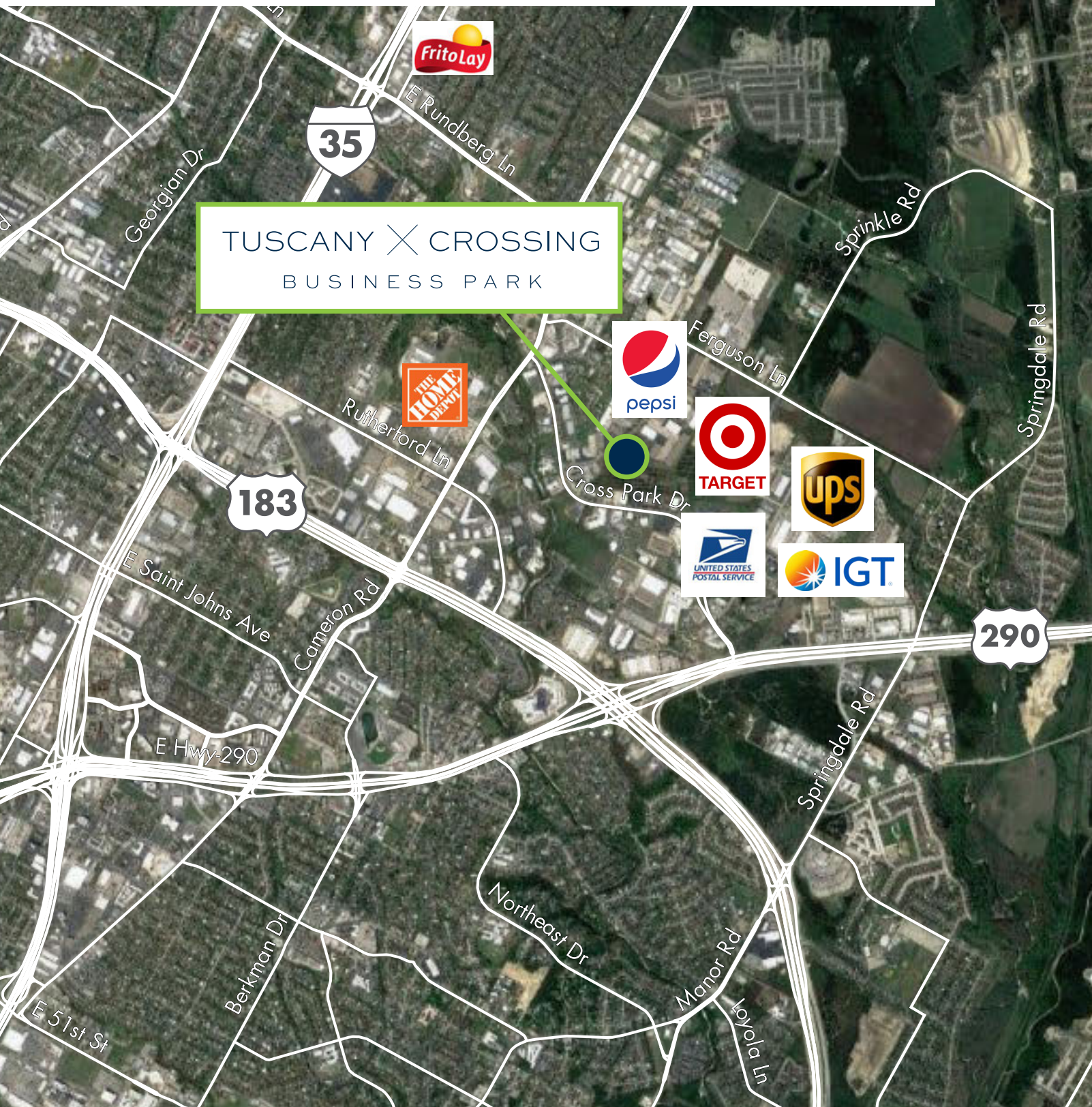
**ESFR**  
FIRE  
SPRINKLERS

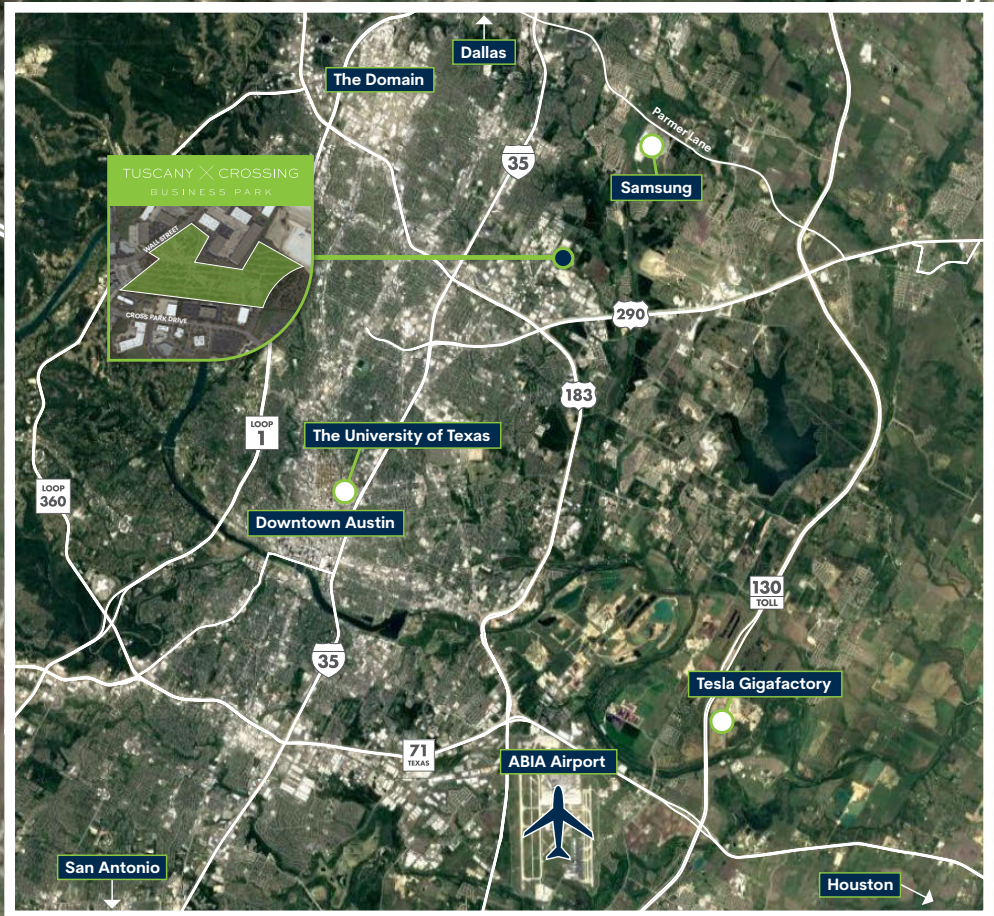
**R-15**  
ROOF  
INSULATION



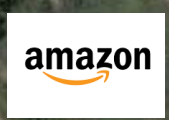
## Surrounded by prominent corporate neighbors.

Tuscany Crossing is strategically located near IH-35, US-183, US-290, and SH-130. This location is ideal for access and distribution citywide as well as to Dallas, Houston, San Antonio, and beyond.





**130**  
TOLL



Johnny Morris Rd

Decker Ln

Key Distances	
Highway 183	1 mile
Highway 290	1 mile
Interstate 35	2 miles
Samsung Austin	5 miles
Toll Road 130	6 miles
The University of Texas	7 miles
Tesla Gigafactory	12 miles
Downtown Austin	14 miles
The Domain	15 miles
Austin-Bergstrom Int'l Airport	16 miles
San Antonio	92 miles
Houston	150 miles
Dallas	190 miles

## Leasing Contacts



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## Brookfield Properties

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**Properties**

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