

FOR LEASE

Modern Shallow Bay Industrial Development



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

LEASING:

 **LEE &
ASSOCIATES**

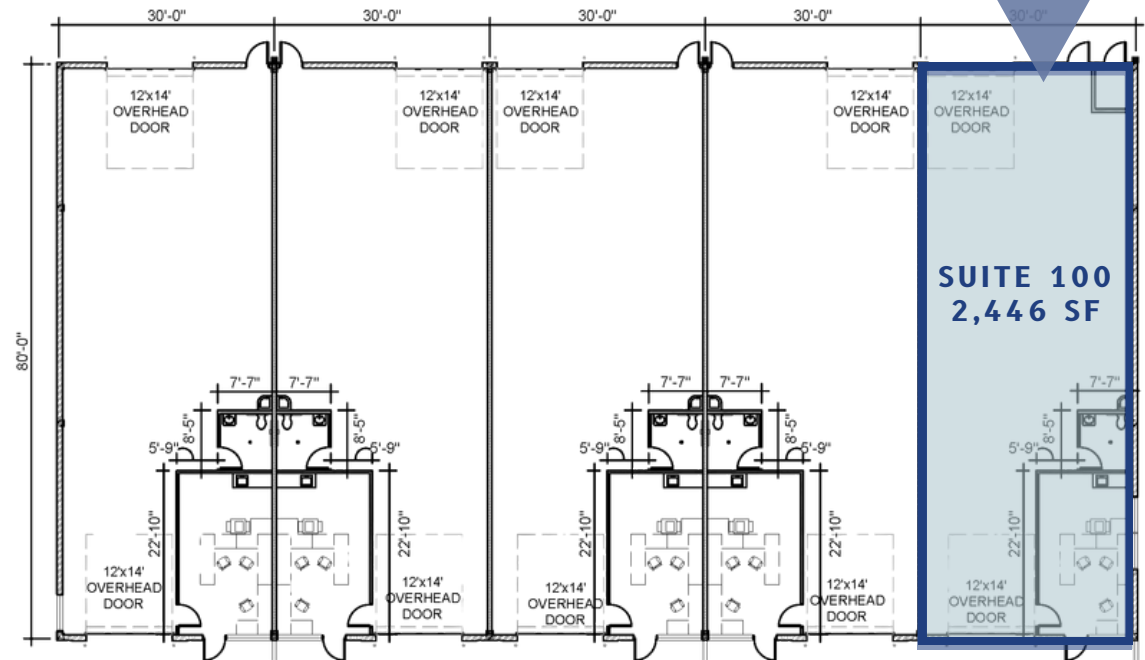
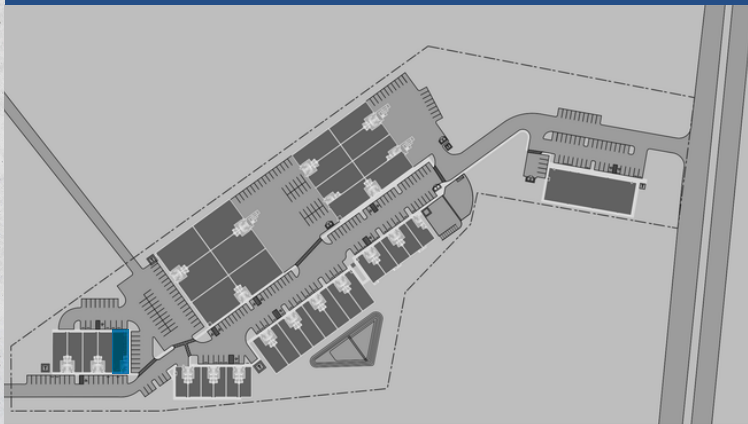
OWNERSHIP:

LIGHTSTONE

BUILDING 1

- ±2,446 SF
- ±353 SF Office
- ±18' Clear Height
- Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors.
- R30 insulation, HVAC ready + 100% HVAC spaces
- Stained Concrete Flooring
- **Available Now**

AVAILABILITY



ADAM GREEN, SIOR

agreen@lee-associates.com

D 512.410.8263

C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com

D 512.410.8265

C 281.795.7906

WILL SMITH

wsmith@lee-associates.com

D 512.410.8268

C 406.788.8672

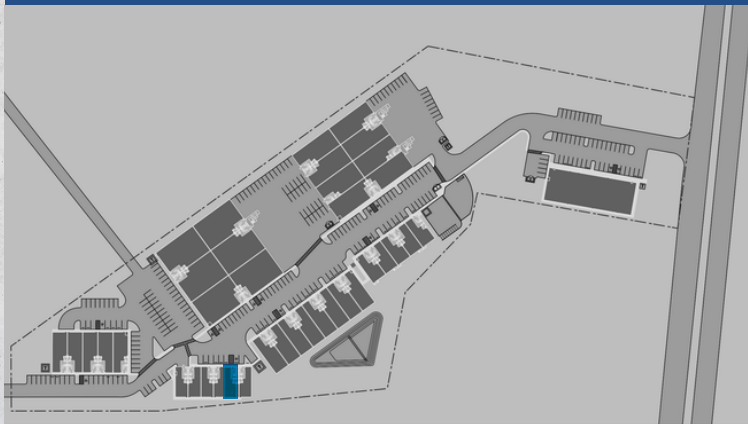


LIGHTSTONE

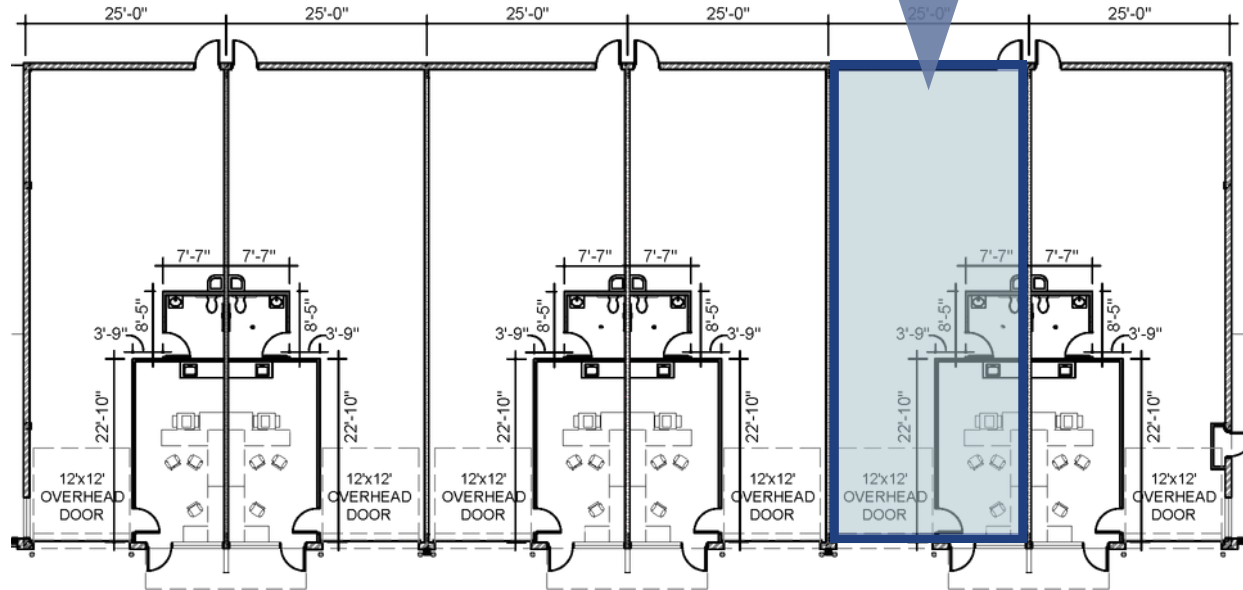
BUILDING 2

- ±1,535 SF
- ±308 SF Office
- ±18' Clear Height
- One (1) Oversized 12' x 12' Overhead Door.
- R30 insulation, HVAC ready + 100% HVAC spaces
- Stained Concrete Flooring
- **Available 08/01/2026**

AVAILABILITY



SUITE 210
1,535 SF
AVAILABLE 08/01/26



ADAM GREEN, SIOR

agreen@lee-associates.com

D 512.410.8263

C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com

D 512.410.8265

C 281.795.7906

WILL SMITH

wsmith@lee-associates.com

D 512.410.8268

C 406.788.8672

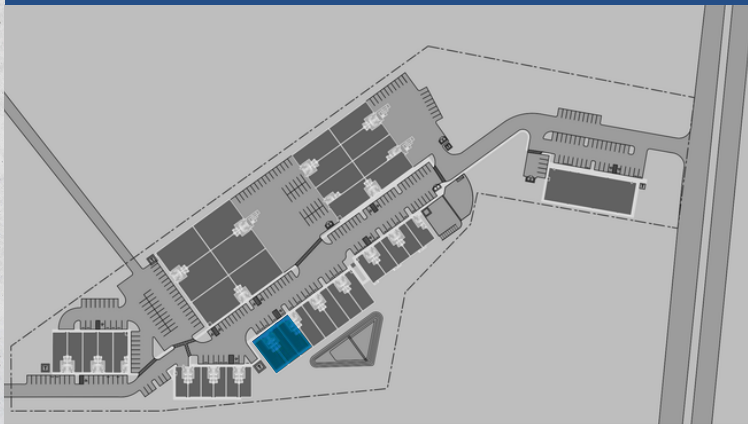


LIGHTSTONE

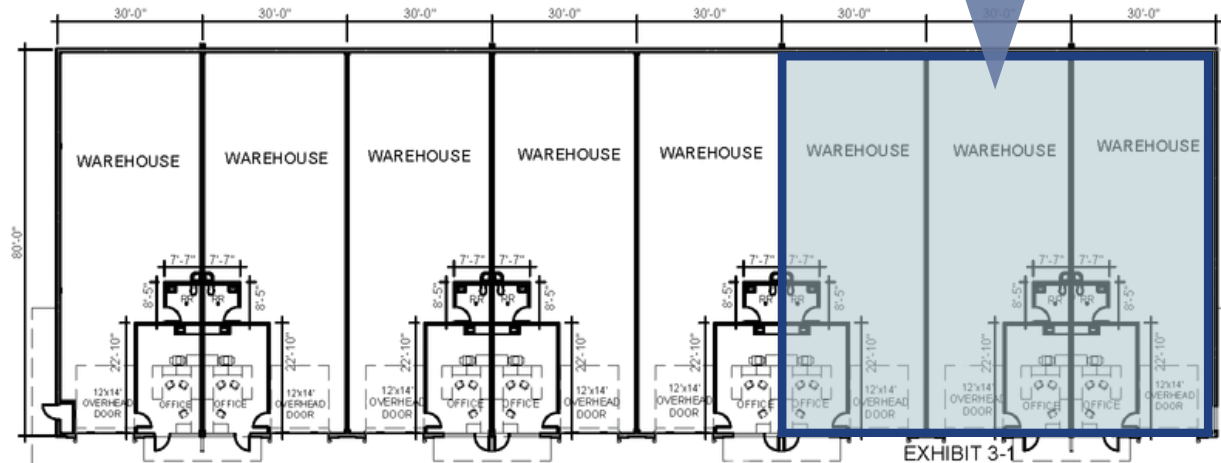
BUILDING 3

- ±7,320 SF
- ±706 SF Office
- ±18' Clear Height
- Three (3) Oversized 12' x 12' Overhead Door.
- R30 insulation, HVAC ready + 100% HVAC spaces
- Stained Concrete Flooring
- **Available 09/01/2026**

AVAILABILITY



SUITE 350
7,320 SF
AVAILABLE 09/01/26



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

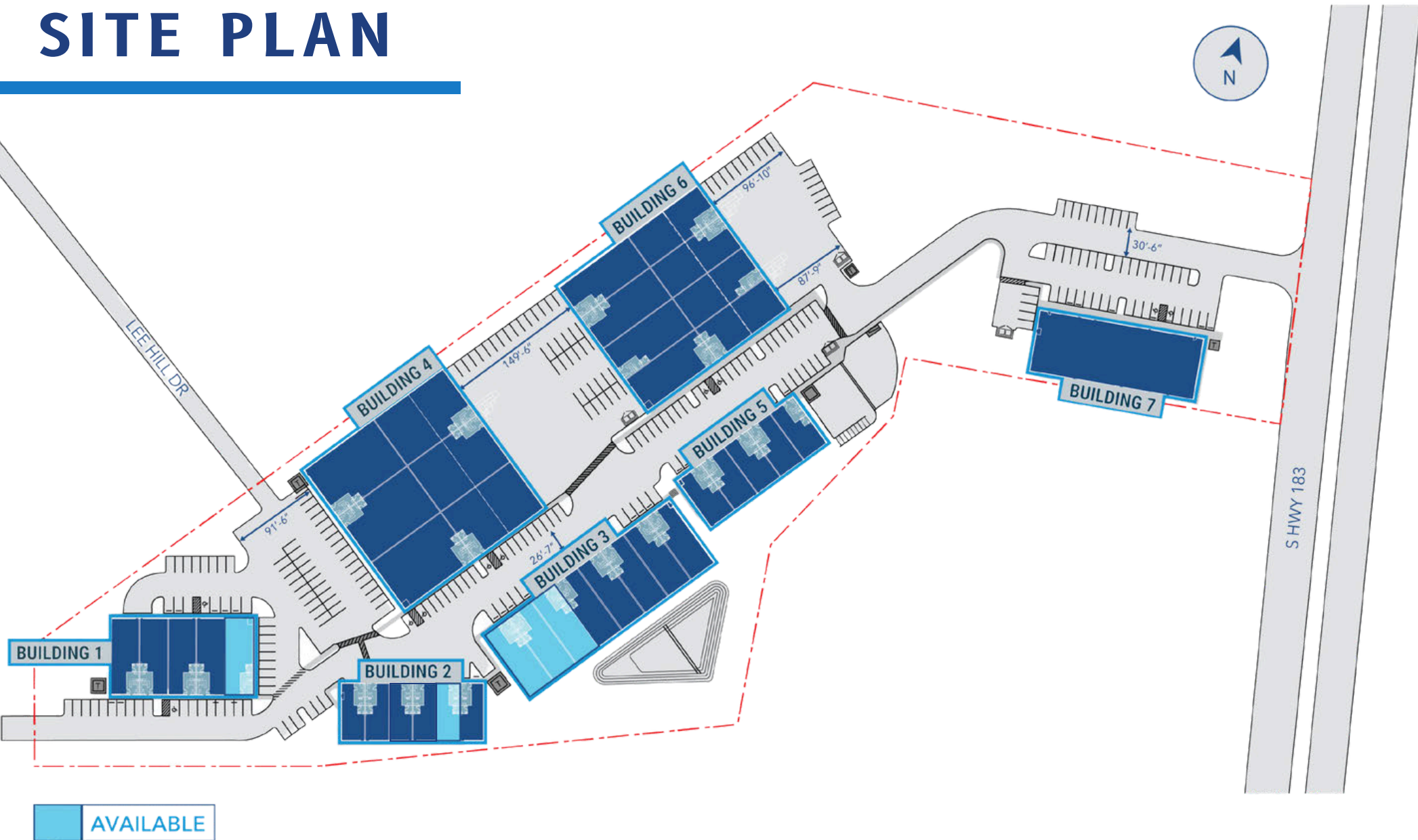
WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672



LIGHTSTONE

SITE PLAN



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
C 512.699.1103

MITCHELL BECKER

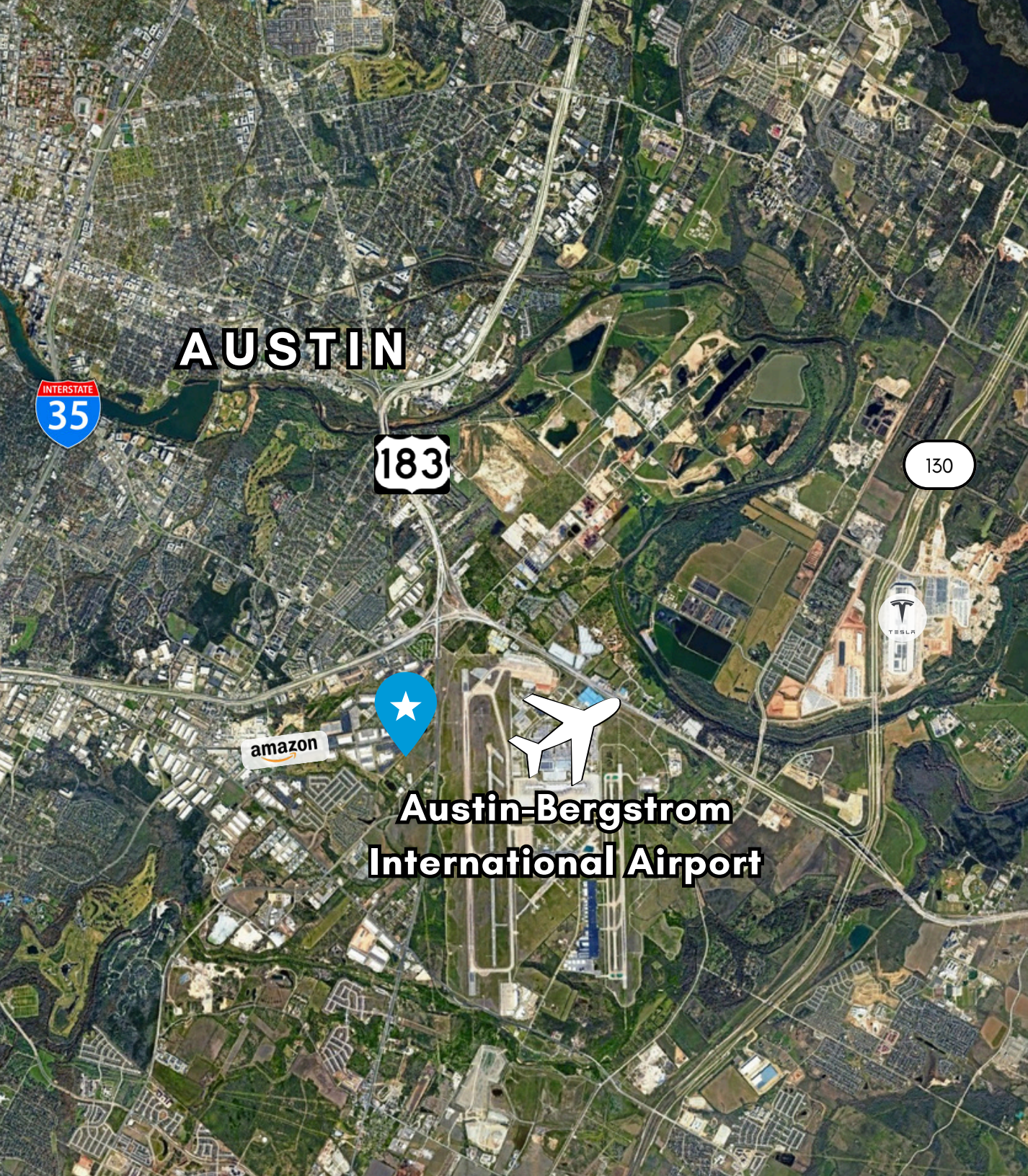
mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672



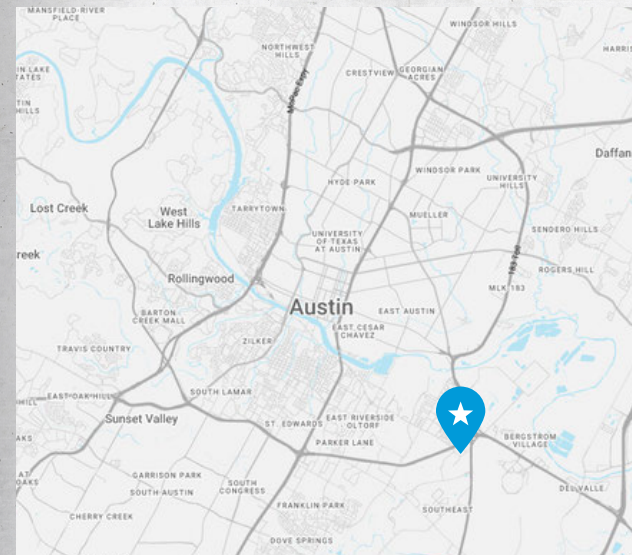
LIGHTSTONE

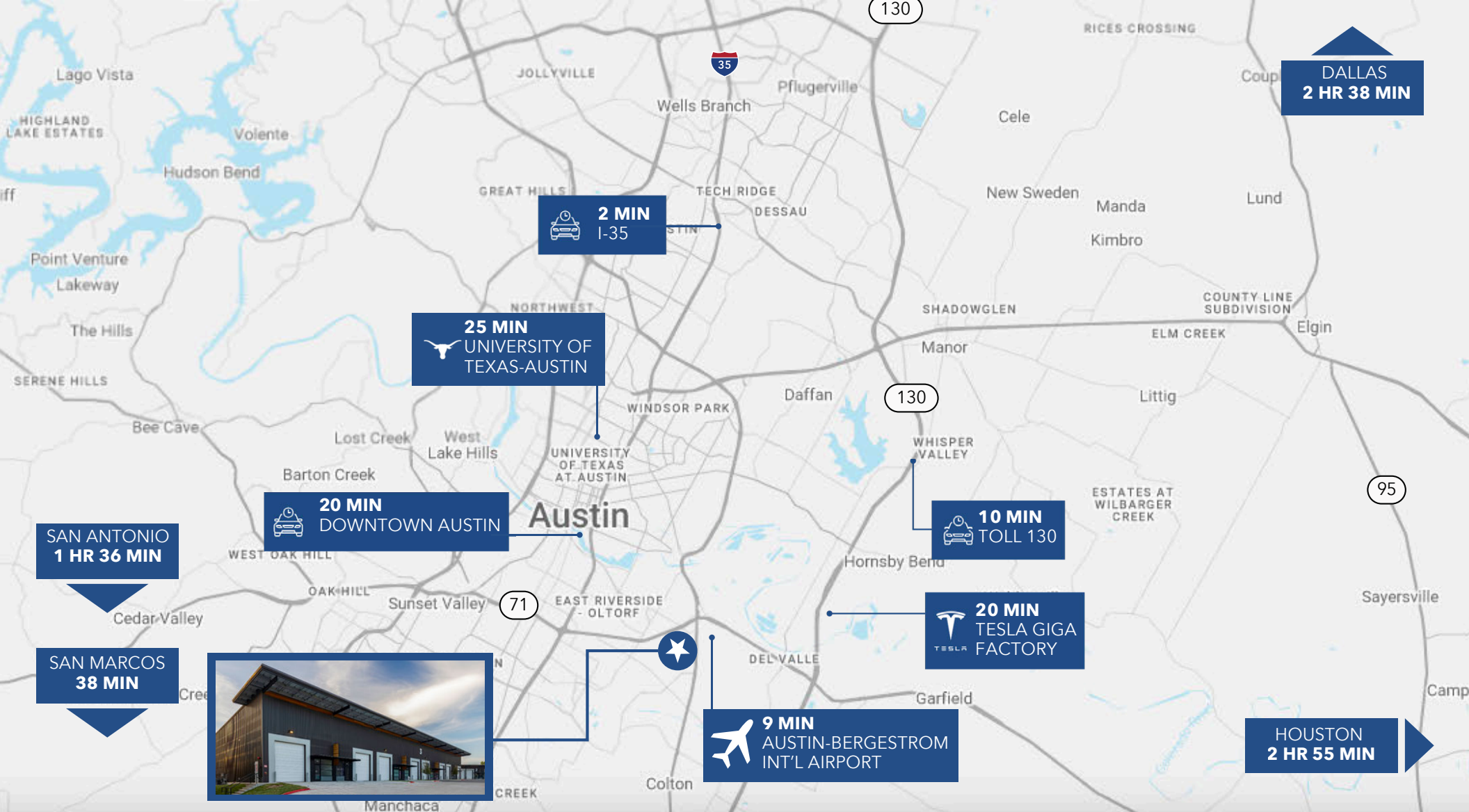


Drive Times

Austin Bergstrom International Airport	9 miles
Downtown Austin	20 miles
University of Texas, Austin	25 miles

Corporate Neighbors





ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

**SCAN FOR MORE
INFORMATION**



LIGHTSTONE