

TUSCANY X CROSSING

BUSINESS PARK

8501 Wall Street • Austin, Texas 78754



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

Brookfield
Properties

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

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

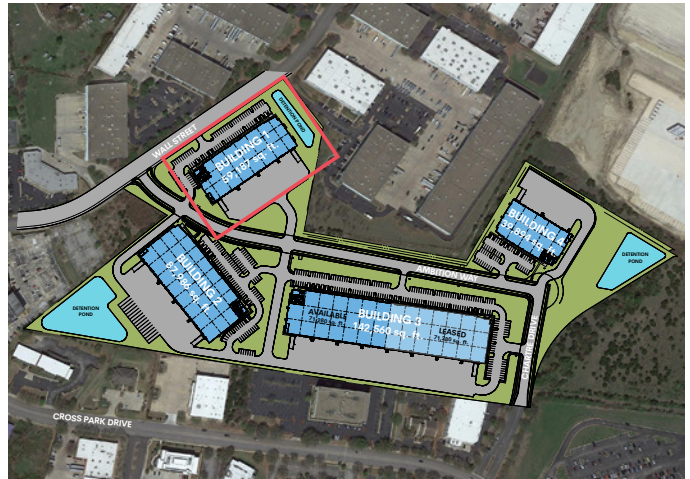
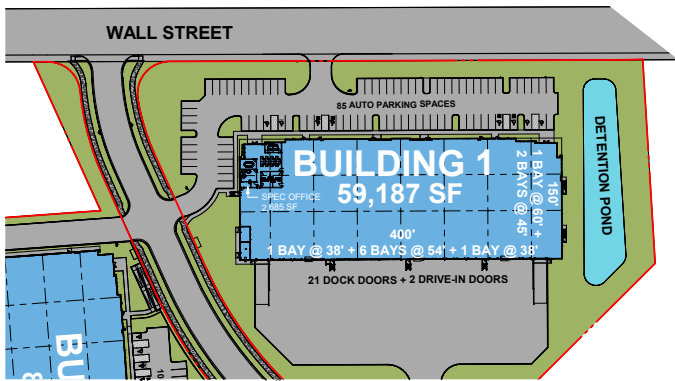
150'
BUILDING
DEPTH

21
DOCK DOORS
AVAILABLE

84
AUTO PARKS
AVAILABLE

ESFR
FIRE
SPRINKLERS

R-15
ROOF
INSULATION



Building 2 Specs

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

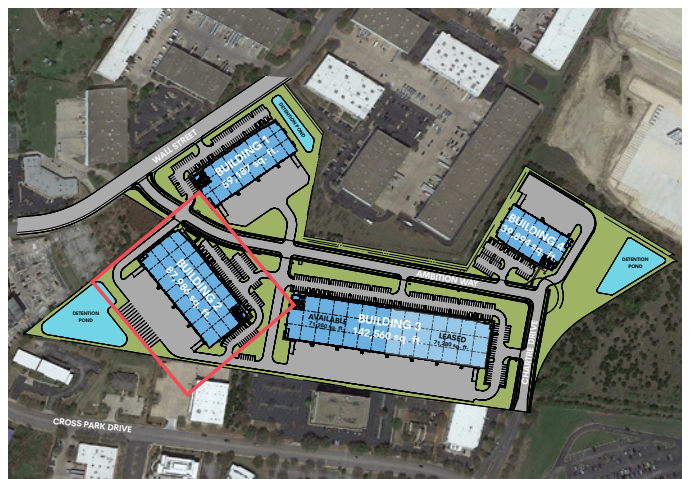
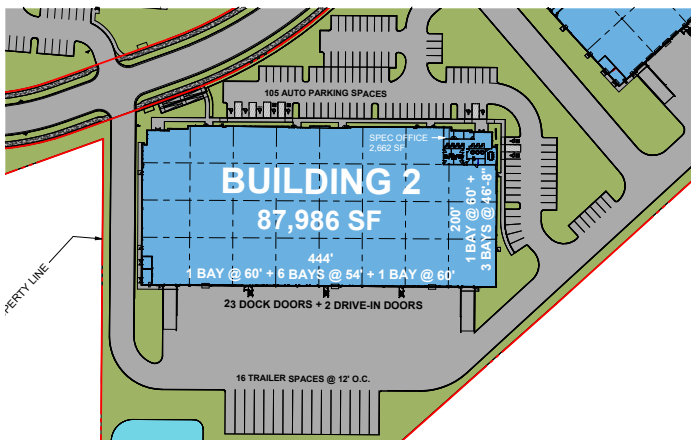
23
DOCK DOORS
AVAILABLE

109
AUTO PARKS
AVAILABLE

ESFR
FIRE
SPRINKLERS

R-15
ROOF
INSULATION

16 TRAILER PARKS



Building 3 Specs

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

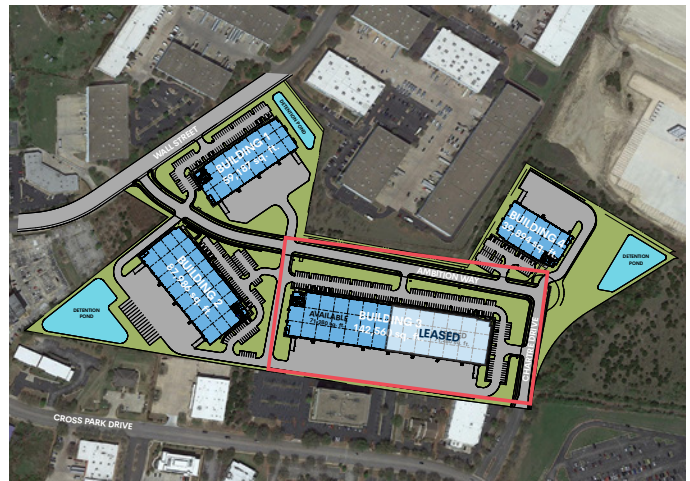
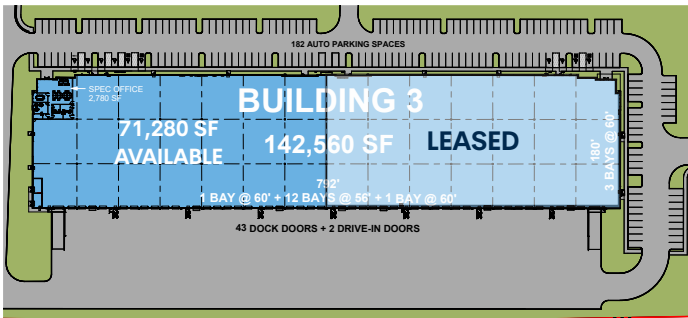
180'
BUILDING
DEPTH

22
DOCK DOORS
AVAILABLE

92
AUTO PARKS
AVAILABLE

ESFR
FIRE
SPRINKLERS

R-15
ROOF
INSULATION



Building 4 Specs

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

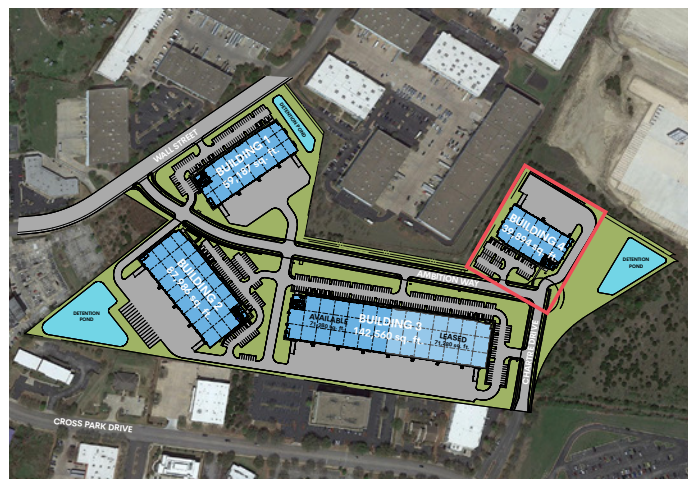
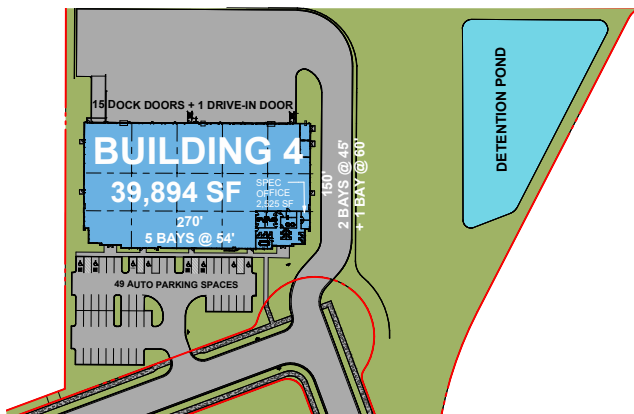
150'
BUILDING
DEPTH

15
DOCK DOORS
AVAILABLE

52
AUTO PARKS
AVAILABLE

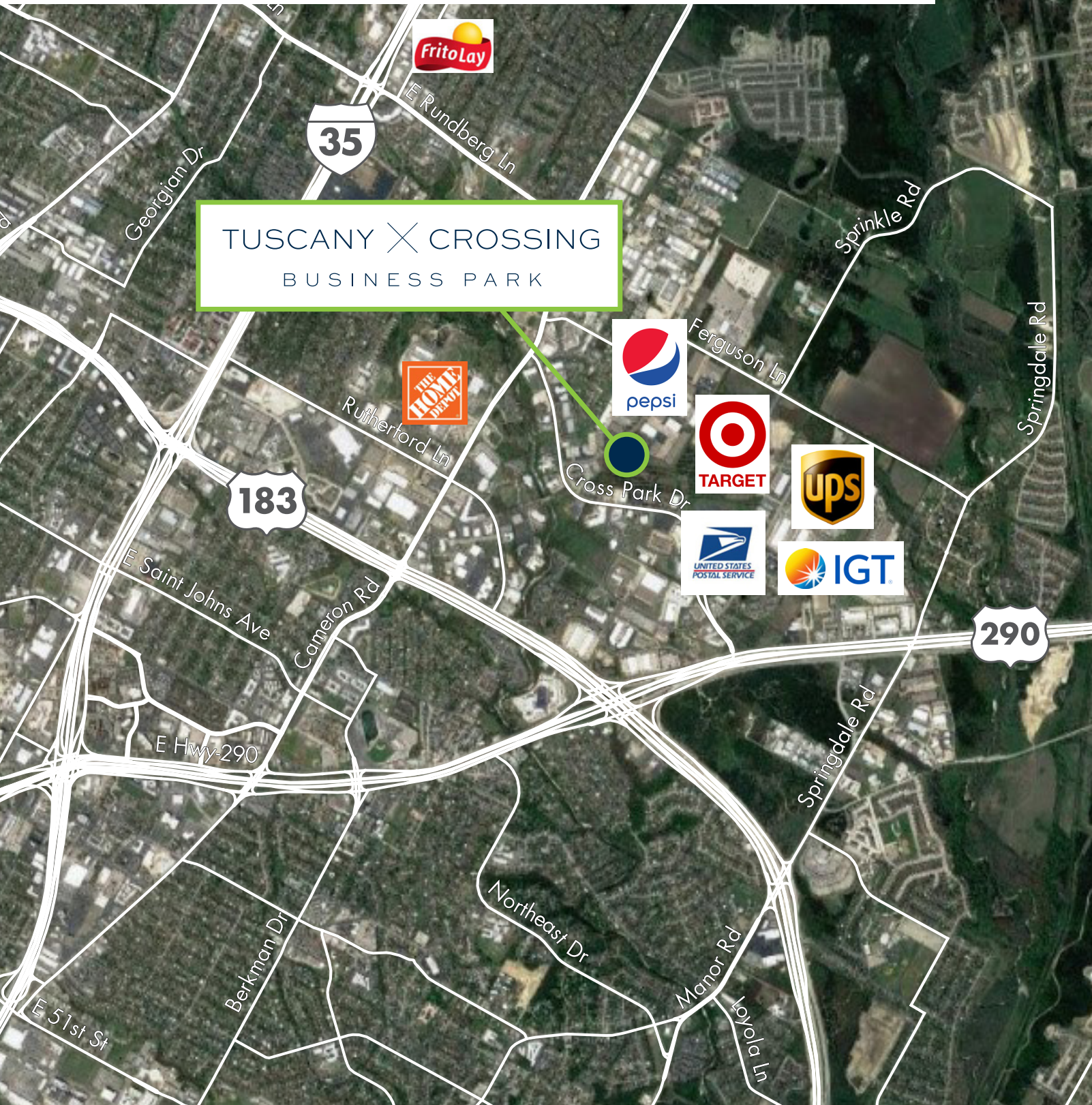
ESFR
FIRE
SPRINKLERS

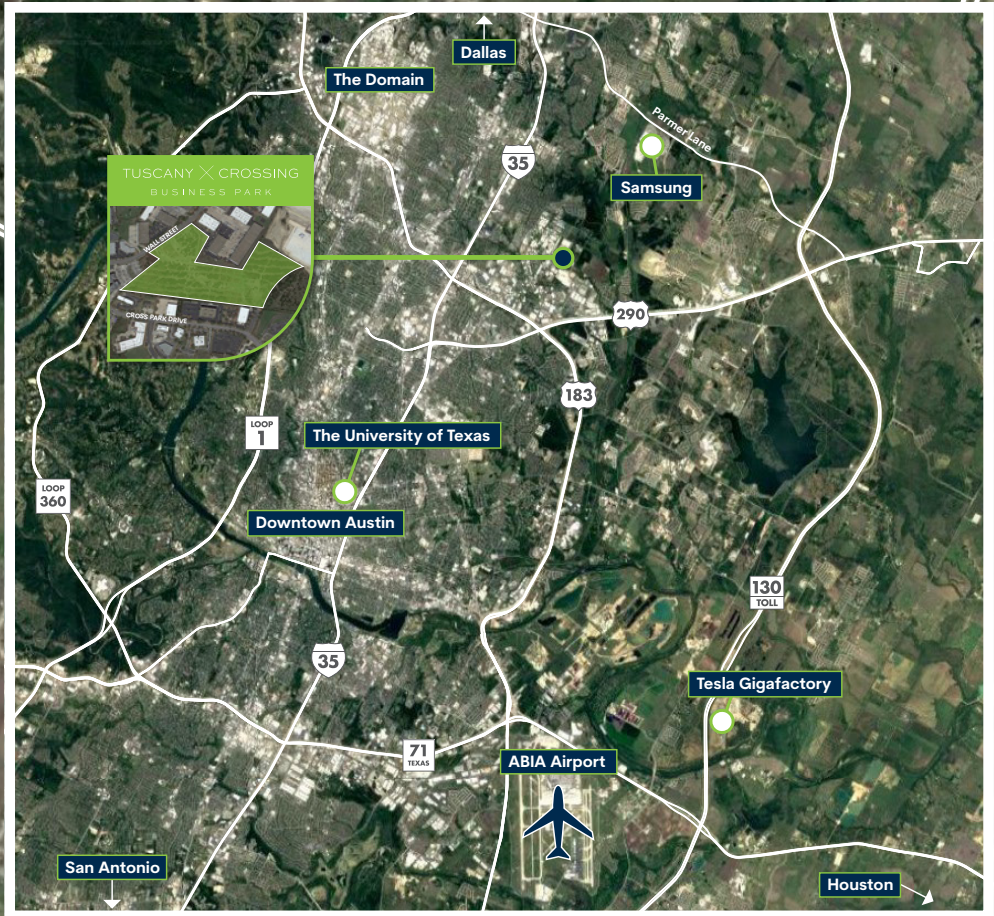
R-15
ROOF
INSULATION



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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