

FOR SUBLEASE - THROUGH JAN 2028 DISTRIBUTION WAREHOUSE

PROLOGIS WALNUTCREEK

8606 WALL STREET | BUILDING 14, SUITE 200, AUSTIN, TX 78754



ONLY \$12.98 NNN | SUBLEASE BELOW MARKET RATE!



- Move-In Ready
- Ideal for Light Distribution
- Low CapEx Setup

VINCENT VEGA

Vice President

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TANA FRNKA

Associate

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GOOGLE MAP

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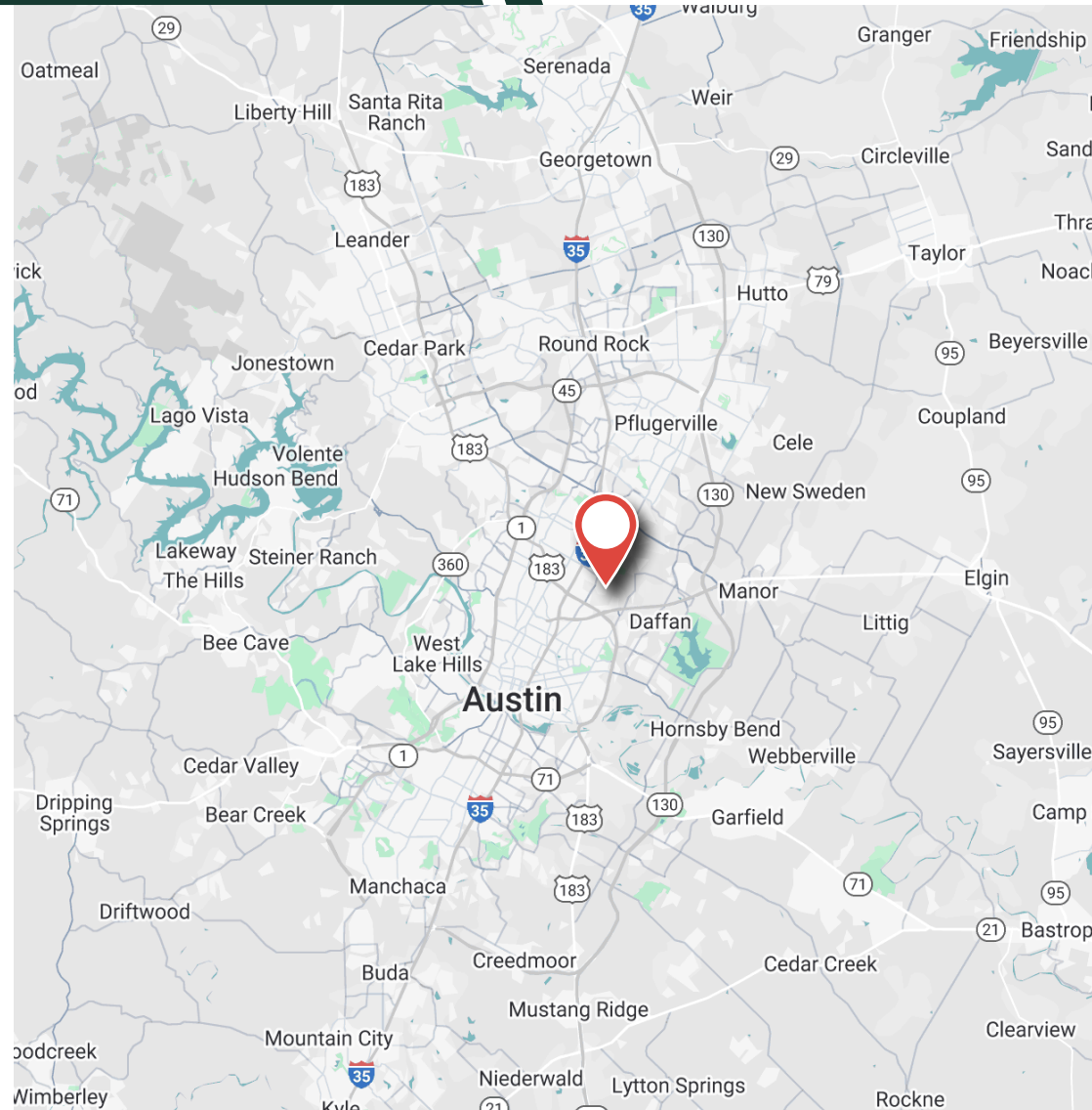
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KEY HIGHLIGHTS

- **\$12.98 NNN – Below Market** | Affordable rate in a high-demand Austin corridor
- **Desk-to-Dock Ready** ±2,346 SF Office | ±6,654 SF Warehouse
- **2 Dock-High Doors + Ramp** | **24' Clear Height** – Efficient loading & vertical storage
- **Sublease Through Jan 2028** – Secure long-term stability without long-term risk
- **Positioned in the Master Planned Walnut Creek Business District** - Austin's Fastest Moving Corridor
- **Strategic Location** – Minutes from Hwy 183, Hwy 290 & IH-35
- **Proximity to Major Employers** – Near Samsung, Applied Materials, and Flextronics



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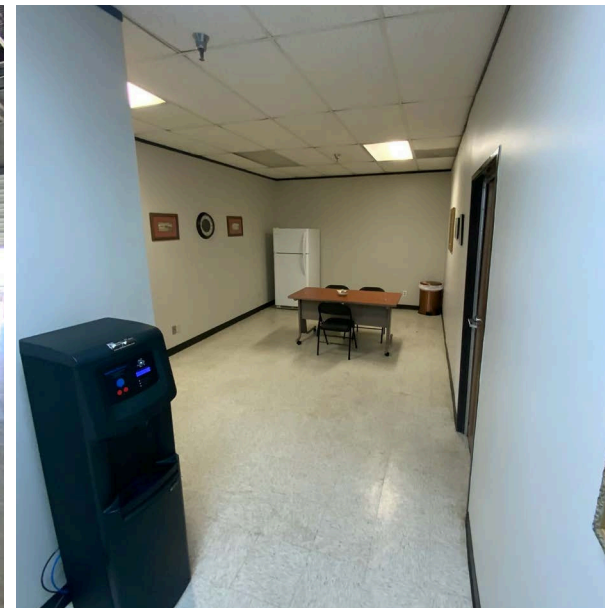
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PERFECT FOR:

- E-commerce fulfillment
- Last-mile logistics
- HVAC/equipment vendors
- Local service providers

A sublease solution for those operators looking to scale without heavy overhead.



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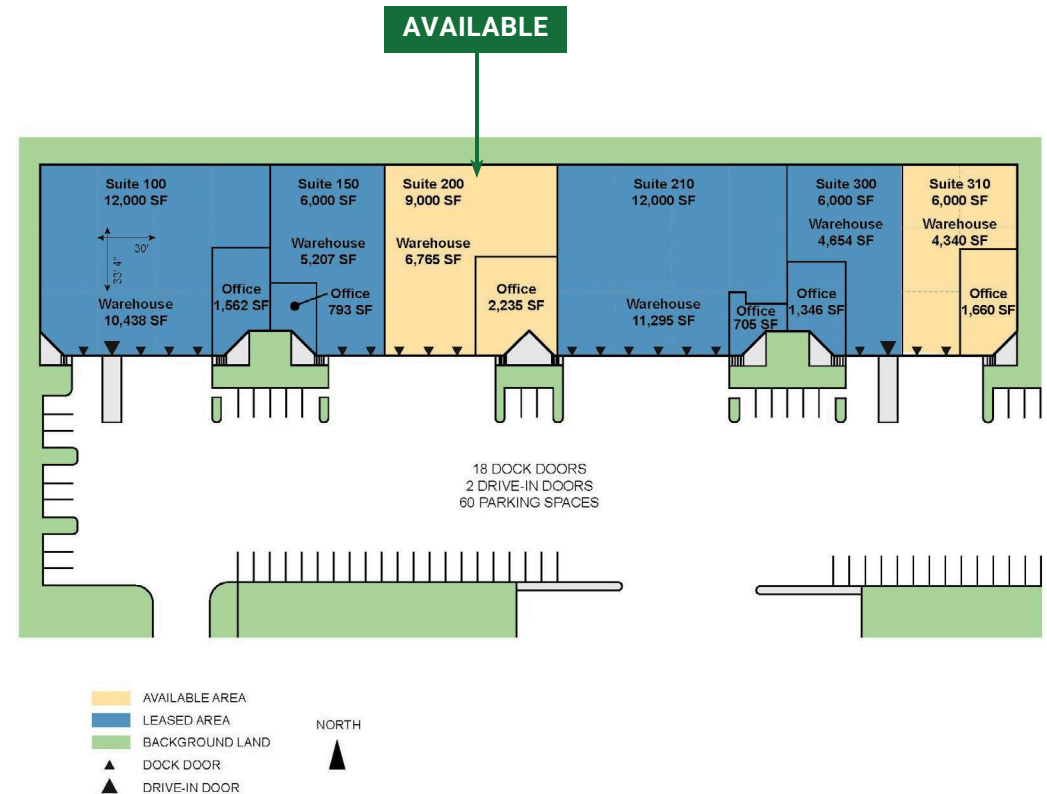
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SPACE SPECIFICATIONS

FEATURE	DETAILS
Total Area	9,000 SF
Office Space	±2,346 SF (Fully Built-Out)
Warehouse Space	±6,654 SF Warehouse (Open Layout)
Loading	2 Dock-High Doors + 1 Drive-In Ramp
Clear Height	24 Feet
Sprinkler System	ESFR (Early Suppression Fast Response)
Configuration	Front Load
Sublease Term	Through January 31, 2028
Rental Rate	\$12.98 NNN



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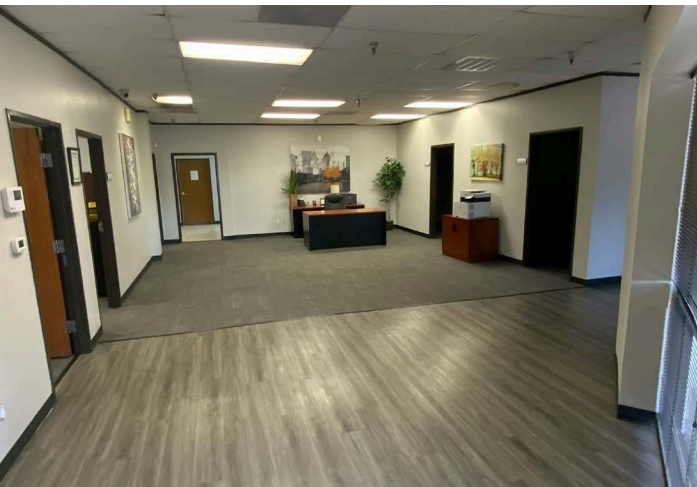
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PROPERTY PHOTOS



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Oxford
partners



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DEMOGRAPHICS

2025 SUMMARY				1 MILE	3 MILE	5 MILE
Population	Households			5,980	120,993	314,905
Families	Average Household			2,586	49,703	138,561
Size	Owner Occupied Housing			1,180	25,184	64,361
Units	Renter Occupied Housing			2.29	2.39	2.23
Units	Median Age	Median		569	16,695	51,463
Household	Income	Average		2,017	33,008	87,098
Household Income				31.3	34.2	33.8
				\$64,608	\$70,978	\$81,398
				\$87,833	\$100,480	\$116,107

BUSINESSES - 5 MILES

14,124
TOTAL
BUSINESSES

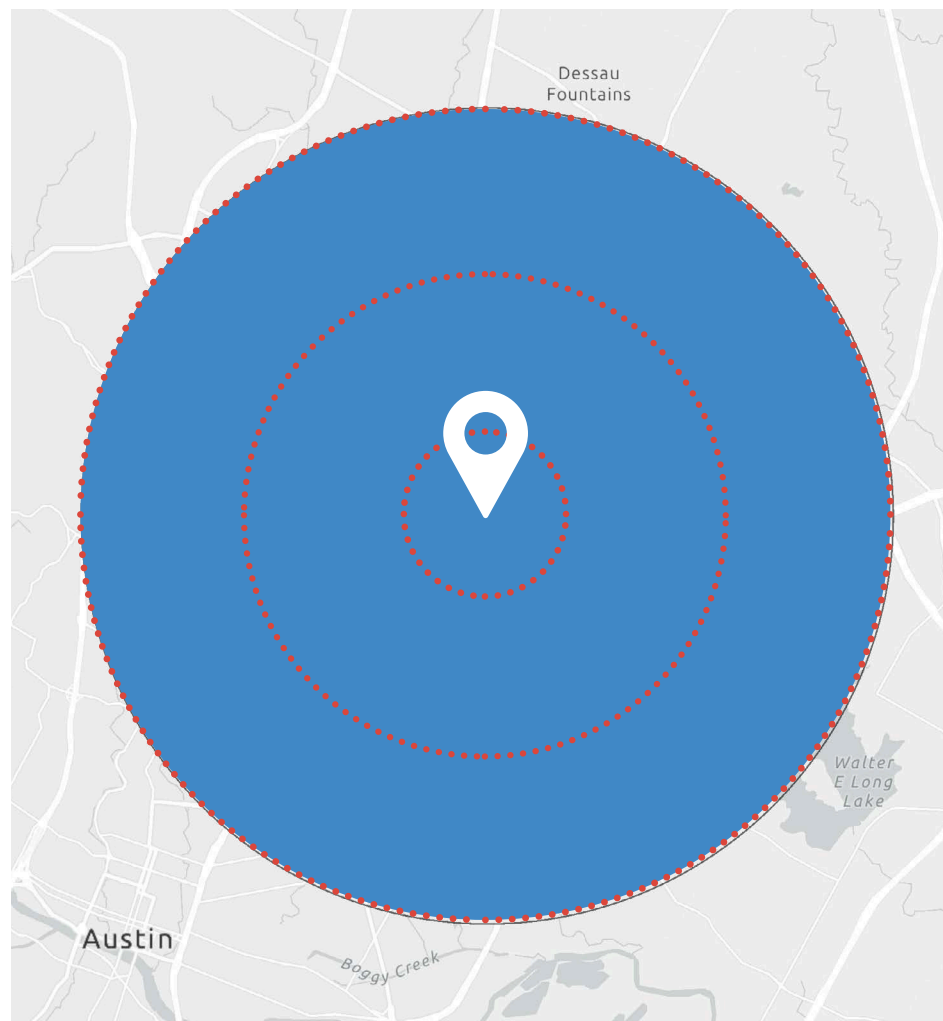
173,224
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$116,107
AVERAGE HH
INCOME

\$50,996
PER CAPITA
INCOME

\$80,371
MEDIAN
NET WORTH



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