



Connor Lane

BUSINESS PARK



Two Class-A Industrial Buildings Available For Lease

Delivering in Q4 of 2024

Building A | 87,467 SF

8522 Connor Ln
Austin, TX 78753

Building B | 83,492 SF

8523 Connor Ln
Austin, TX 78753



Project Overview

Property Highlights



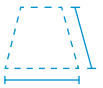
Modern Class-A Design

Modern Class A industrial finishes with 32' clear heights



Prime Infill Location

Conveniently located in the heart of the northeast submarket.



Flexible Divisibility

Shallow-bay rear-load design offers flexible demising for many different users, accommodating tenants between 12,449 SF to 87,467 SF in a single building.



Proximity & Access

Convenient access to I-35 and HWY 183 and excellent proximity to major tech and manufacturing employers, including Tesla, Samsung, Dell, Applied Materials, and more.

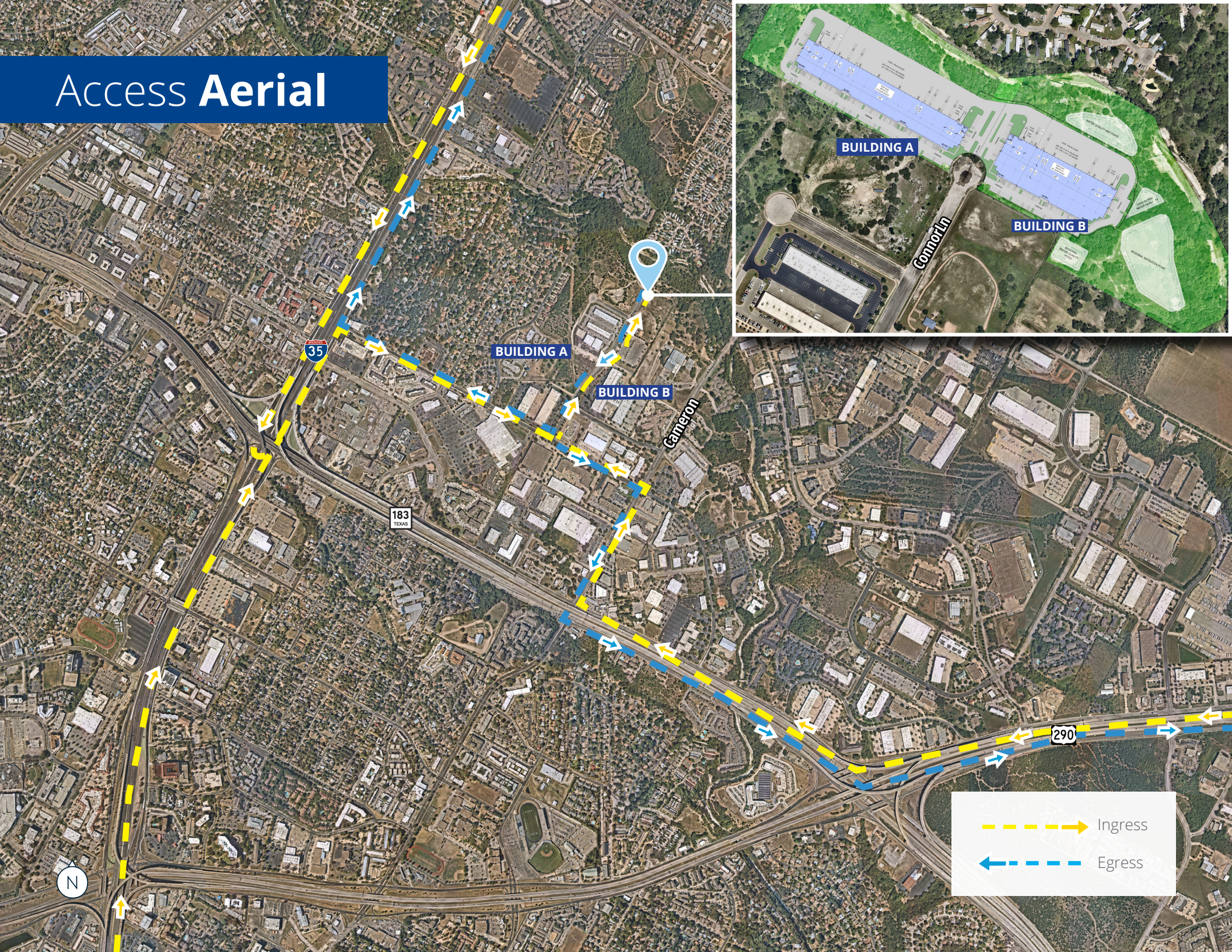


Spec Offices

Multiple spec offices will be delivered with each building, expediting tenant occupancy timelines and minimizing out-of-pocket costs for users.



Access Aerial



Building A Specs

8522 Connor Lane, Austin, TX 78753

Building Size 87,467 SF

Minimum Divisibility 12,449 SF (2 bays)

Building Depth 120'

Column Spacing 52' x 60' Typical

Building Type Concrete Tilt Wall

Clear Height 32'

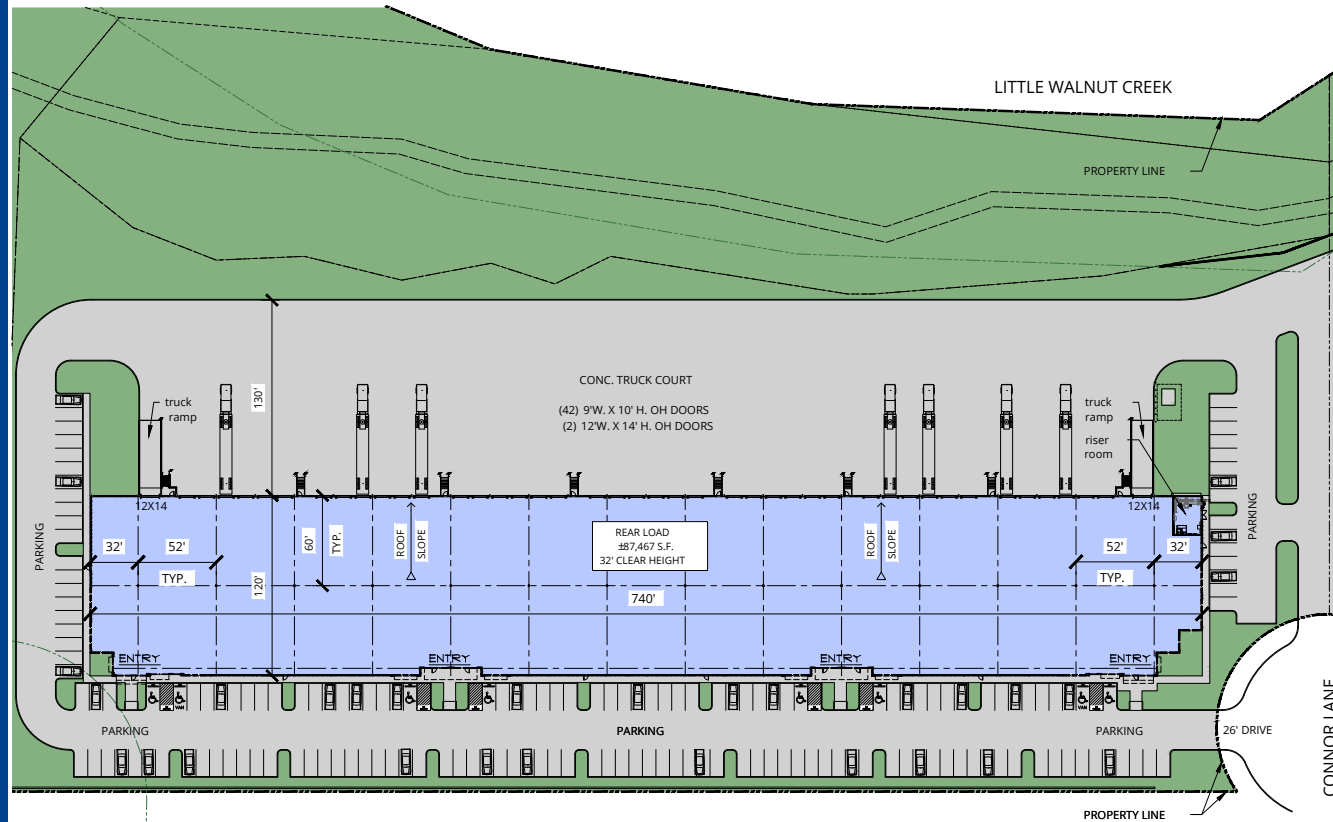
Dock Doors 42

Drive-in Doors 2

Truck Court Depth 130'

Auto Parking 1.92/1,000 SF

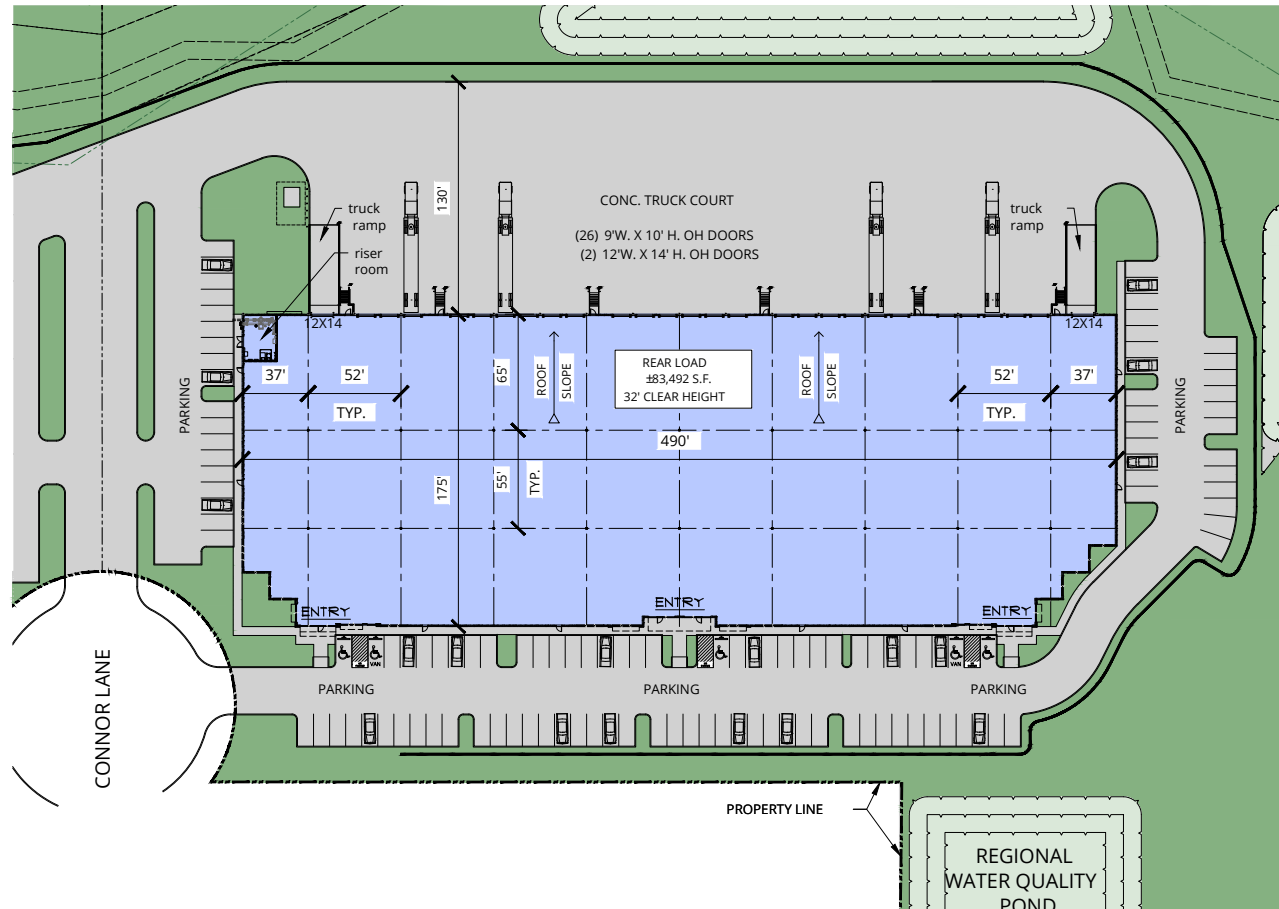
Sprinklers ESFR



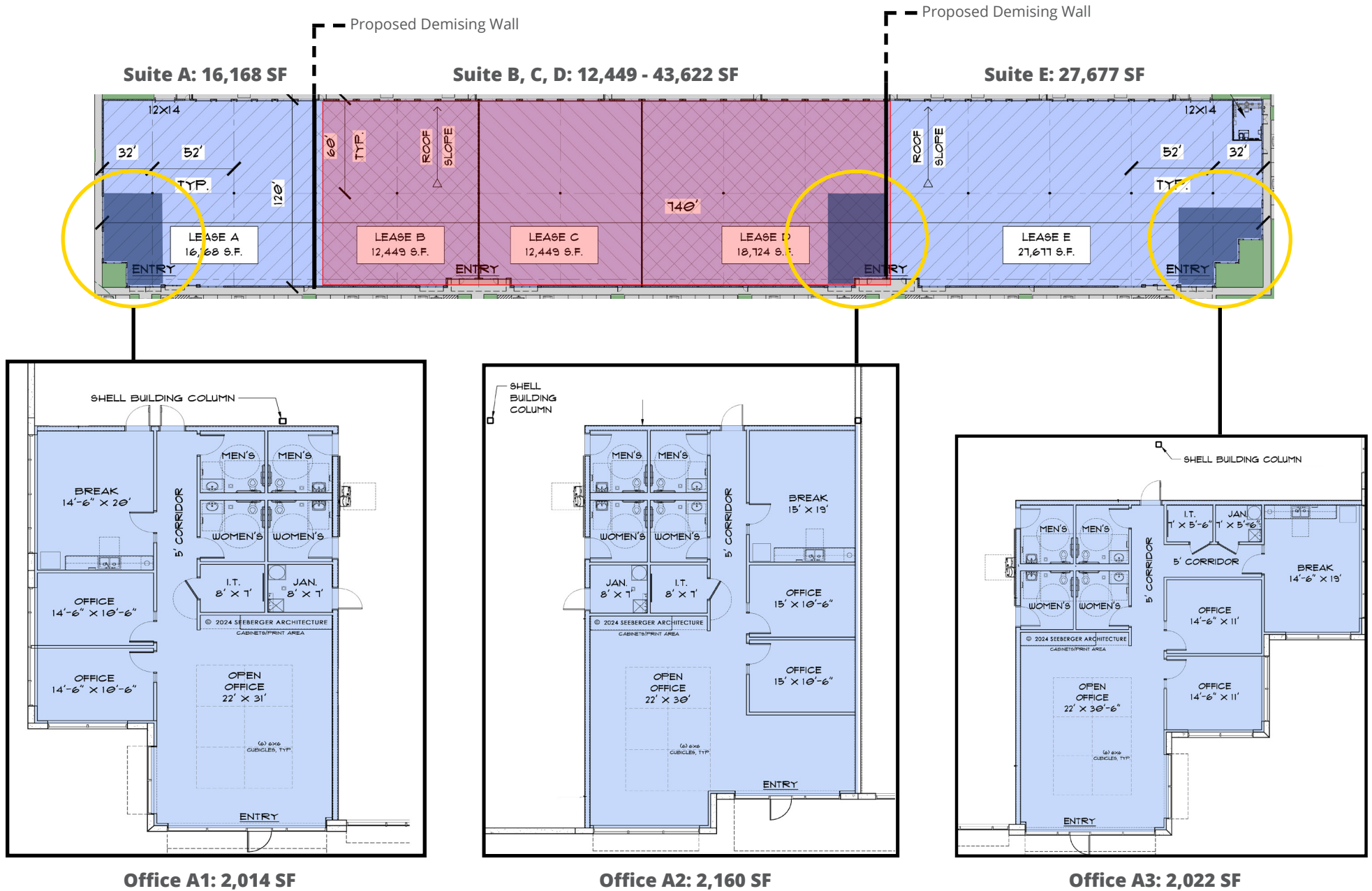
Building B Specs

8523 Connor Lane, Austin, TX 78753

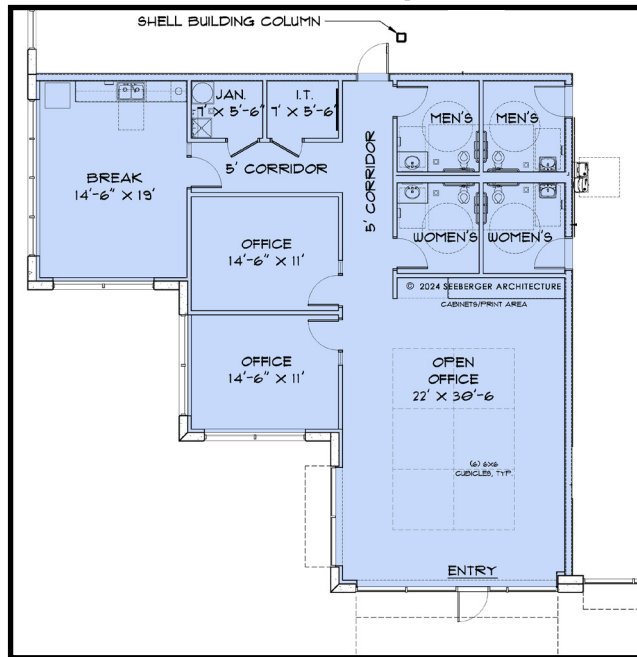
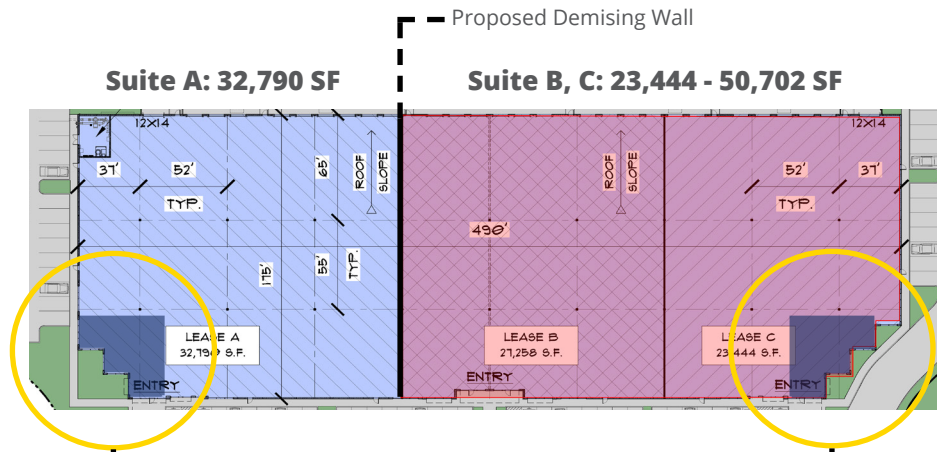
Building Size	83,492 SF
Minimum Divisibility	23,444 SF (2 bays)
Building Depth	175'
Column Spacing	52' x 55' Typical 65' Speed Bay
Building Type	Concrete Tilt Wall
Clear Height	32'
Dock Doors	26
Drive-in Doors	2
Truck Court Depth	130'
Auto Parking	1.44/1,000 SF
Sprinklers	ESFR



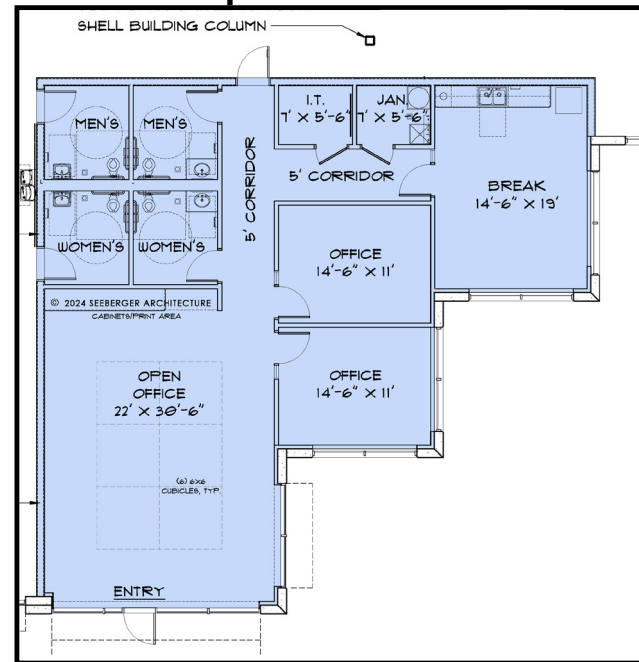
Building A Spec Demised Suites



Building B Spec Demised Suites



Office B1: 2,022 SF



Office B2: 2,024 SF

Regional Map

Drive Times/Distance

Samsung	13 Min
	5.9 Mi
Tesla	21 Min
	17.5 Mi
Downtown Austin	15 Min
	7.5 Mi
ABIA Austin-Bergstrom Int'l Airport	15 Min
	11.3 Mi
Round Rock	19 Min
	13.5 Mi
San Antonio	1 Hr 38 Min
	86 Mi
Houston	2 Hr 36 Min
	158 Mi
Dallas	2 Hr 27 Min
	190 Mi





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