

the offering



Size 118,132 SF<u>+</u>



Clear Height 32'



Dock High Doors 31 (9' x 10')



Grade Level Doors 2 (12' x 14')



Parking 179 Spaces

- Configuration: rear load

- Exterior paving: reinforced concrete

- Flooring: 6" reinforced concrete slab

- Walls: 8" reinforced concrete

- Fire System: ESFR

- Bay Size: 52' x 50'; 60' speed bay along dock loading wall

 Heating: 6 gas-fired unit heaters for shell building freeze protection

- **Electrical**: 1,500 kVa pad-mounted service transformer. 2,500Amp service distribution enclosure to be provided with 10'L commercial wiring gutter to support construction of Tenant service; Tenant to provide panel.



floor plan



building 2

strategic location

VIA MAJOR HIGHWAYS

- Austin Executive Airport: 3 miles (5 min)

- Pflugerville: 5 miles (10 min)

- Round Rock: 12 miles (20 min)

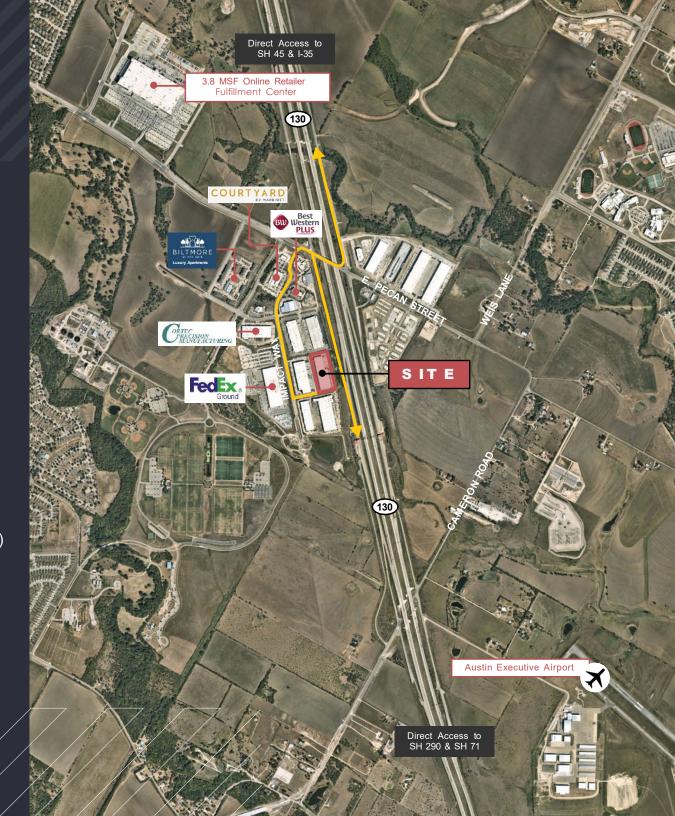
- Downtown Austin: 17 miles (30 min)

- Austin-Gergstrom Airport: 20 miles (30 min)

- San Antonio: 98 miles (1 hr 40 min)

- Houston: 154 miles (2 hrs 35 min)

- Dallas/Fort Worth: 185 miles (2 hrs 45 min)



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