



BENCHMARK
BUSINESS PARKS



MOVE-IN- READY FLEX INDUSTRIAL

Serving the local trades and services industries by offering a unique blend of industrial and office flex spaces. Ranging from 2,910 to 7,730 square feet, each unit is thoughtfully designed and outfitted with a wide array of customizable features, all intended to enhance both functionality and revenue.

Now Pre-Leasing Spaces Available from 2,910 - 7,730 SF

2	24	4	20+
Buildings	Units	Unit Types	Unit Layouts

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660



BENCHMARK
BUSINESS PARKS



PROPERTY & SUITE FEATURES

EACH MOVE-IN-READY SUITE INCLUDES:

- *Class A Office Finishes*
- *Built Out Kitchen & Private Restroom*
- *Two Levels of Air Conditioned Office Space*
- *20' Warehouse Clear Height*
- *14' Roll Up Doors*
- *Rear Grade Level Loading*
- *ESFR Sprinklered Warehouse*
- *Customizable Office Layout Options*

PROPERTY AMENITIES:

- *CCTV Monitoring*
- *Community Forklift*
- *1 GB High Speed Internet*

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660



BENCHMARK
BUSINESS PARKS

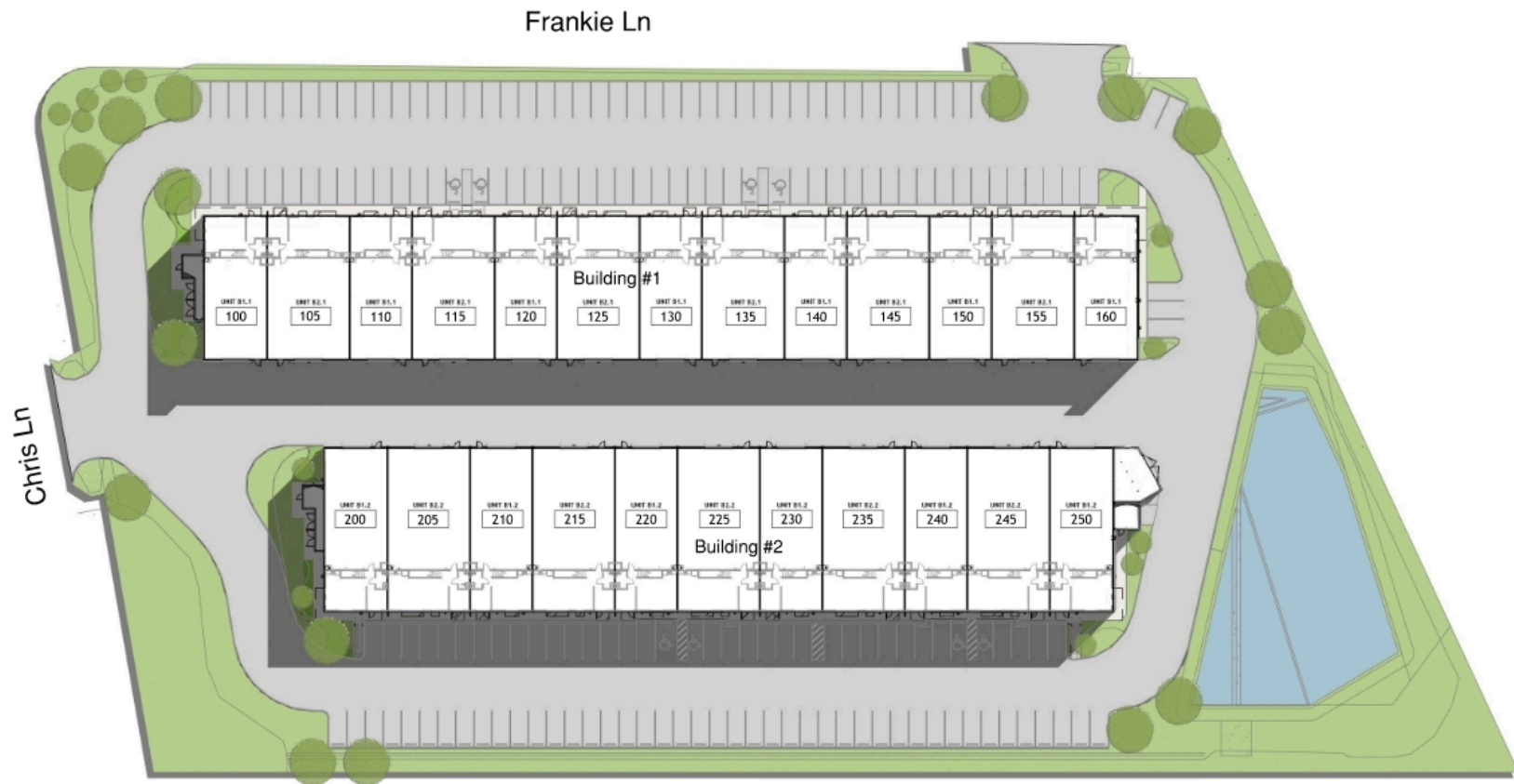


PROJECT PHOTOS

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660



BENCHMARK
BUSINESS PARKS



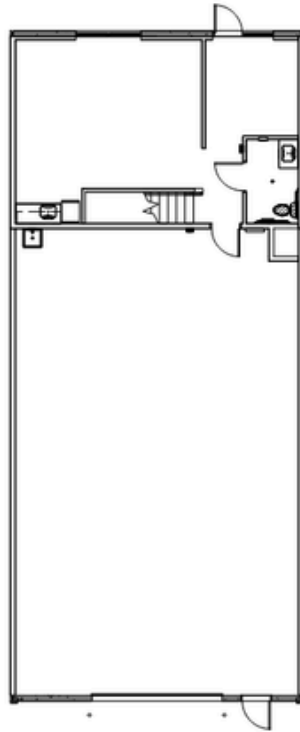
SITE PLAN

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660

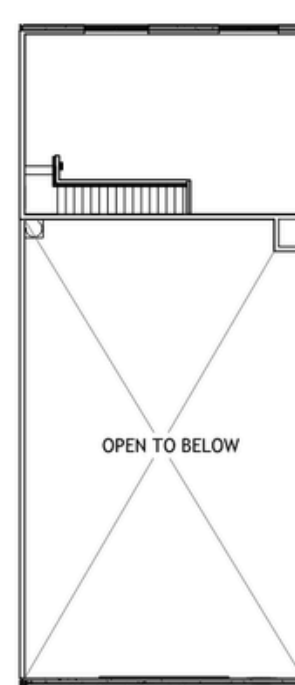


BENCHMARK
BUSINESS PARKS

SUITE TYPE B1.1



LEVEL 1



LEVEL 2

AVAILABLE - 2,910 SF

CAN BE COMBINED WITH ADJACENT SUITE FOR 6,530 SF

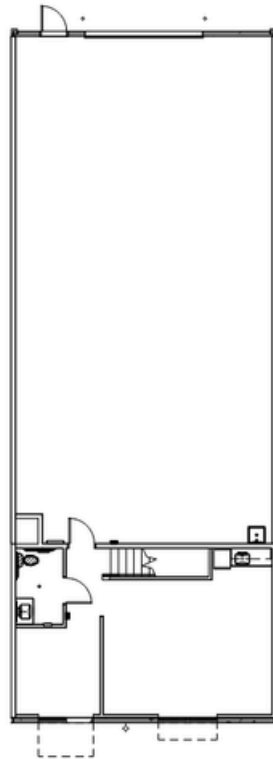
CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660

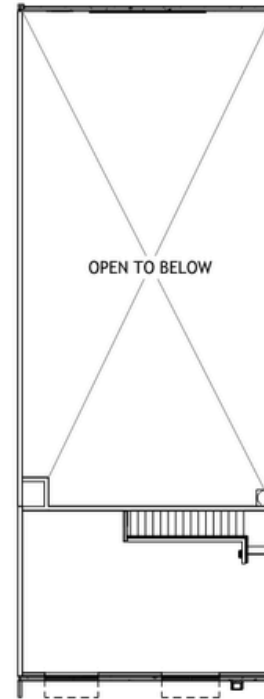


BENCHMARK
BUSINESS PARKS

SUITE TYPE B1.2



LEVEL 1



LEVEL 2

AVAILABLE - 3,460 SF

CAN BE COMBINED WITH ADJACENT SUITE FOR 7,730 SF

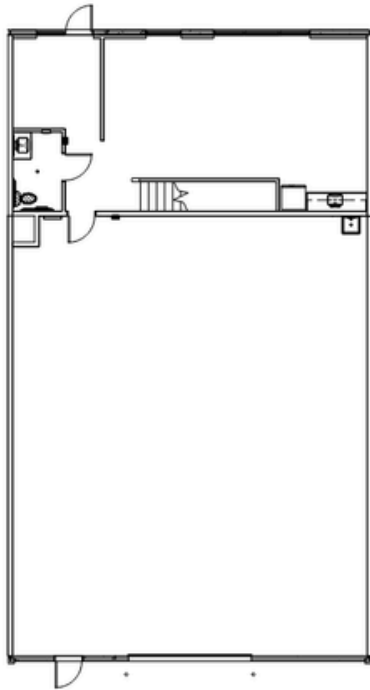
CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660

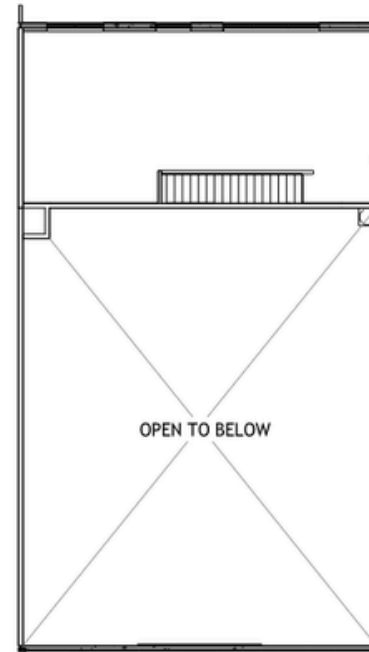


BENCHMARK BUSINESS PARKS

SUITE TYPE B2.1



LEVEL 1



LEVEL 2

AVAILABLE - 3,620 SF

CAN BE COMBINED WITH ADJACENT SUITE FOR 6,530 SF

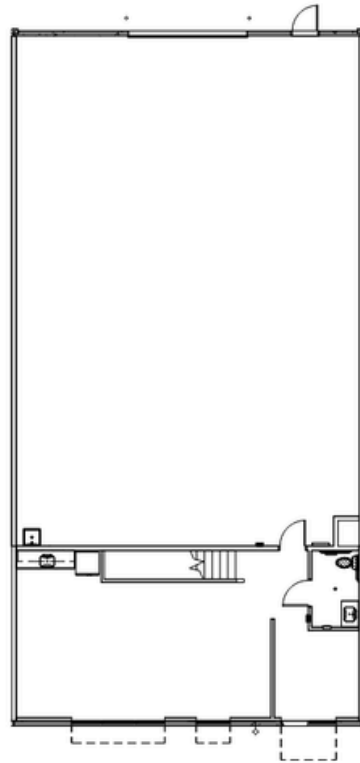
CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660

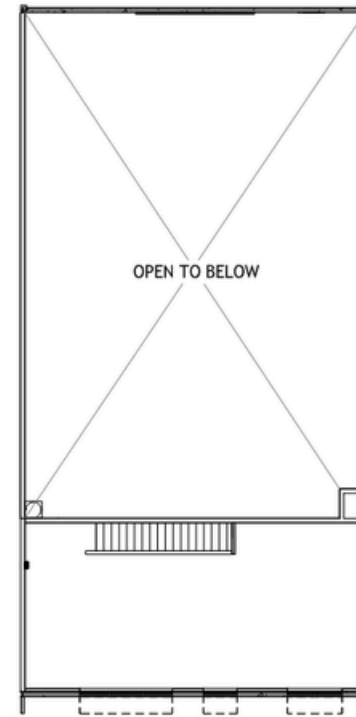


BENCHMARK
BUSINESS PARKS

SUITE TYPE B2.2



LEVEL 1



LEVEL 2

AVAILABLE - 4,270 SF

CAN BE COMBINED WITH ADJACENT SUITE FOR 7,730 SF

CUSTOMIZABLE OFFICE & CONFERENCE ROOM OPTIONS AVAILABLE

1433 CHRIS LANE, PFLUGERVILLE, TEXAS 78660