

E. Austin Walnut Industrial Park

9007 Tuscany Way, Austin, TX 78754

100% Climate Controlled - 8,000SF & 13,520SF



Contact : jessee@jbgoodwin.com 512-670-6336

JB Goodwin
REALTORS®

Space Overview

- Build in 2010
- Total building Size - 31,520 SF
- Parking Space : 100 spaces
- 53 ft truck accessible
- 1 Dock level loading dock each suit
- Location is at the Central east of Austin Metro Area.
- Samsung Taylor & Tesla factory is located in 20 min. distance. via US Highway 290 & 130.
- LI - LI-CO Limited Industrial Services can be used as a storage, distribution center, light manufacturing, light laboratory, or office.

Description	Suite 100	Suite 300	Remarks
Total RSF	13,520	8,000	
OFFICE SF	2,500	4,500	
WH SF	11,020	3,500	Fully Air Conditioned
Rest Room	5	2	
Fenced Security Zone_SF	3000 SF	0	Outdoor
Air Conditioning %	100%	100%	
Clear Height	25'	25'	Ground to A/C Duct
Dock High	1	1	
Dock Door	1	1	
DI Ramp	0	0	
Truck Loading to	53' truck	53' truck	
Parking Space	41	24	Extra 20 spaces if needed
Base Rental Rate per M_SF	\$1.20	\$1.20	
NNN per M_SF	\$0.60	\$0.60	Tax, Insurance, Water
Total Monthly Rate	\$1.80	\$1.80	
Total Monthly Rental Amount	\$25,688	\$15,200	3% Annual Increase
Utility Maintenance by	Tenant	Tenant	
Min. Term	Negotiable	Negotiable	Rental Rate varies by term
Possible Move-In Date	Sep. 1	Sep. 1	

Front View



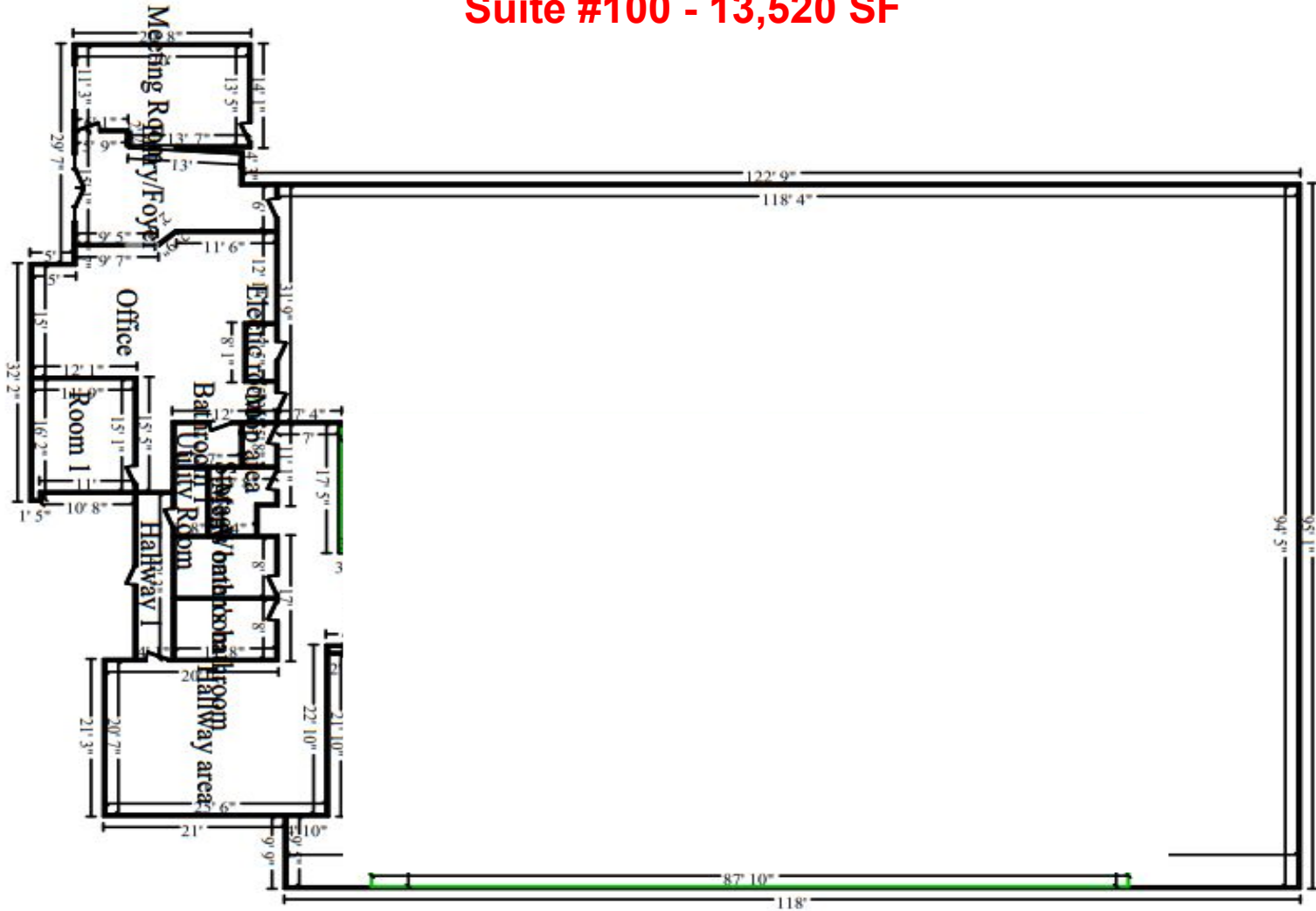
Back-Door



Photos : Parking Space



Suite #100 - 13,520 SF



Suite #100 - 13,520 SF



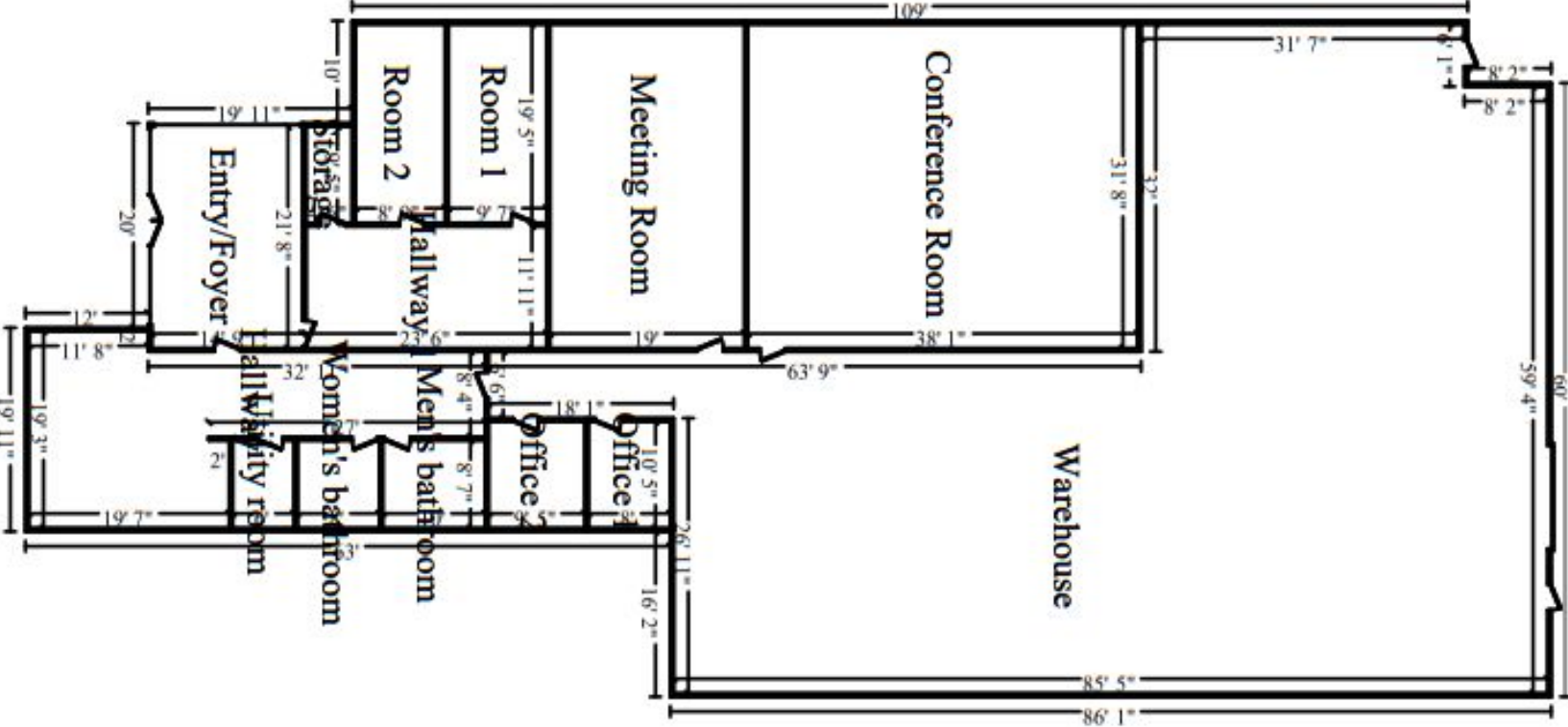


Suite #100 - 13,520 SF





Suite #300 - 8,000SF





Suite #300 - 8,000 SF

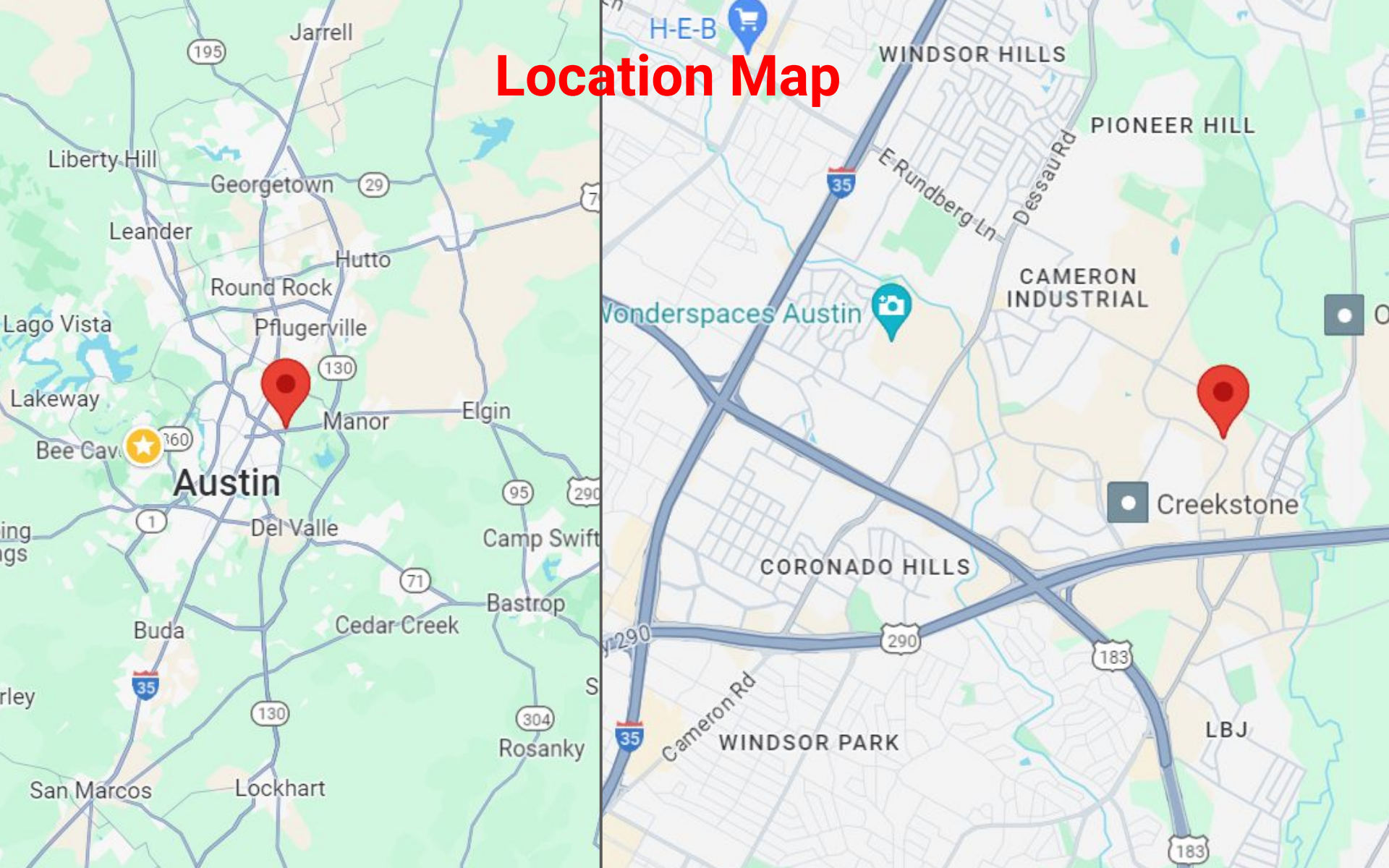
Suite #300 - 8,000 SF



Suite #300 - 8,000 SF



Location Map



TRANSPORTATION

COMMUTER RAIL

Highland Station	7 min drive	4.5 mi
Crestview Station	9 min drive	5.5 mi
Martin Luther King, Jr. Station	11 min drive	5.9 mi
Kramer Station	14 min drive	8.0 mi
Plaza Saltillo Station	13 min drive	8.5 mi

AIRPORT

Austin-Bergstrom International 	26 min drive	15.5 mi
--	--------------	---------

FREIGHT PORT

Calhoun Port	192 min drive	159.0 mi
--------------	---------------	----------

RAILROAD

QUARTERMASTERS LOGISTICS-AUSTIN-TX	11 min drive	7.1 mi
------------------------------------	--------------	--------