



Connor Lane

BUSINESS PARK

Brand New Spec Suites Available for Immediate Occupancy

Building A | 87,467 SF
Spec Suites from 16,168-43,622 SF

8522 Connor Ln
Austin, TX 78753

Building B | 83,492 SF
Spec Suites from 32,790-50,702 SF

8523 Connor Ln
Austin, TX 78753



Project Overview

Property Highlights



Available for Immediate Occupancy

Fully demised suites with spec offices, lighting, and dock levelers to accommodate tenants with immediate timing needs.



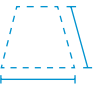
Modern Class-A Design

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 as small as 12,449 SF.

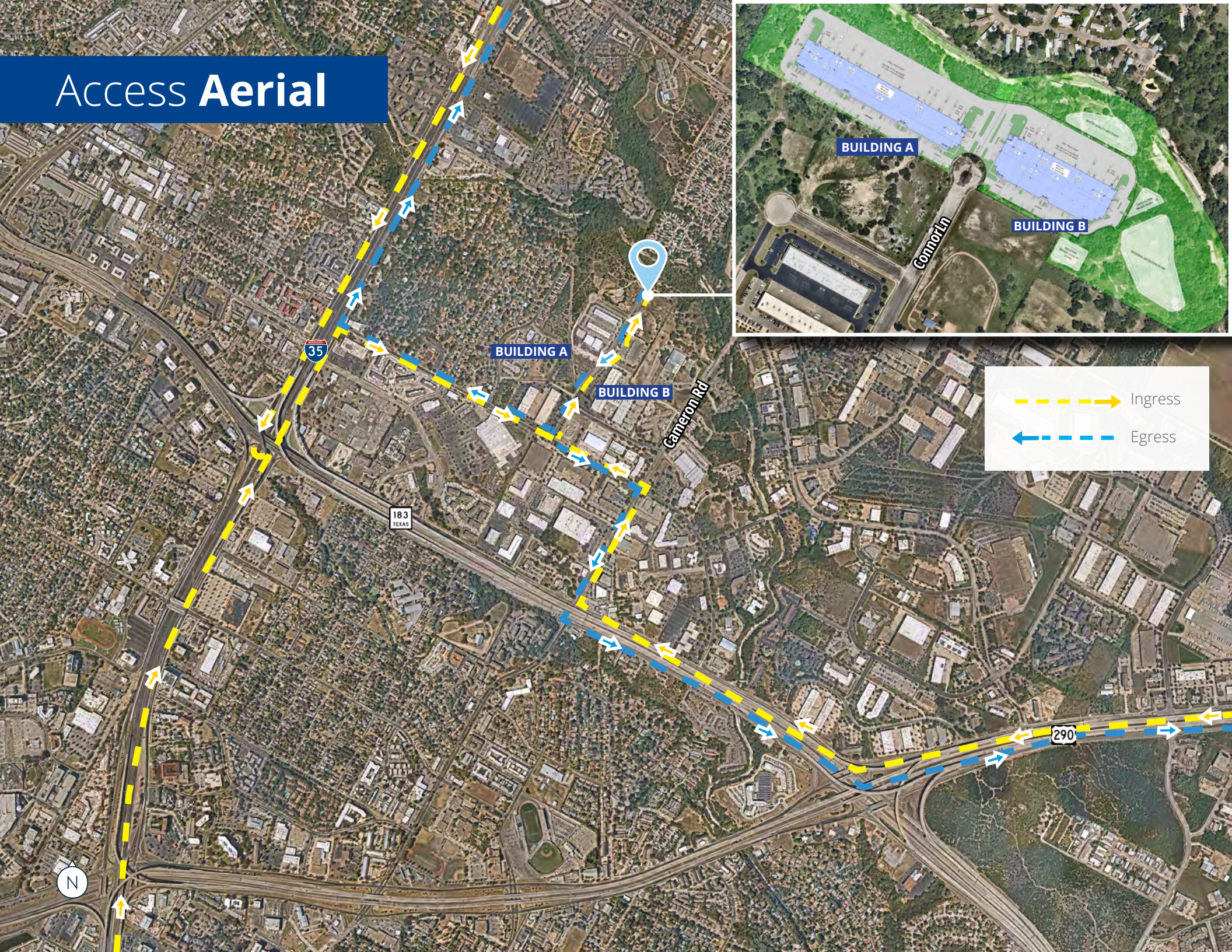


Proximity & Access

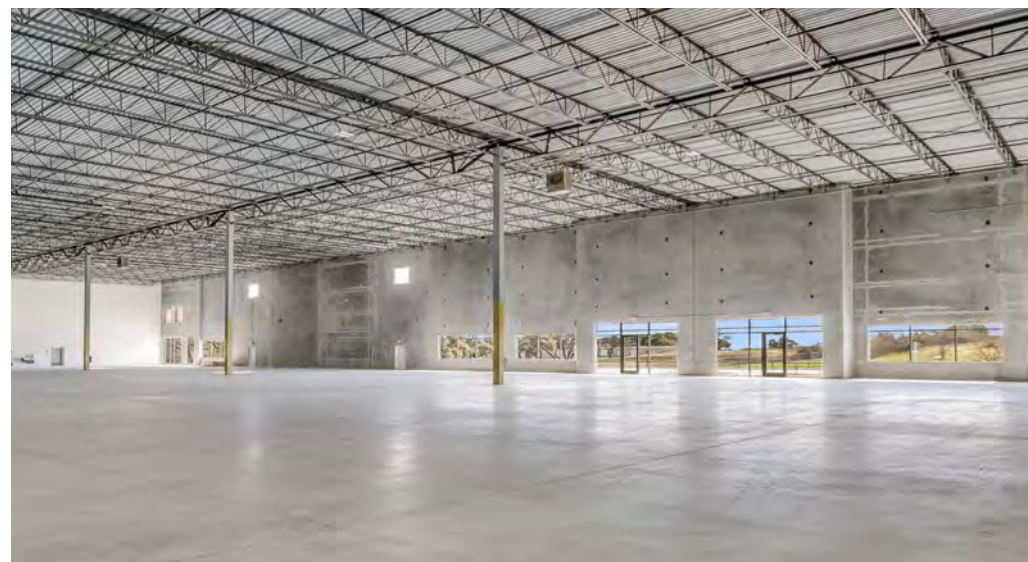
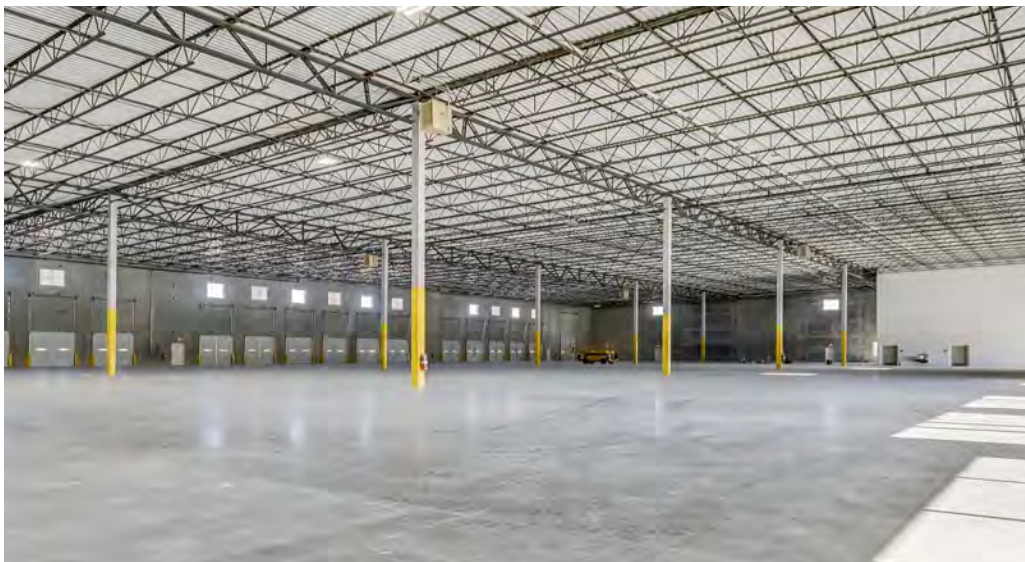
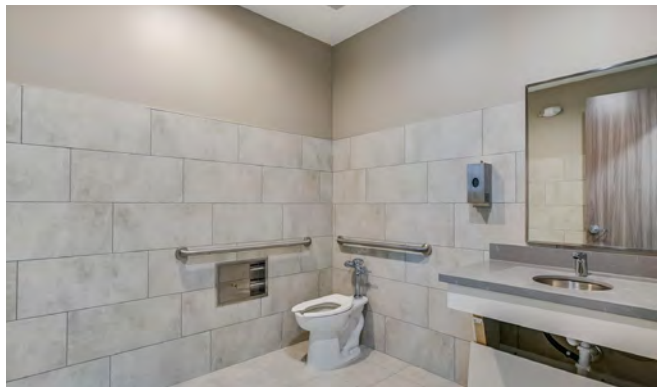
Convenient access to I-35 and HWY 183 and excellent proximity to major tech and manufacturing employers, including Tesla, Samsung, Dell, Applied Materials, and more.



Access Aerial



Photos



Building A Spec Demised Suites

- Dock
- Dock Package
- ▲ Ramp

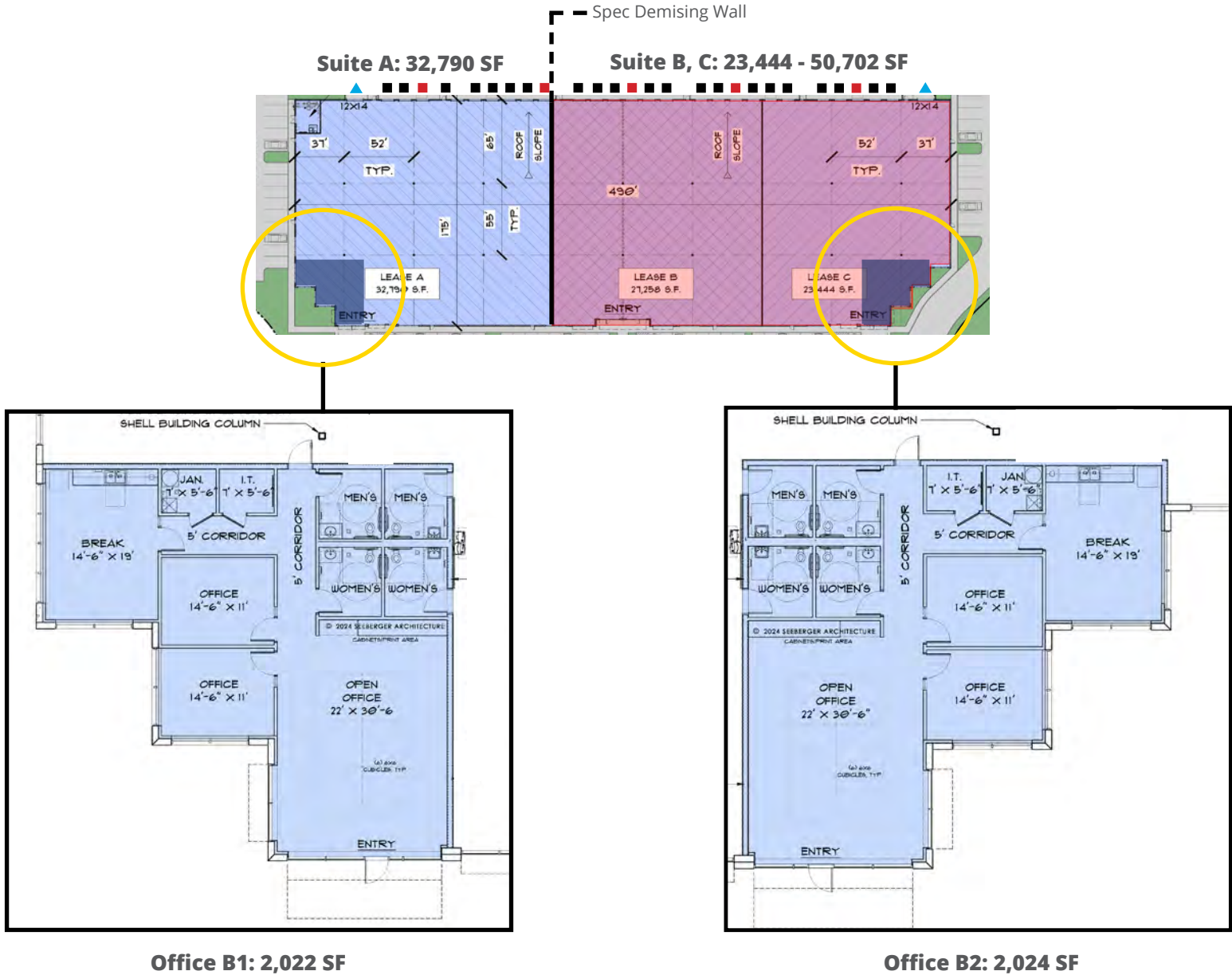
Suite	Docks	Ramps
A	6	1
B	6	0
C	7	0
D	11	0
E	12	1
TOTAL	42	2



Building B Spec Demised Suites

■	Dock
■	Dock Package
▲	Ramp

Suite	Docks	Ramps
A	9	1
B	10	0
C	7	1
TOTAL	26	2



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'

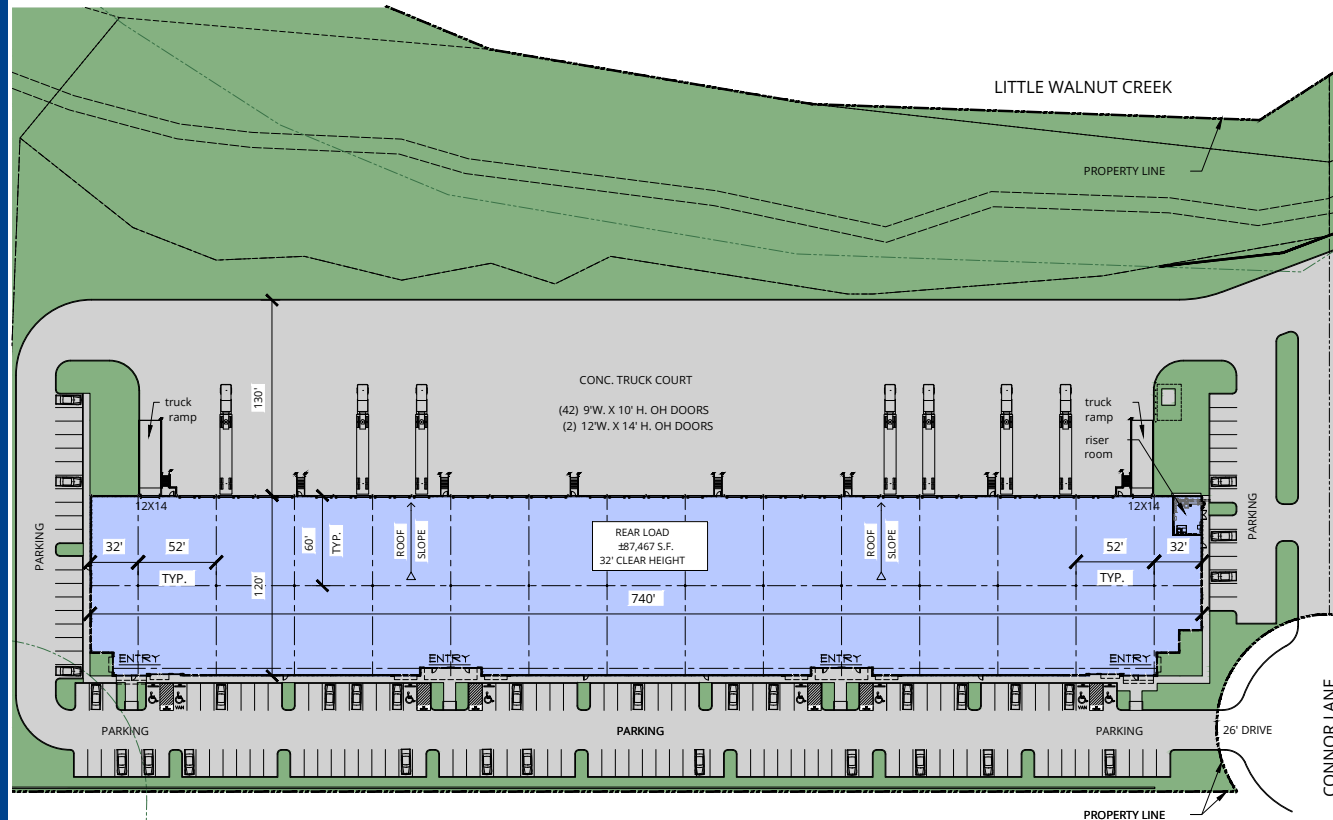
Dock Doors 42

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'

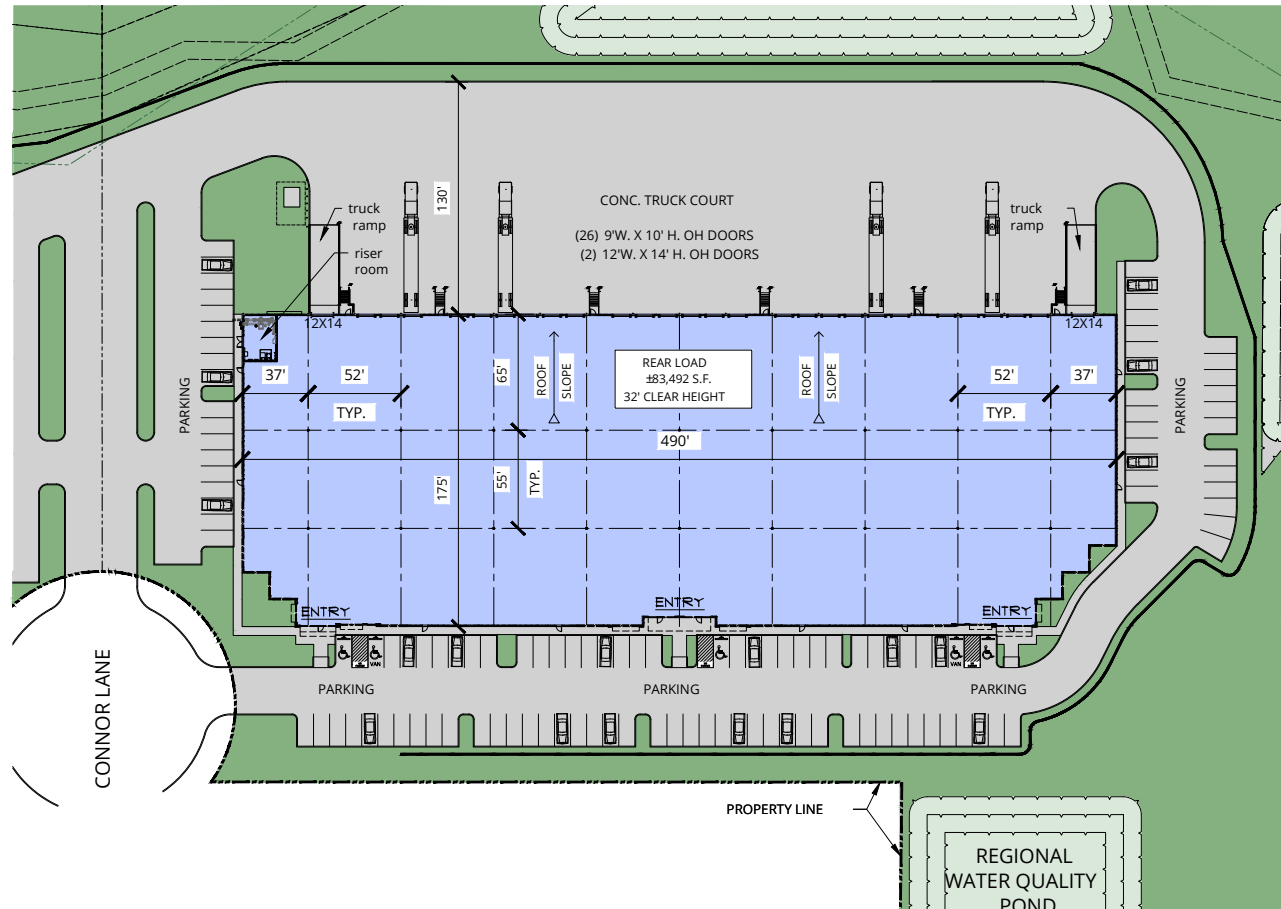
Dock Doors 26

Drive-in Doors 2

Truck Court Depth 130'

Auto Parking 1.44/1,000 SF

Sprinklers ESFR



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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