

FOR LEASE

Modern Shallow Bay Industrial Development



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

LEASING:

 **LEE &
ASSOCIATES**

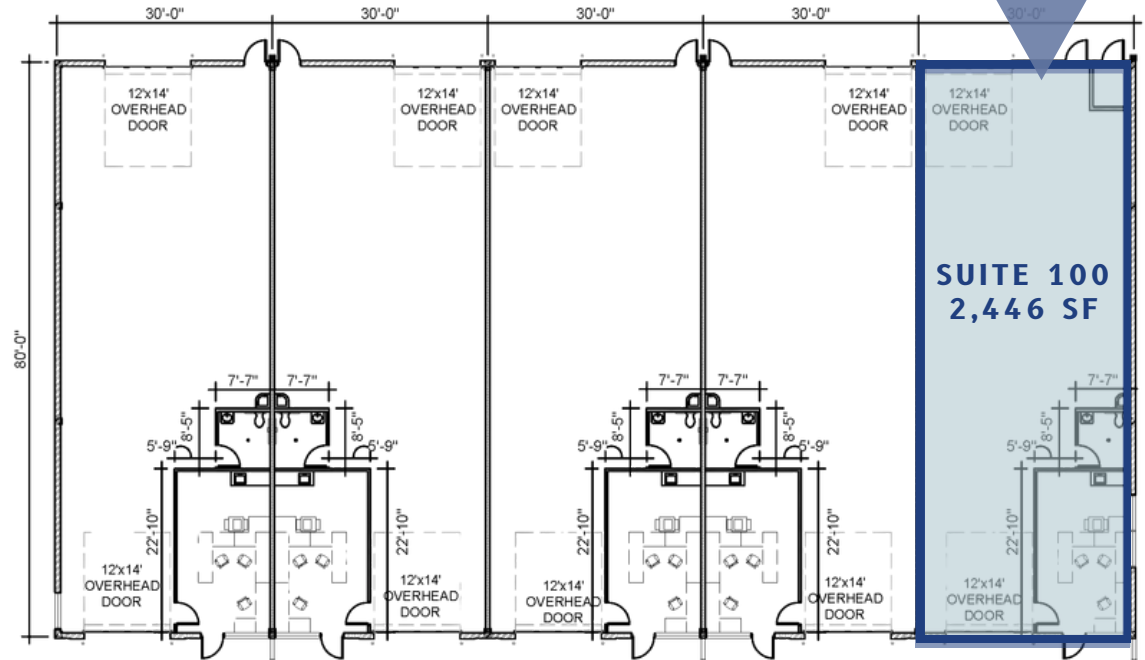
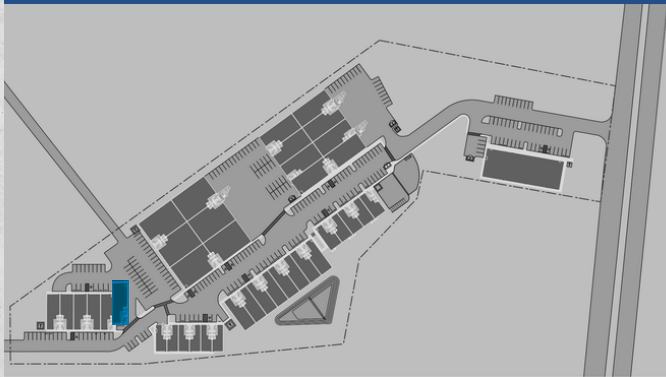
OWNERSHIP:

LIGHTSTONE

BUILDING 1

- ±2,446 SF
- ±353 SF Office
- ±18' Clear Height
- Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors
- R30 insulation
- HVAC Ready
- Stained Concrete Flooring
- **Available Now**

AVAILABILITY



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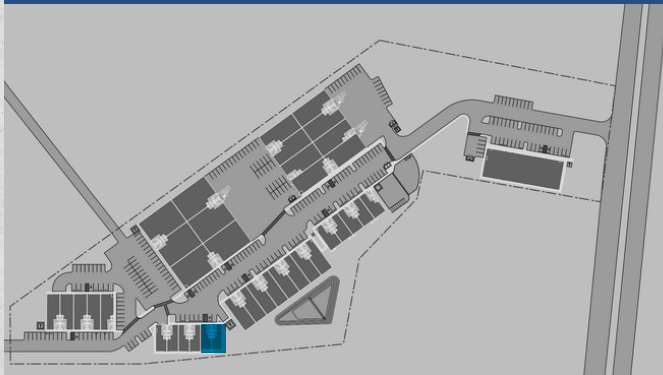
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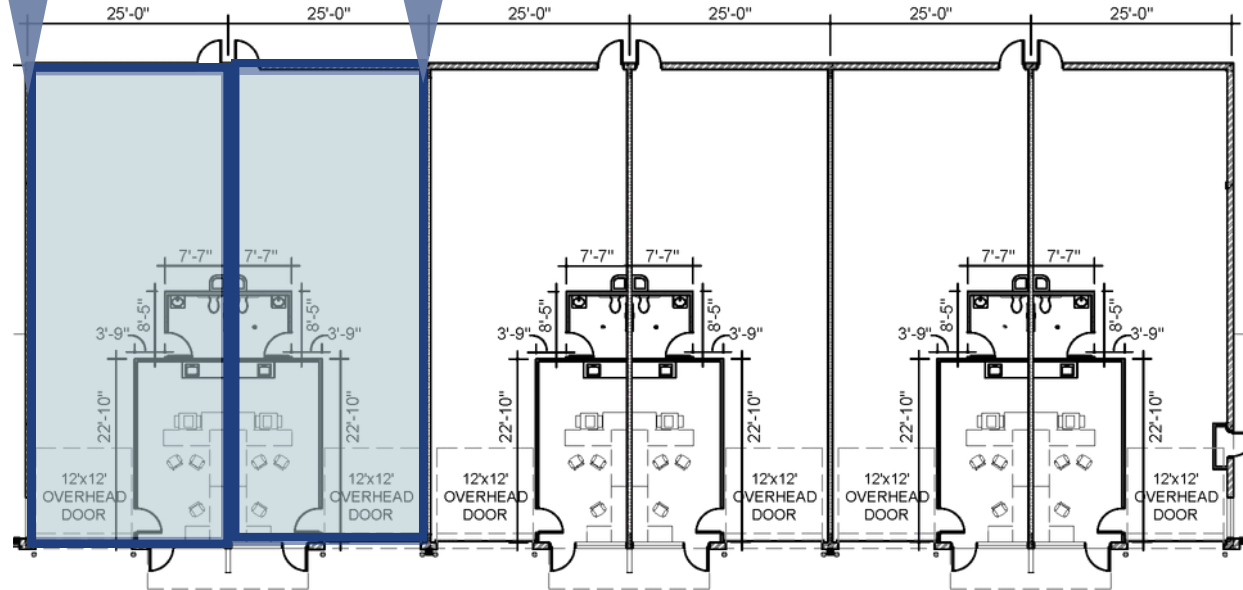
BUILDING 2

- ±1,535 SF
- ±308 SF Office
- ±18' Clear Height
- One (1) Oversized 12' x 14' Overhead Door.
- R30 insulation, HVAC ready and 100% HVAC spaces
- LED Warehouse Lighting
- Stained Concrete Flooring

AVAILABILITY



SUITE 200 1,535 SF AVAILABLE 10/01/26	SUITE 210 1,535 SF AVAILABLE 08/01/26
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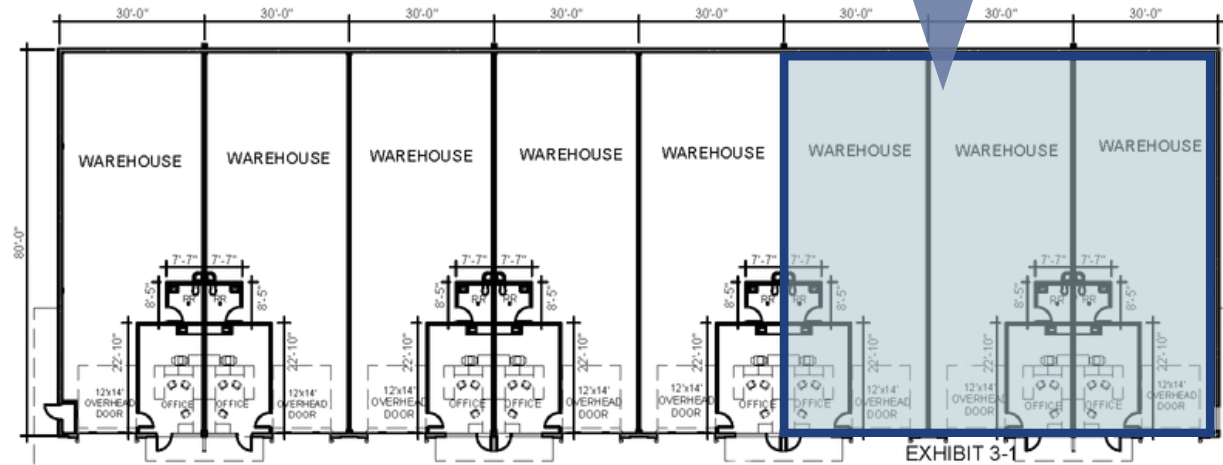
BUILDING 3

- ±2,440 - 7,320 SF*
- ±360 - 1,080 SF Office
- ±21' Clear Height
- Three (3) Oversized 12' x 14' Overhead Door
- R30 insulation, HVAC ready and 100% HVAC spaces
- Stained Concrete Flooring
- **Available 09/01/2026**

AVAILABILITY



SUITES 350, 360, & 370*
2,440 - 7,320 SF
AVAILABLE 09/01/26



*Can be demised into 1, 2 or 3 spaces

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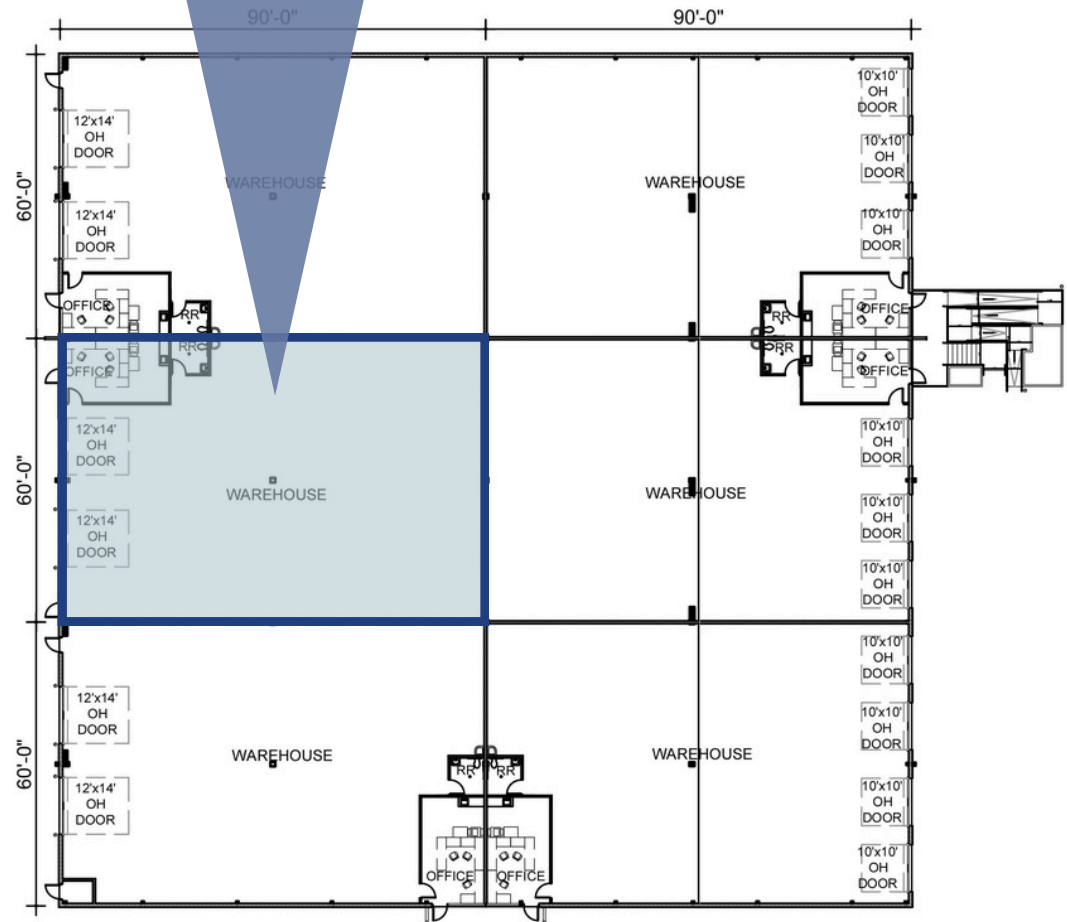
BUILDING 4

- ±5,505 SF
- ±360 SF Office
- ±25' Clear Height
- Two (2) 12' x 14' Grade Level Doors
- R30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 11/01/2026**

AVAILABILITY



SUITE 440
5,505 SF
AVAILABLE 11/01/26



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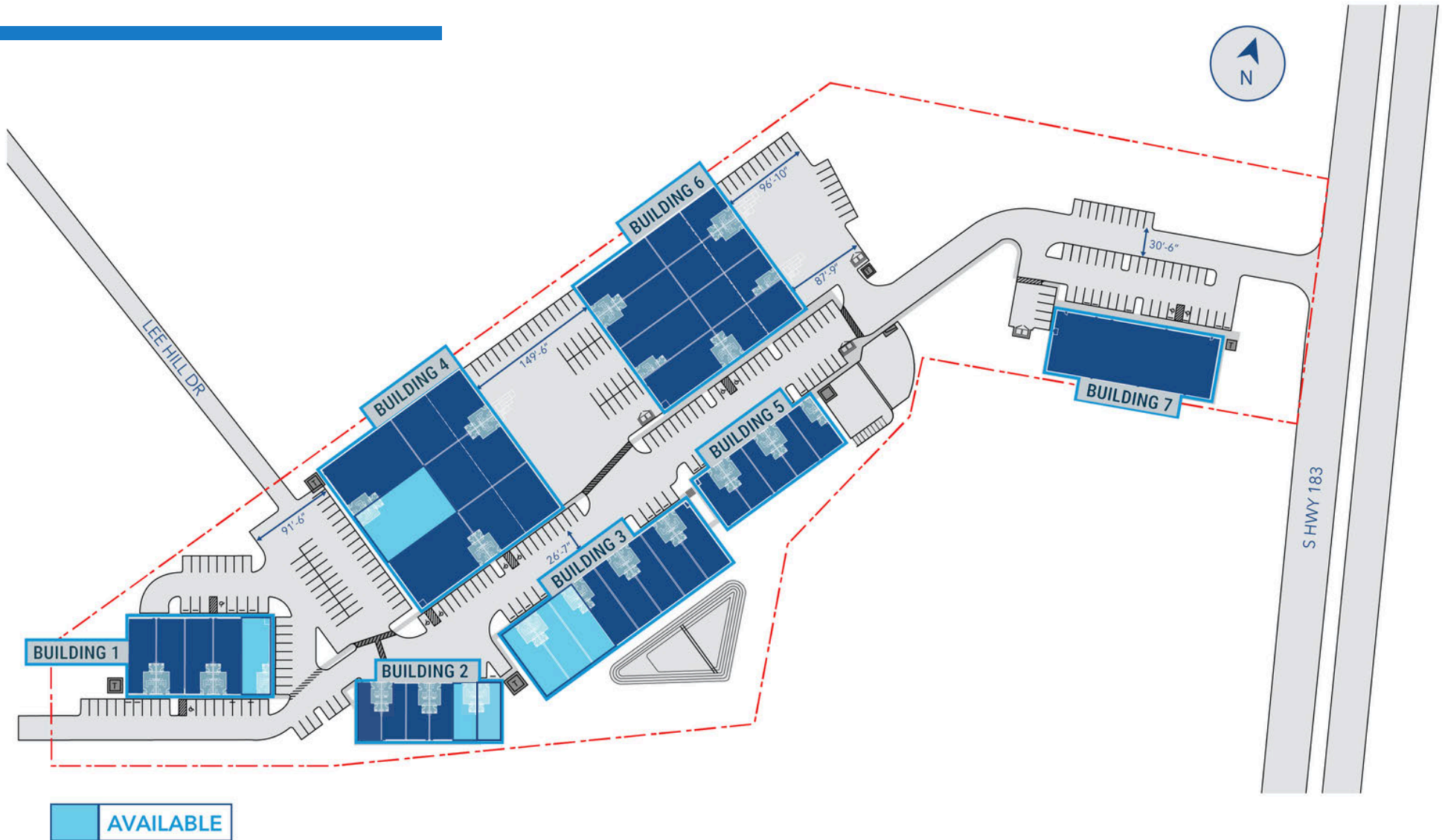
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SITE PLAN



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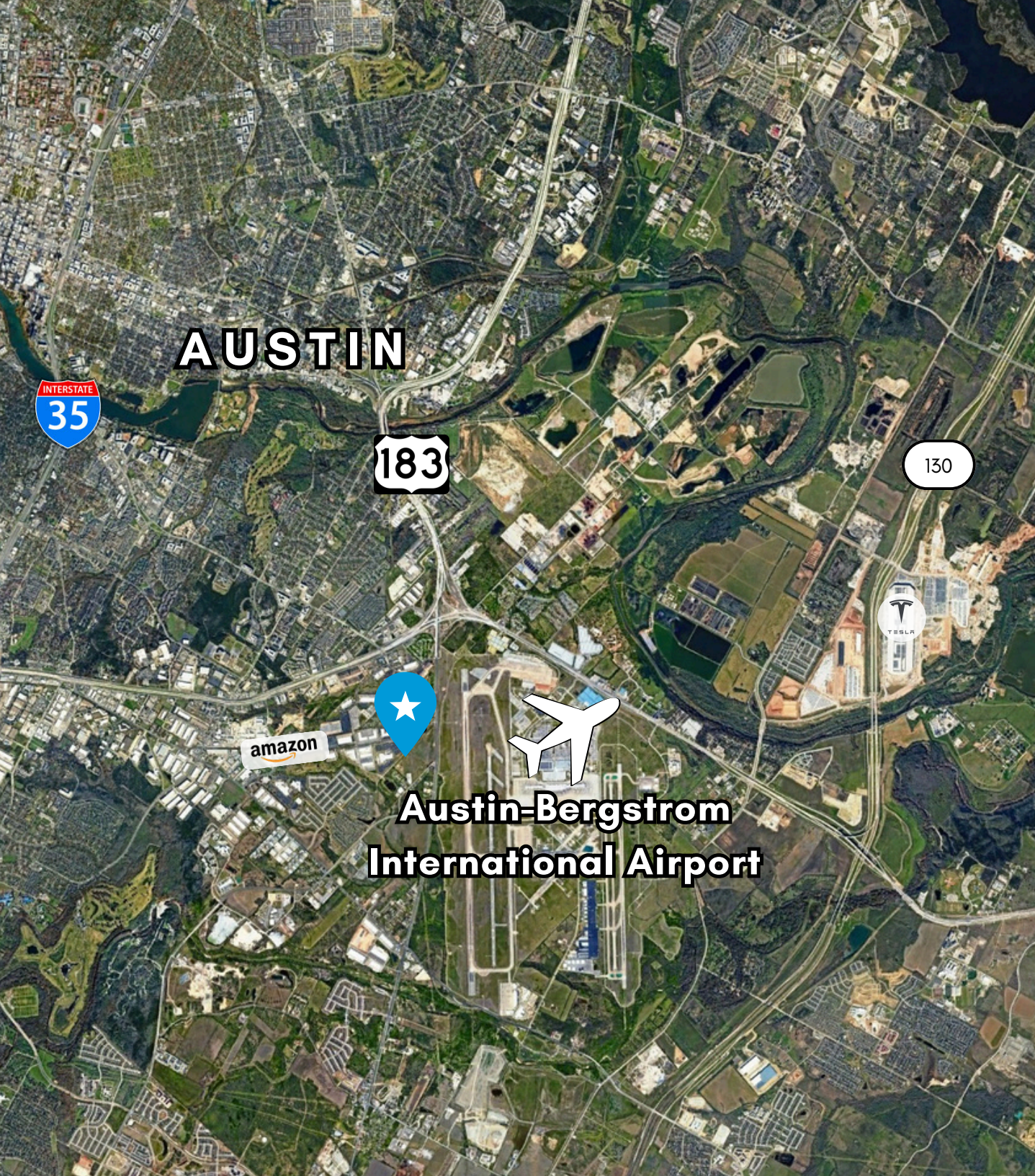
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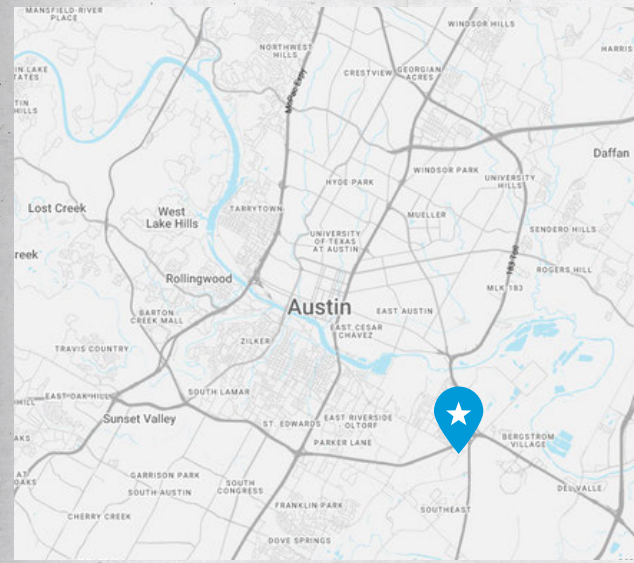
**Austin-Bergstrom
International Airport**

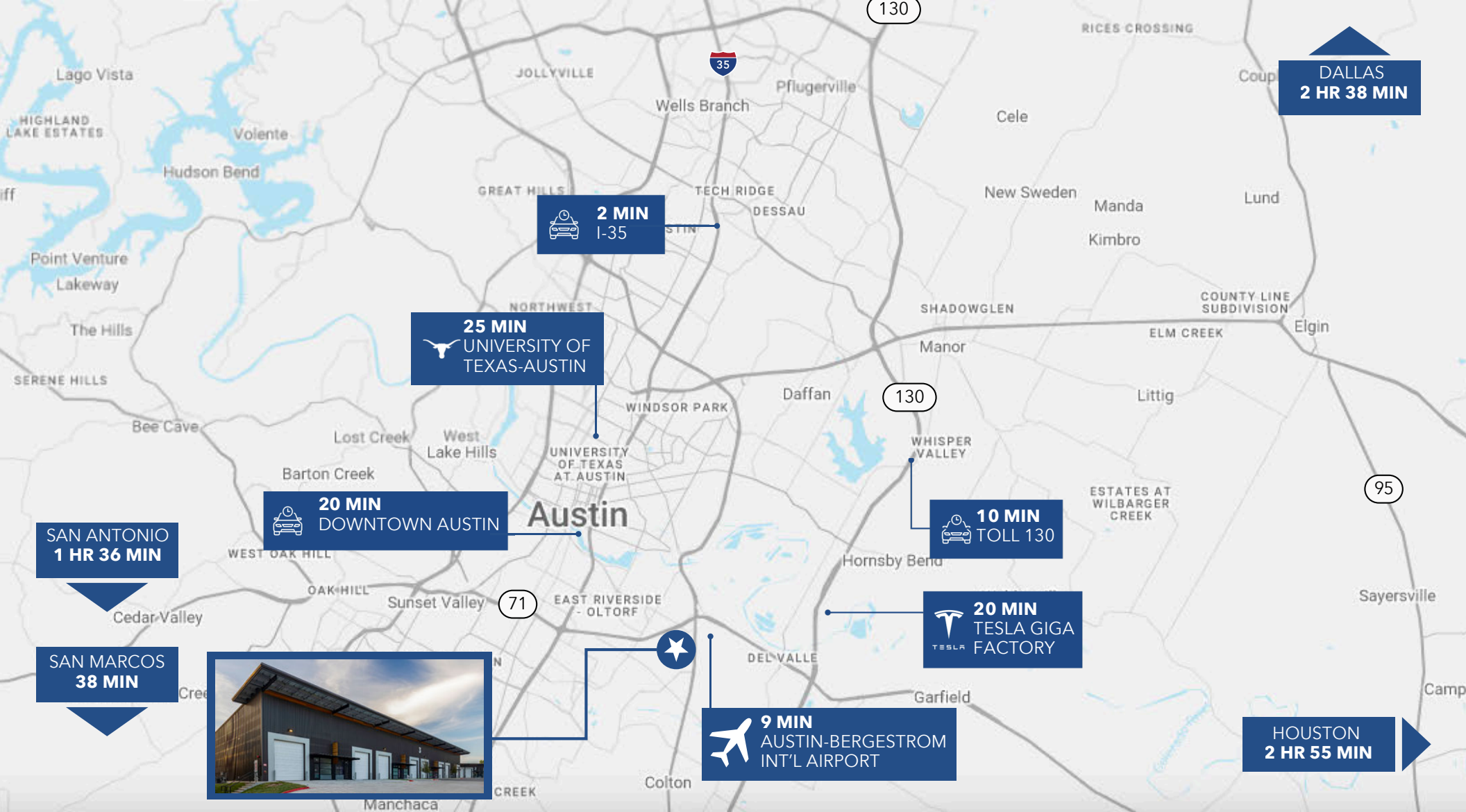


Drive Times

- Austin Bergstrom International Airport **9 miles**
- Downtown Austin **20 miles**
- University of Texas, Austin **25 miles**

Corporate Neighbors





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SCAN FOR MORE INFORMATION



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