

FOR LEASE

10,279 SF AVAILABLE
8107 SPRINGDALE ROAD | AUSTIN,
TEXAS NORTHEAST INDUSTRIAL
SUBMARKET



RENOVATIONS RECENTLY COMPLETED



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DOWNTOWN AUSTIN

183

TUSCANY WAY

SUITE 106
10,279 SF
AVAILABLE

SPRINGDALE ROAD



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SPACE FOR LEASE - INFORMATION

- 10,279 SF AVAILABLE
- 3,442 SF OF OFFICE
- 16' CLEAR HEIGHT
- 100' BUILDING DEPTH
- +/- 60' TRUCK COURT DEPTH
- AMPLE EMPLOYEE PARKING
- 5 SEMI DOCK HIGH DOORS
- 1 GRADE LEVEL DOOR
- NEW TPO ROOF (2020)
- 0.66 MILES NORTHEAST OF HWY 183; 0.28 SOUTH OF HWY 290

MARKETED BY:

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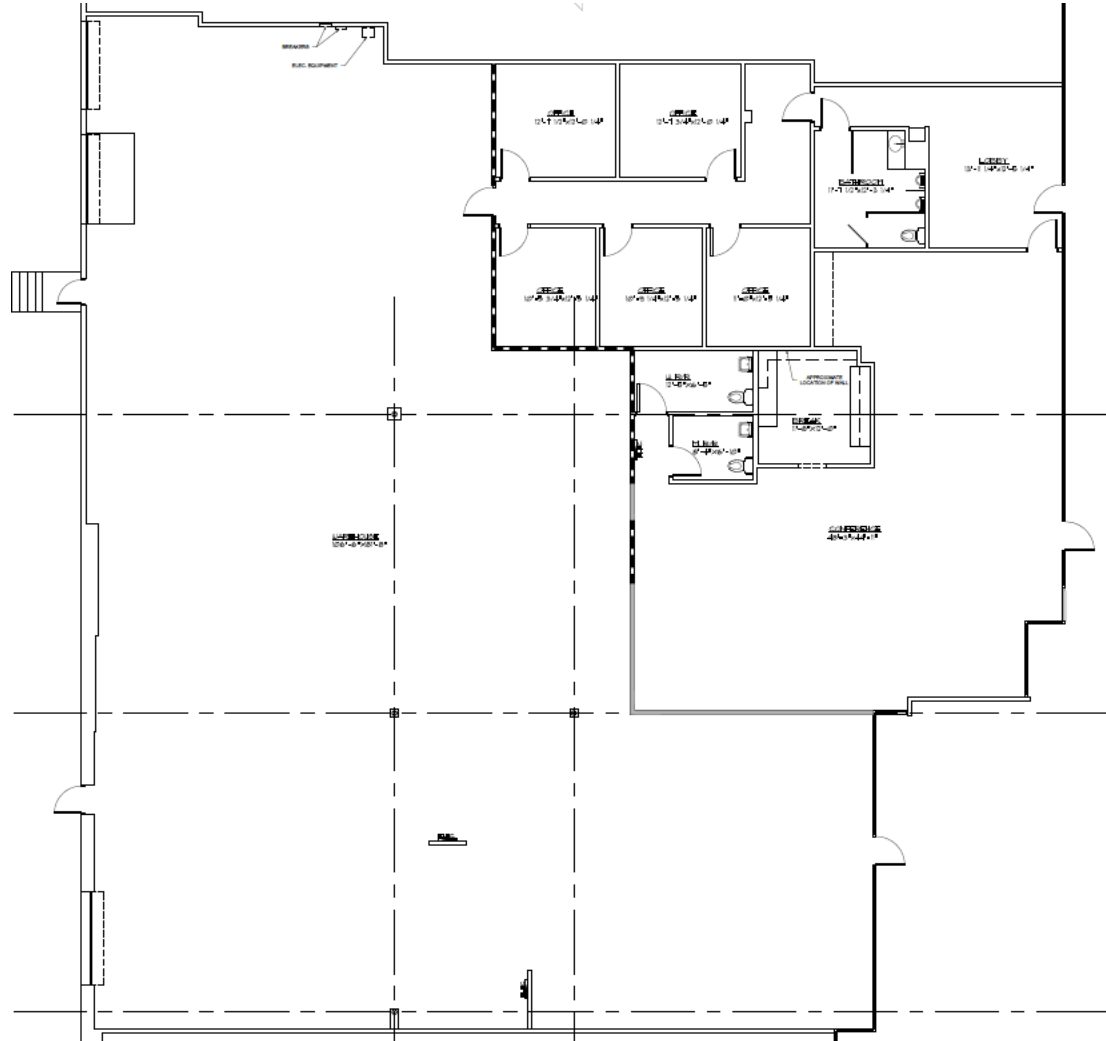


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- 10,279 SF AVAILABLE
- 3,442 SF OFFICE
- 16' CLEAR HEIGHT
- 5 SEMI DOCK HIGH DOORS
- 1 GRADE LEVEL DOOR
- NEW PAINT AND LED IN WAREHOUSE
- NEW PAINT AND CARPET IN OFFICE
- NEW LED FIXTURES IN OFFICE
- NEW BREAK ROOM IN OFFICE
- UPDATED RESTROOM IN OFFICE
- UPDATED RESTROOM IN WAREHOUSE

New Area Breakdown

Warehouse	6,837-sf
Office	3,442-sf
Total Area	10,279-sf



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SUITE 106
10,279 SF
AVAILABLE

SPRINGDALE ROAD

COMMERCIAL PARK DRIVE



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