

FOR LEASE

Modern Shallow Bay Industrial Development



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
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

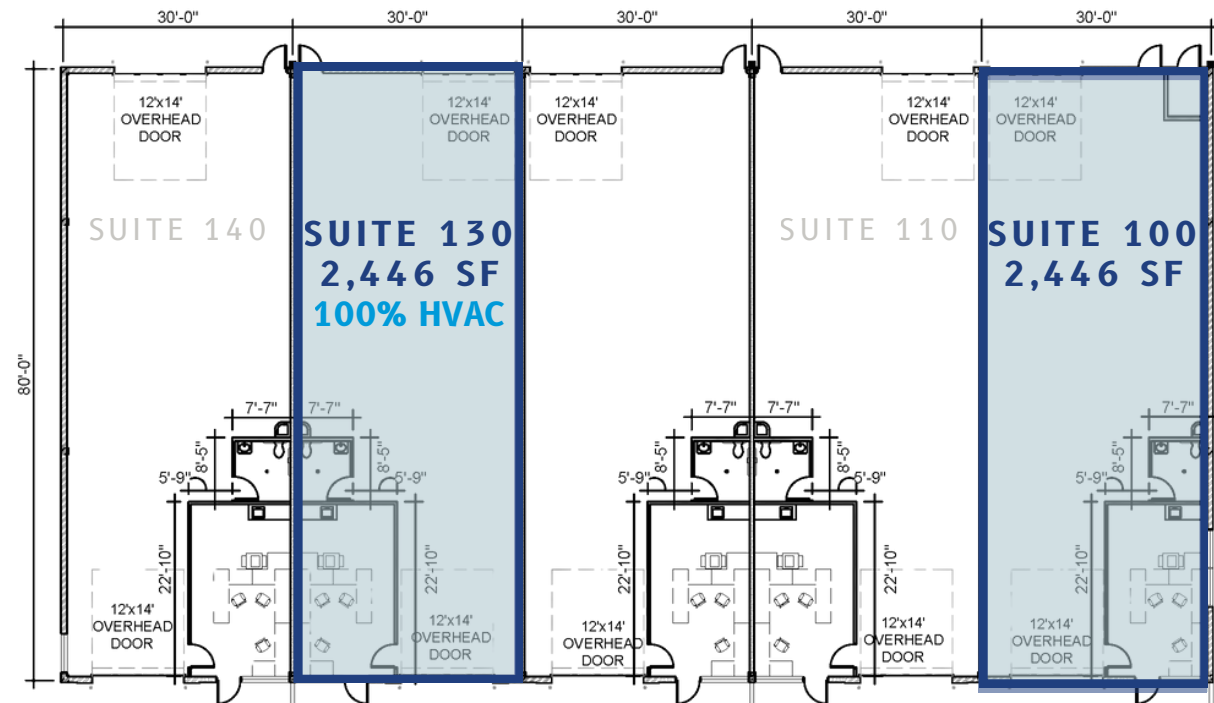
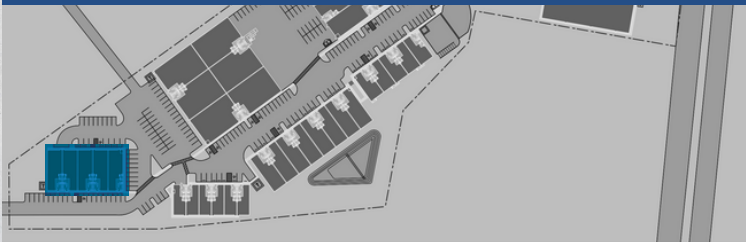
BUILDING 1

- 2,446 SF spaces
- 353 SF of existing office per suite
- R30 insulation, HVAC ready + 100% HVAC spaces
- +/-18' Clear Height
- Flooring – Stained concrete
- Loading Per Suite: Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors.

AVAILABILITY

SUITE 100: 2,446 SF

SUITE 130: 2,446 SF



ADAM GREEN, SIOR

agreen@lee-associates.com

D 512.410.8263

C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com

D 512.410.8265

C 281.795.7906

WILL SMITH

wsmith@lee-associates.com

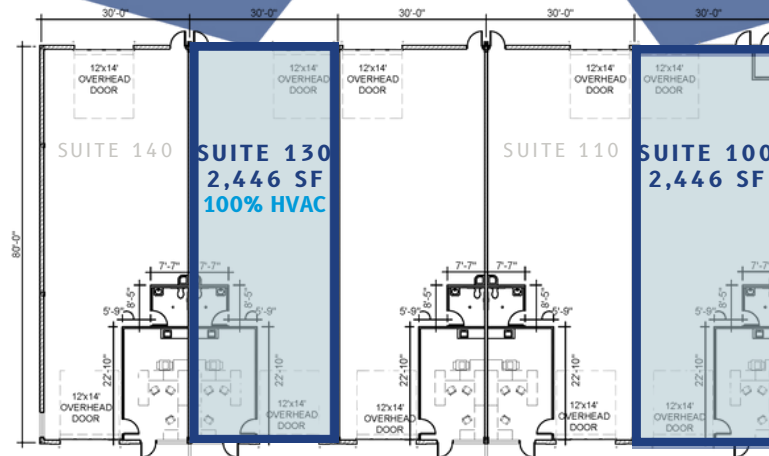
D 512.410.8268

C 406.788.8672

LEE & ASSOCIATES

LIGHTSTONE

INTERIOR PHOTOS

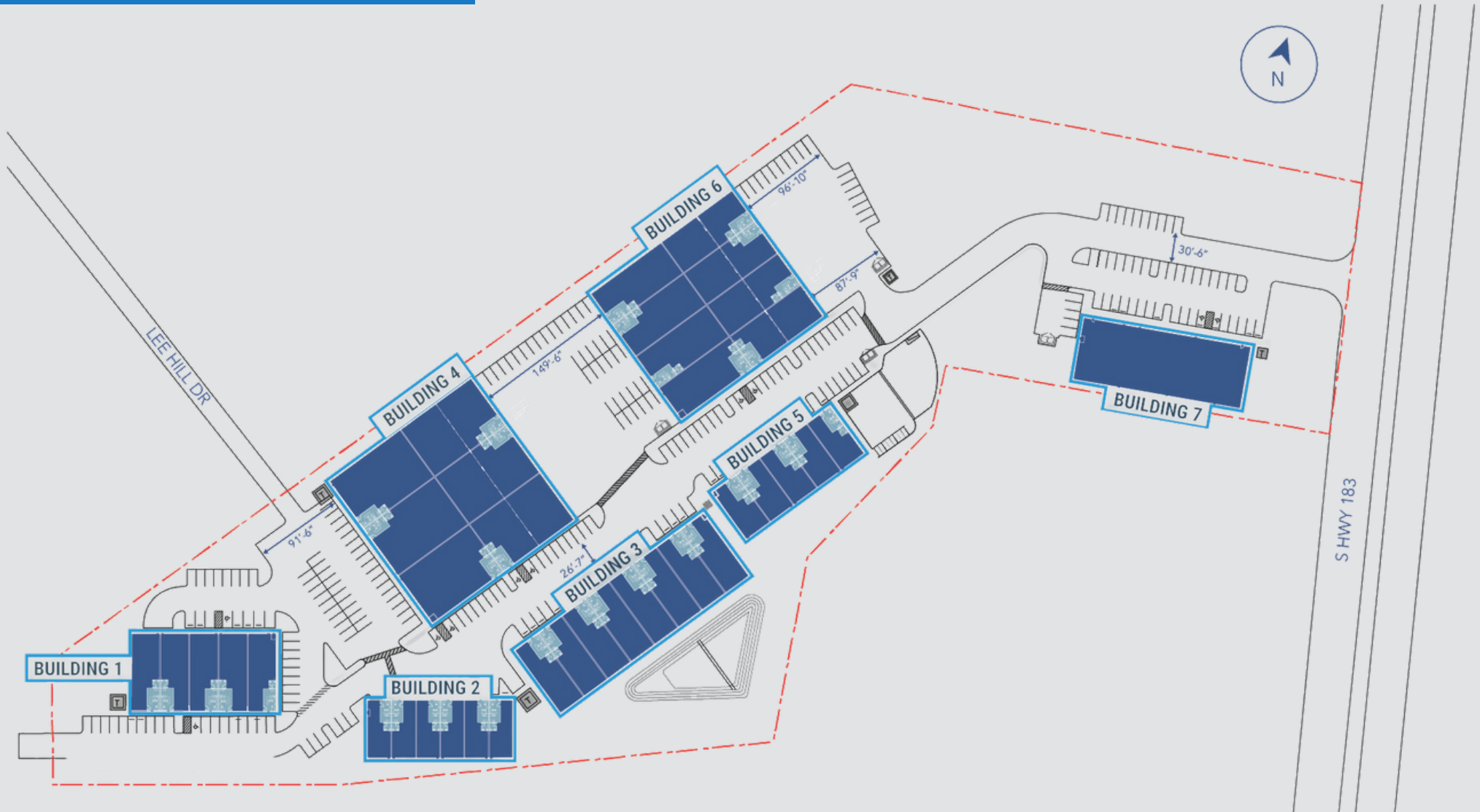


ADAM GREEN, SIOR
agreen@lee-associates.com
D 512.410.8263
C 512.699.1103

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

SITE PLAN



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
C 512.699.1103

MITCHELL BECKER

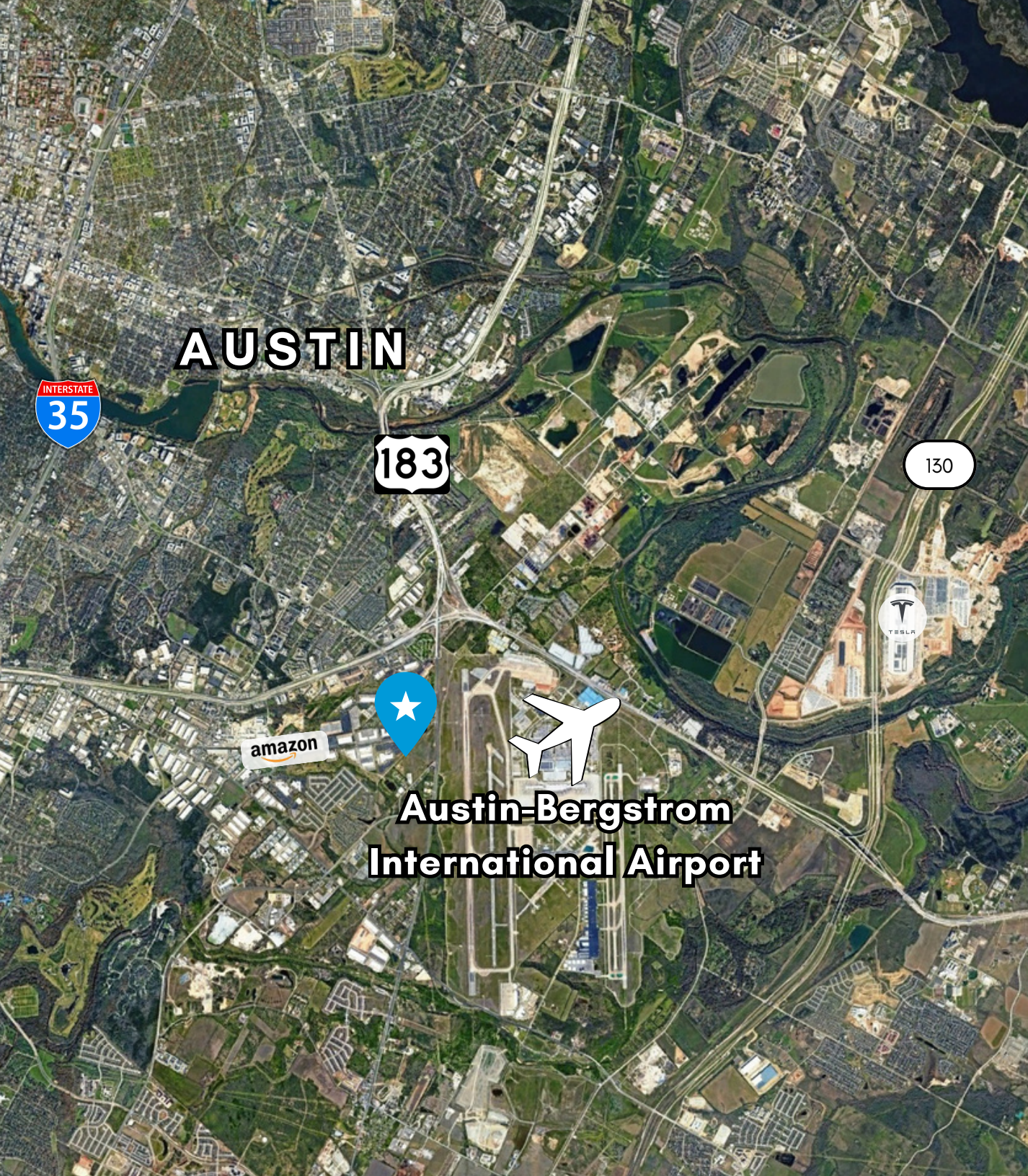
mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672



LIGHTSTONE



AUSTIN

183

130

amazon

**Austin-Bergstrom
International Airport**

Drive Times

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

Corporate Neighbors



TESLA

amazon

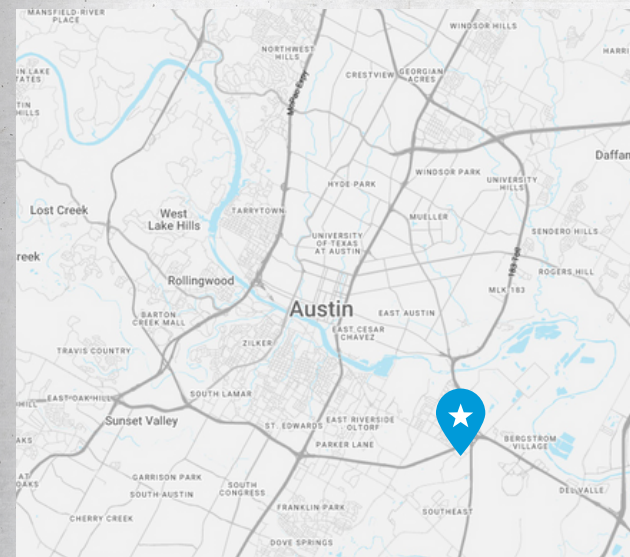


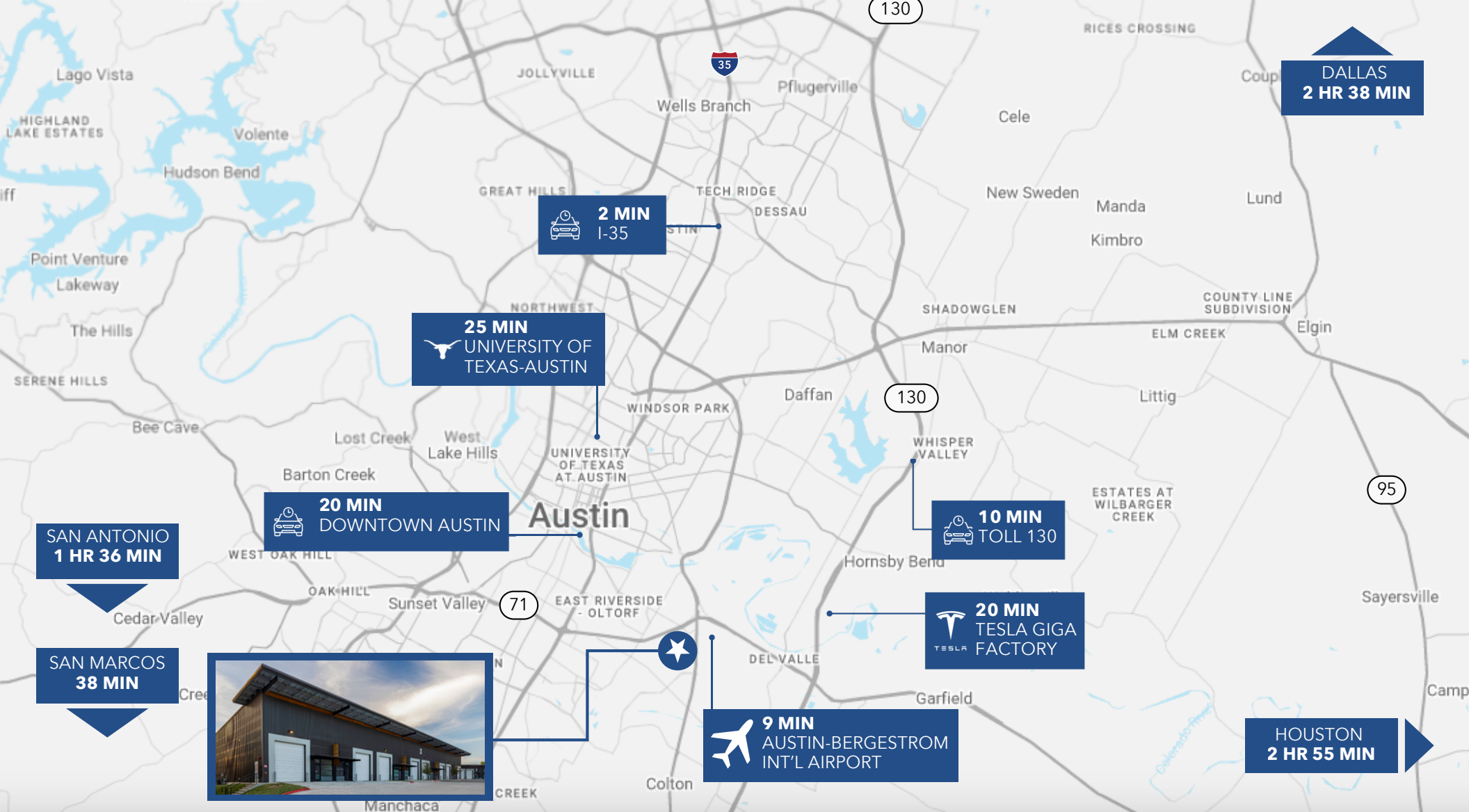
WAYMO



FOUR HANDS
FURNISHING STYLE

SARONIC





ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8263
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

**SCAN FOR MORE
INFORMATION**



LIGHTSTONE