

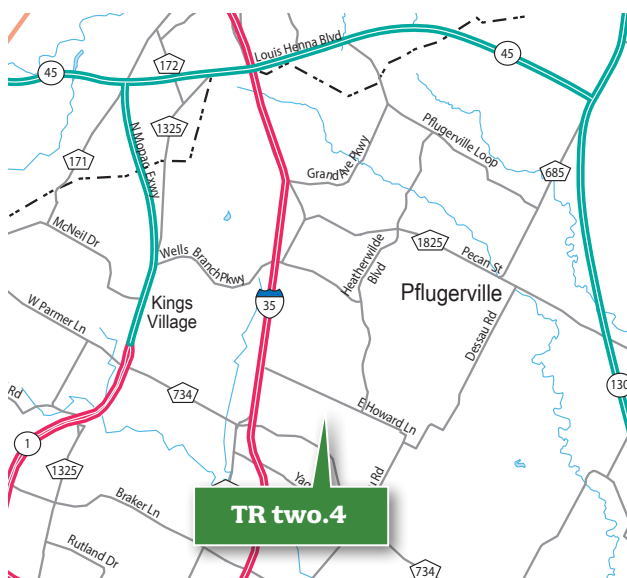
# 70,050 SF

## Industrial Space For Lease



## Prologis Techridge two.4

13200 Center Lake Drive  
Austin, Texas 78753 USA



### LOCATION

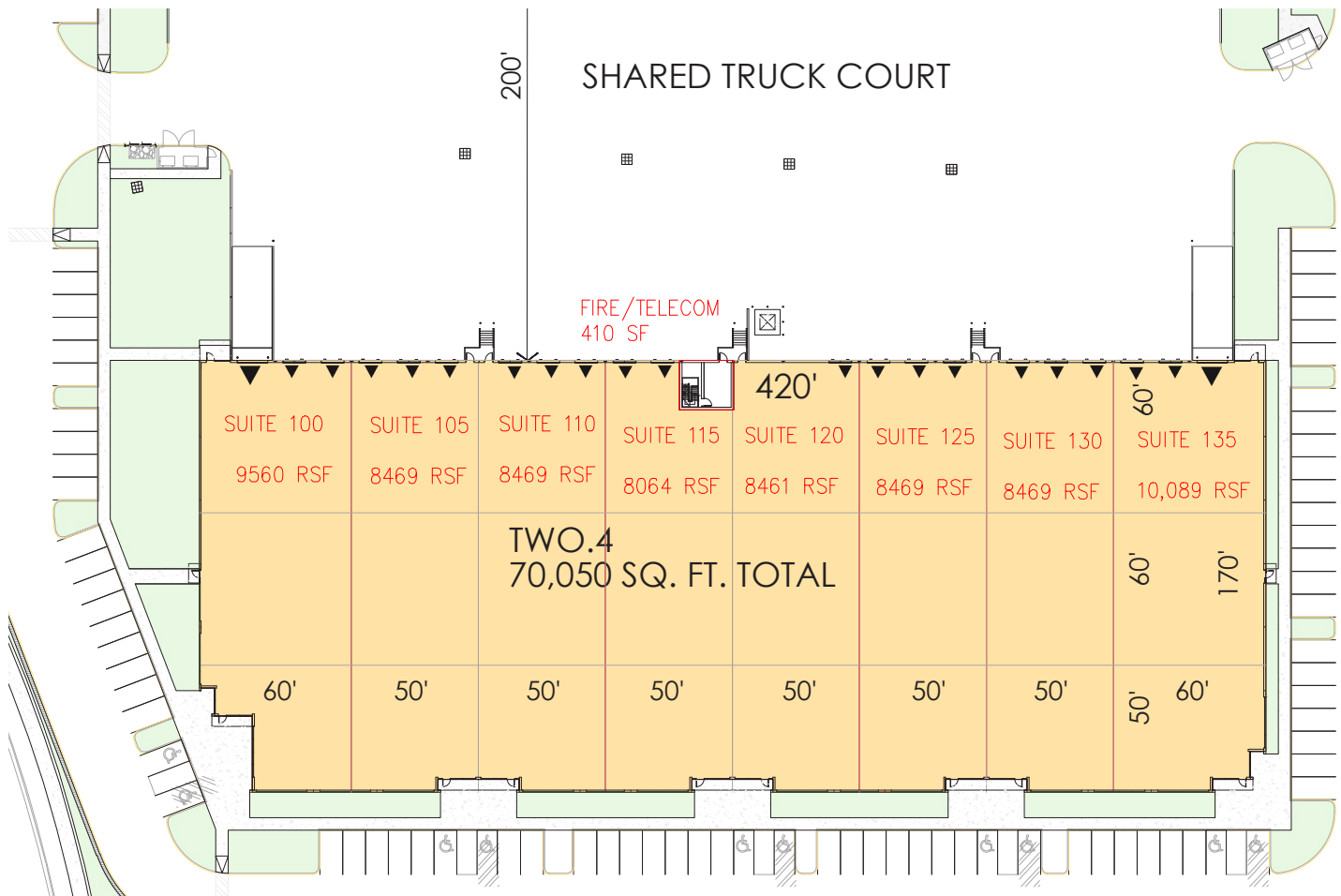
- Comprised of approximately 1.9 million square feet of industrial and flex space adjacent to retail space, hotels, and a 33-acre Park & Ride transit facility
- Located between Hwy 183 and Toll Road 45 just east of IH-35
- Convenient to major employers: Applied Materials, Flextronics, HID Global, and Samsung Semiconductor
- Approximately 8 miles to Central Business District
- Triple Freeport and Foreign Trade Zone tax status

### FACILITY

- 70,050 square foot facility
- 70,050 SF available
- 21 dock high, 2 ramps
- 200' concrete shared truck court
- 180' building depth
- 50' x 50' and 50' x 60' column spacing
- 32' minimum clear height
- ESFR

# 70,050 SF

## Industrial Space For Lease



- AVAILABLE AREA
- LEASED AREA
- BACKGROUND LAND
- DOCK DOOR
- DRIVE-IN DOOR



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