

# FOR LEASE

**3,284 SF – 10,453 SF AVAILABLE**  
**8107 SPRINGDALE ROAD | AUSTIN, TEXAS**  
**ENTERPRISE BUSINESS CENTER**



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## SPACE FOR LEASE - INFORMATION

- **3,284 SF – 10,453 SF AVAILABLE**
- **16' CLEAR HEIGHT**
- **110' BUILDING DEPTH**
- **70' TRUCK COURT DEPTH**
- **UP TO 2 DOCK HIGH DOORS**
- **UP TO 2 GRADE LEVEL DOORS**
- **.8 MILES EAST OF HIGHWAY 183 AND HIGHWAY 290 JUNCTION**
- **2.75 MILES EAST OF I-35**
- **3.6 PARKING SPACES PER 1,000 SF**

## MARKETED BY:

**LEIGH ELLIS**

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