

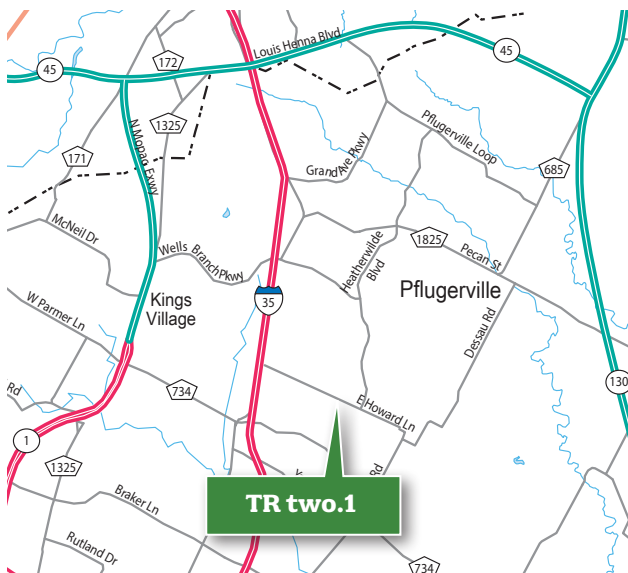
18,946 SF

Industrial Flex Space For Lease



Prologis Techridge two.1

401 Center Ridge Drive
Austin, Texas 78753 USA



LOCATION

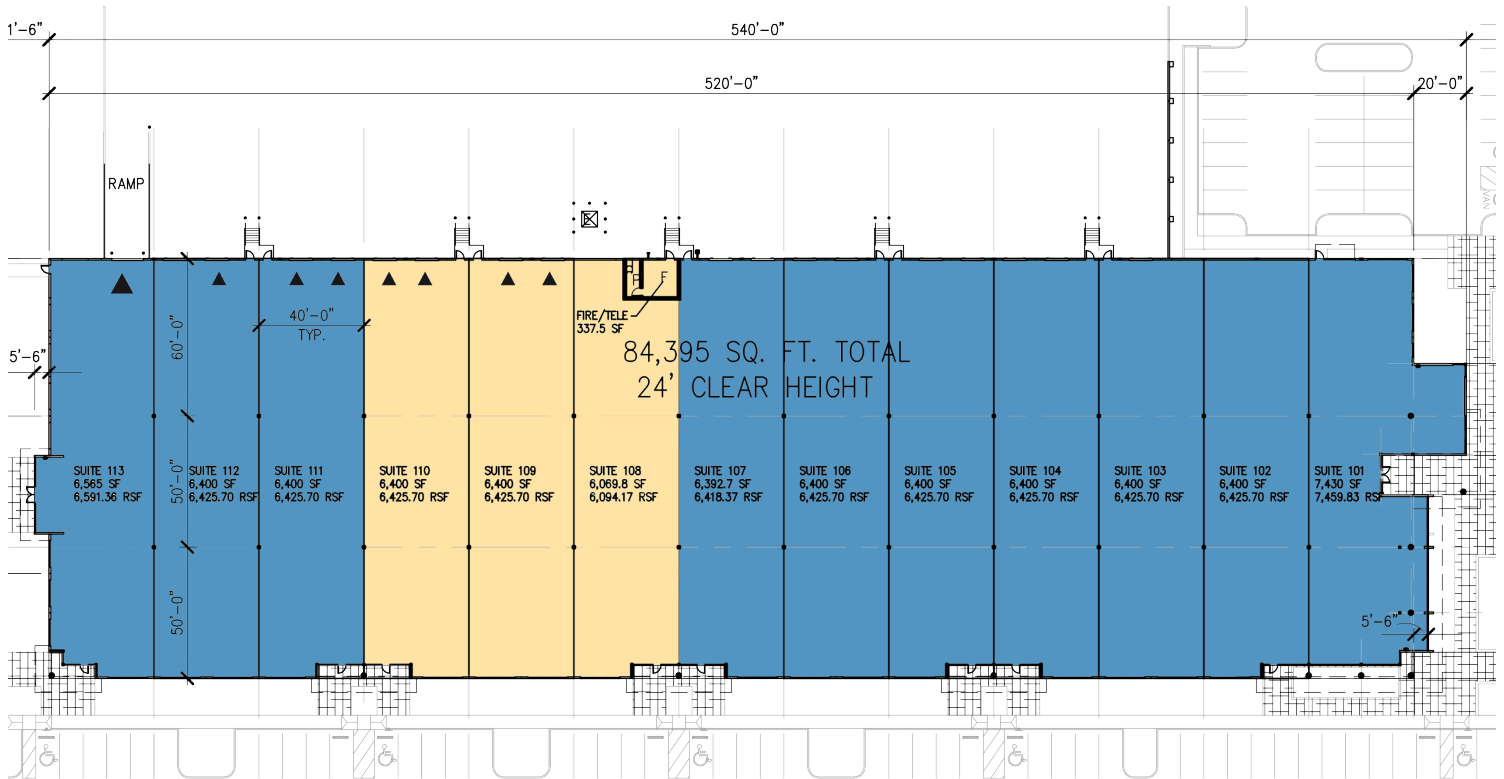
- Comprised of approximately 1.65 million square feet of industrial and flex space, over two million square feet of retail space, two hotels, and a 33-acre Park & Ride transit facility
- Located near the intersection of Hwy 183 and Hwy 290, just east of IH-35
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor
- Approximately 8 miles to Central Business District
- Triple Freeport and Foreign Trade Zone tax status

FACILITY

- 84,395 square foot facility
- 18,946 SF Available
- 4 dock high
- 120' concrete truck court
- 160' building depth
- 60' x 40' & 50' x 40' column spacing
- 24' minimum clear height
- ESFR

18,946 SF

Industrial Flex Space For Lease



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



Live Oak
Doug Thomas
doug@liveoak.com
ph +1 512.472.5000
cell +1 512.695.3985
2705 Bee Cave Rd., Ste.230
Austin, TX 78746 USA

Live Oak
Ryan Whalen
rwhalen@liveoak.com
ph +1 512.472.5000
cell +1 512.803.9928
2705 Bee Cave Rd., Ste.230
Austin, TX 78746 USA

Live Oak
Dax Benkendorfer
dax@liveoak.com
ph +1 512.472.5000
cell +1 512.852.7472
2705 Bee Cave Rd., Ste.230
Austin, TX 78746 USA

Prologis
Eduardo L. Gonzalez
egonzalez@prologis.com
ph +1 210.352.6806
cell +1 210.262.8349
200 E. Grayson St., Ste. 116
San Antonio, Texas 78215