

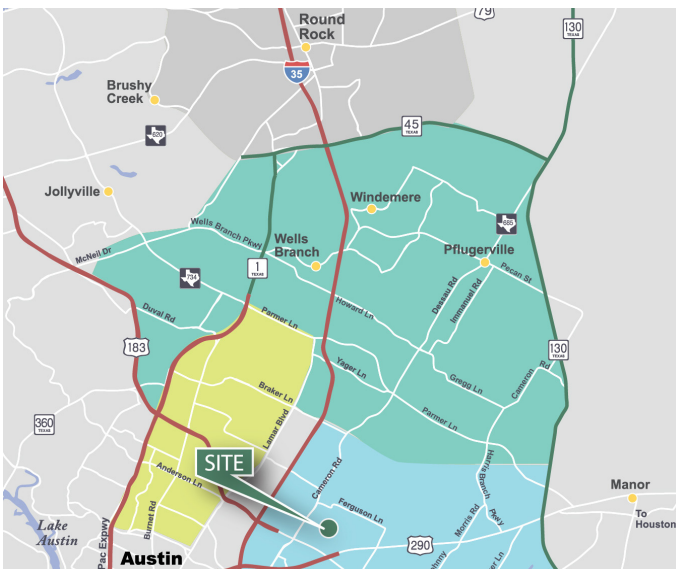
# 10,400 SF

## Industrial Space For Lease



## Prologis Walnut Creek

8606 Wall Street, Building 17  
Austin, Texas 78758 USA



### LOCATION

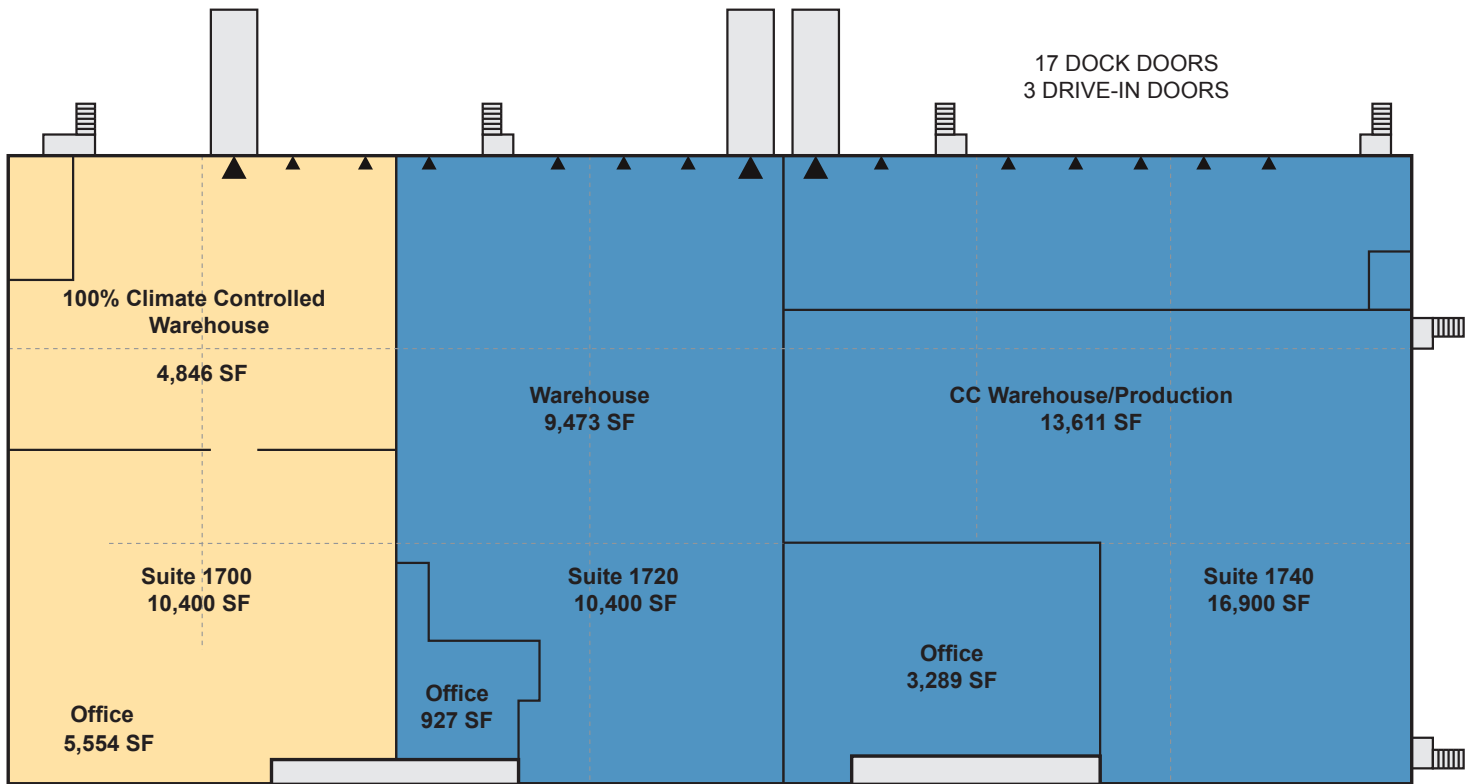
- Located in the 700 acre Walnut Creek Business District Park, Austin's largest and most established master-planned, mixed use business park
- Located near the intersection of Hwy 183 and Hwy 290, just east of IH-35
- Industrial Park Zoning and Triple Freeport Tax Zone
- Approximately 8 miles to Central Business District
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor

### FACILITY

- 37,700 square foot facility
- 10,400 square feet available with 5,554 square feet office
- Suite 1700 - Available 11/1/2020
- 3 dock high doors, 1 ramp
- Concrete truck court
- 40' x 40' column spacing
- 24' minimum clear height
- ESFR sprinkler system

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## Industrial Space For Lease



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



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