

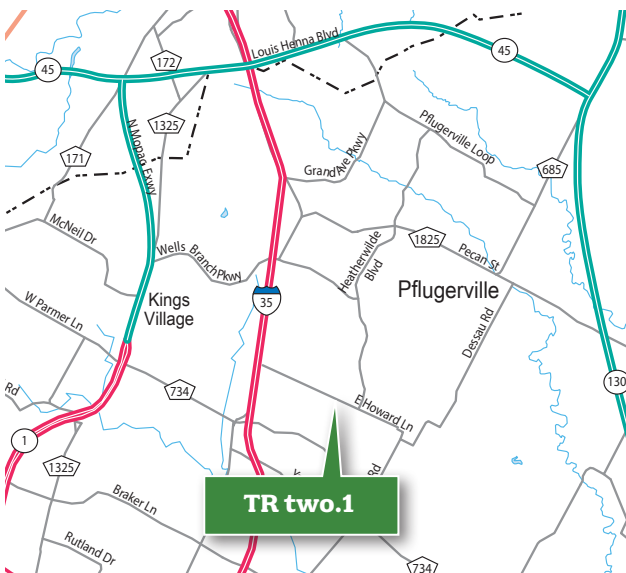
38,388 SF

Industrial Flex Space For Lease



Prologis Techridge two.1

401 Center Ridge Drive
Austin, Texas 78753 USA



LOCATION

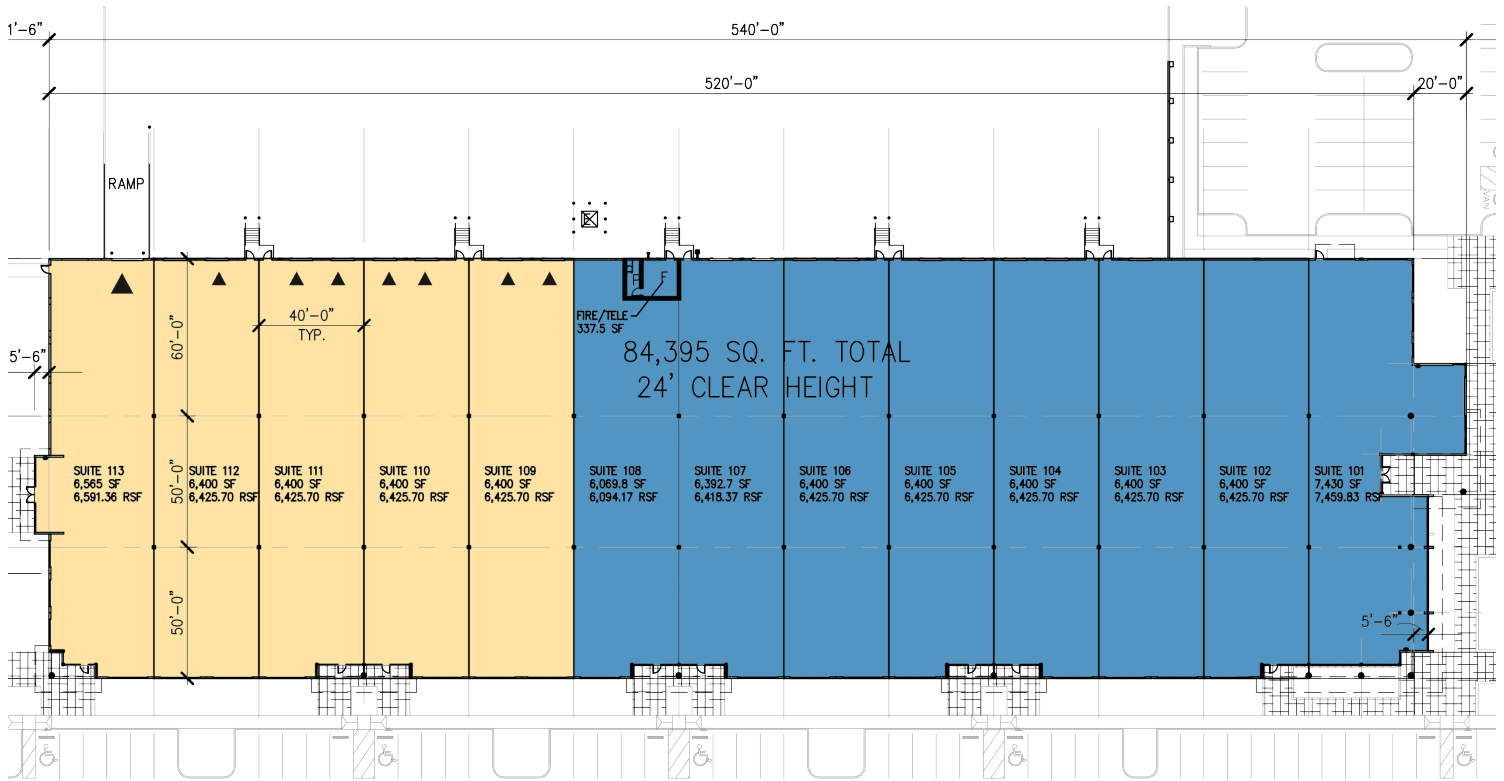
- Comprised of approximately 1.65 million square feet of industrial and flex space, over two million square feet of retail space, two hotels, and a 33-acre Park & Ride transit facility
- Located near the intersection of Hwy 183 and Hwy 290, just east of IH-35
- Convenient to major employers: Applied 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
- 38,388 SF Available, divisible to 12, 250 SF
- 8 dock high, 1 ramp
- 120' concrete truck court
- 160' building depth
- 60' x 40' & 50' x 40' column spacing
- 24' minimum clear height
- ESFR

38,388 SF

Industrial Flex Space For Lease



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



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