

FOR LEASE

Central Austin Business Park

9800 Decker Lane, Suite 100, Austin, Texas 78724

55,629 SF INDUSTRIAL SPACE AVAILABLE

**Fully Air-Conditioned
Warehouse Space**



Please Contact:



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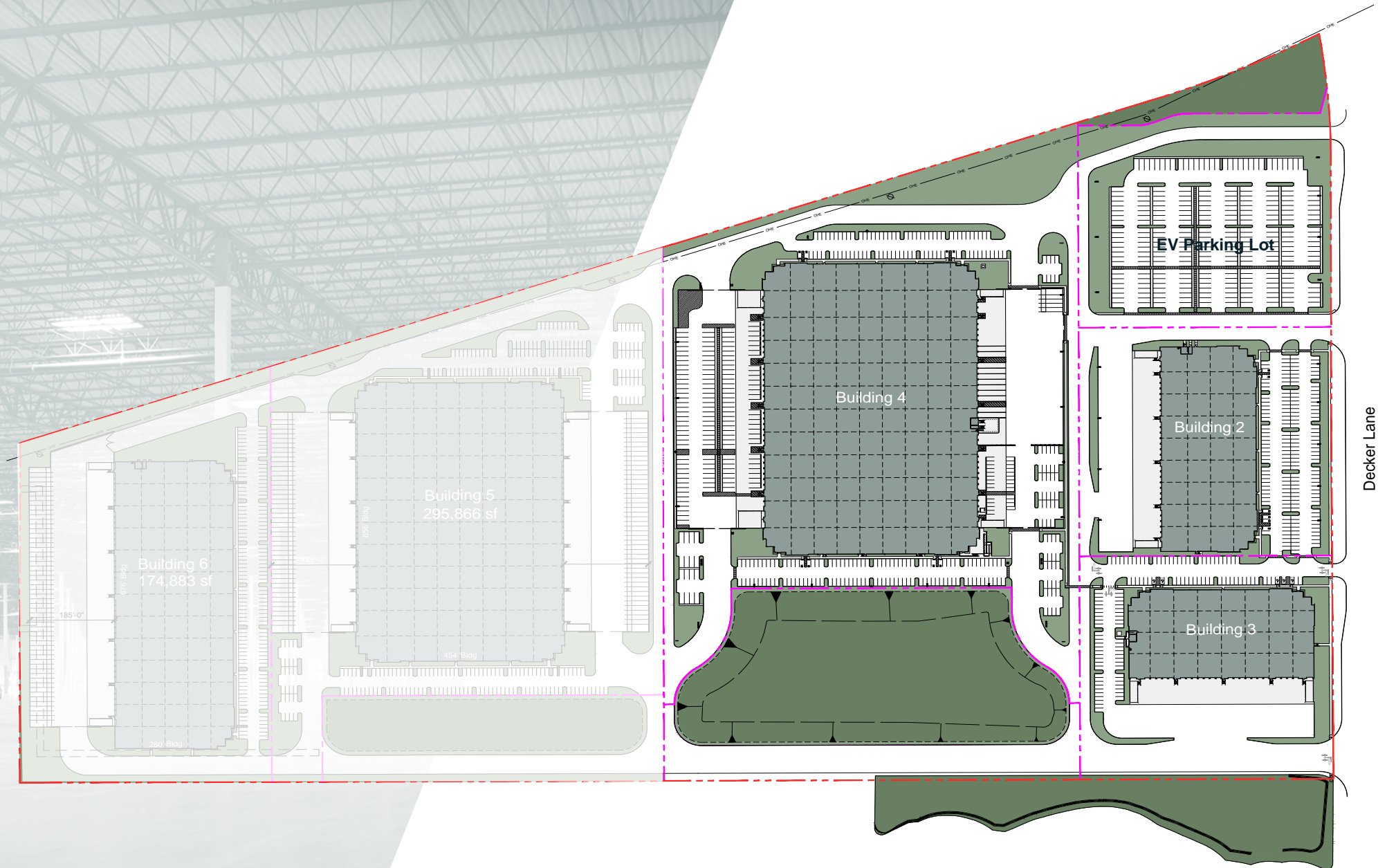
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**CENTRAL AUSTIN
BUSINESS PARK**

Central Austin Business Park

PHASE I



Central Austin Business Park

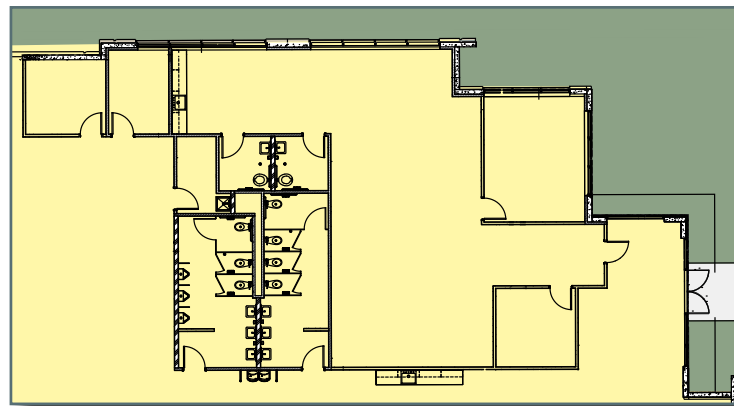
BUILDING 2, SUITE 100: 55,629 SF

9800 Decker Lane, Austin, Texas

BUILDING 2 SPECS

Newly Constructed Building 2023

Total Building Size	100,337 SF
Available Space	55,629 SF
Office Space	2,612 SF
Loading	Rear Loading
Column Spacing	50' x 52' Typical Bay 60' x 52' Speed Bay
Ramps	1 Grade Level Ramp
Building Depth	210'
Sprinklers	ESFR



Office Layout
2,612 SF

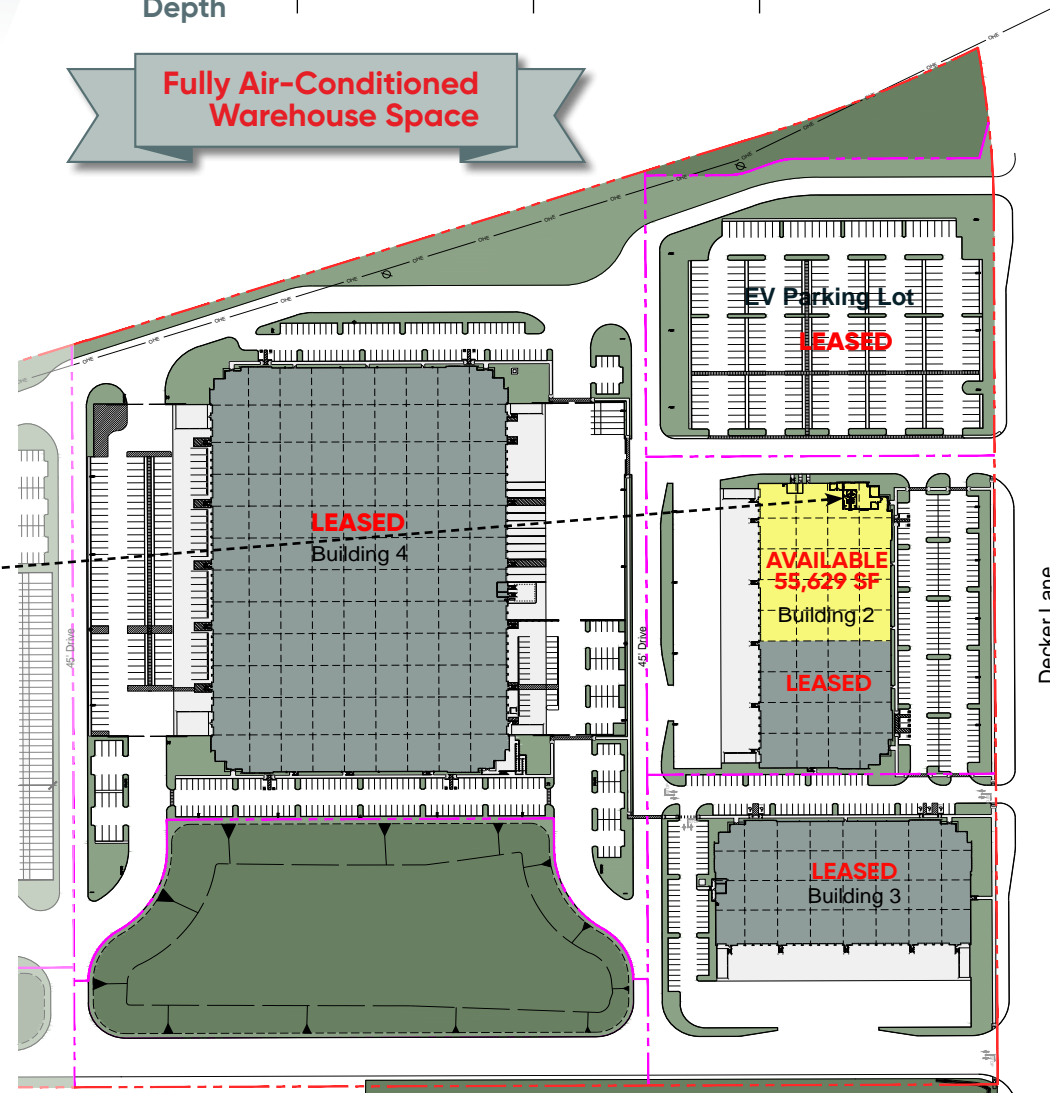
135'
Truck
Court
Depth

32'
Clear
Height

16
Dock High
Doors

120
Parking
Stalls

**Fully Air-Conditioned
Warehouse Space**



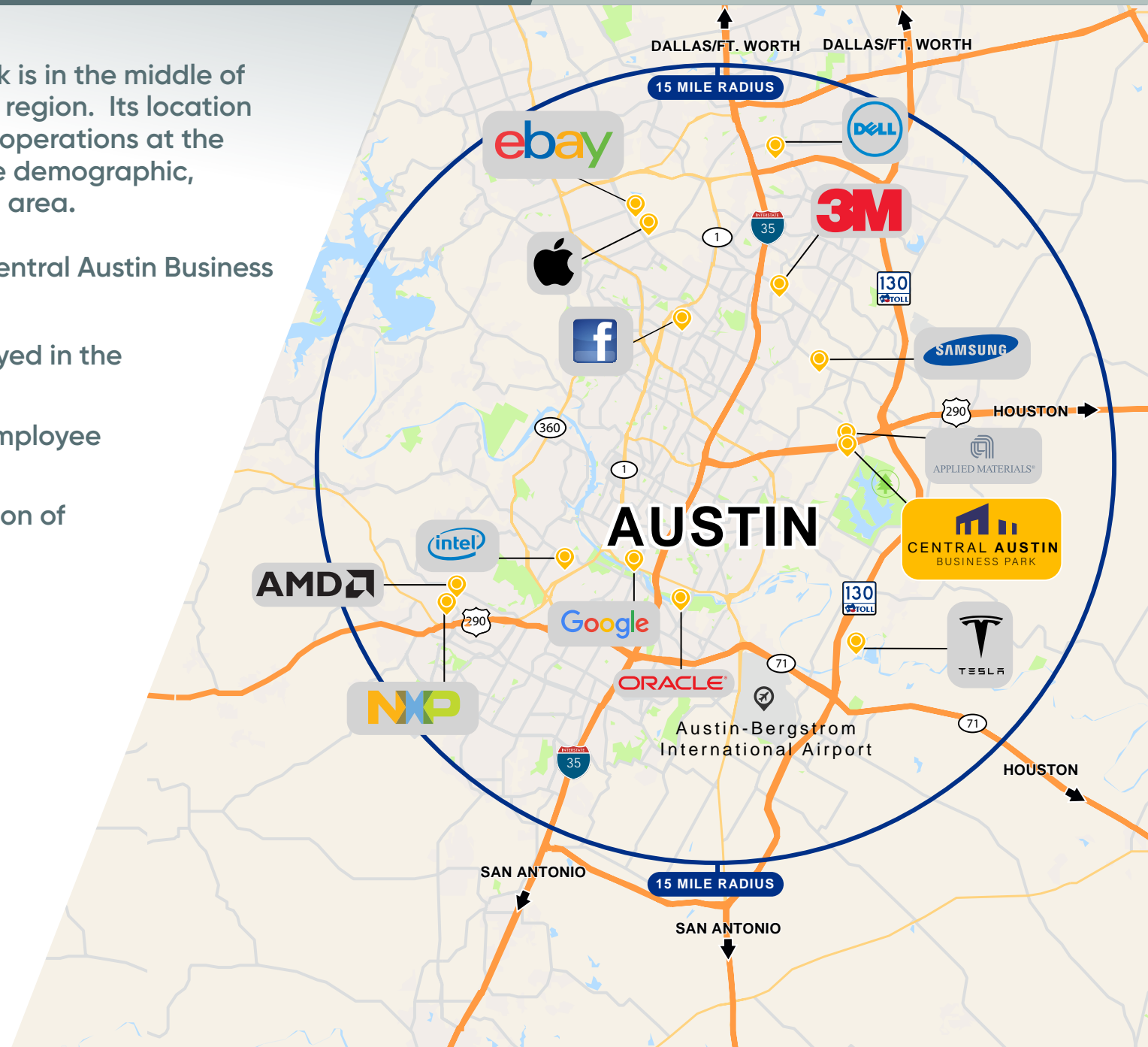
Central Austin Business Park

VICINITY MAP

Central Austin Business Park is in the middle of the dynamic greater Austin region. Its location provides tenants a base of operations at the center of a highly attractive demographic, economic and employment area.

Within a 15 mile radius of Central Austin Business Park there are:

- 74% of all workers employed in the Austin MSA
- 54% of the Austin MSA employee residences
- 52% of the total population of Greater Austin



Central Austin Business Park

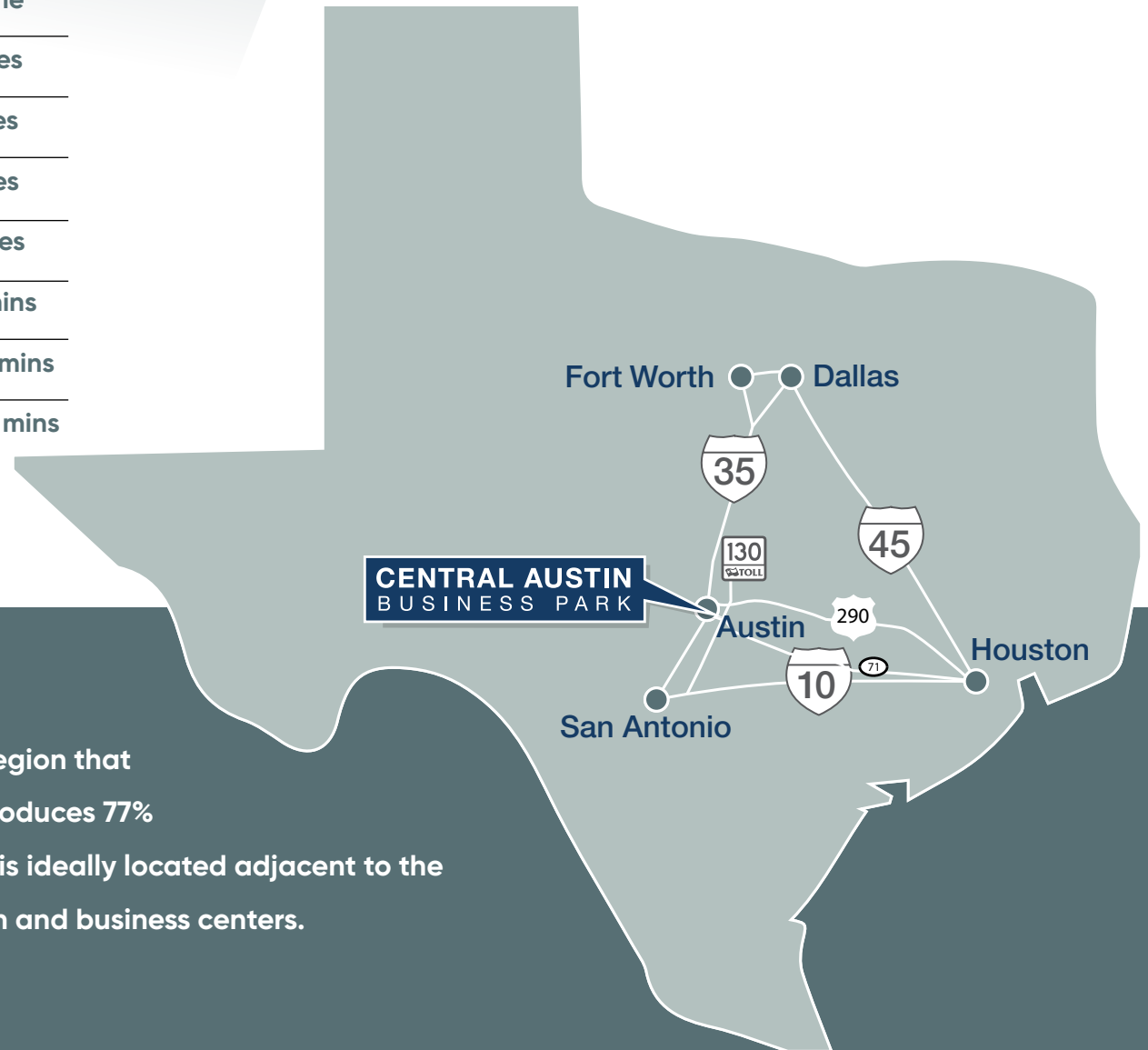
REGIONAL MAP

DRIVE TIMES

City	Miles	Drive Time
ABIA Airport	13	15 minutes
Tesla Gigafactory	9	11 minutes
Applied Materials	1	3 minutes
Samsung	5	10 minutes
San Antonio	100	1 hr, 15 mins
Houston	152	2 hrs, 15 mins
Dallas/Ft. Worth	190	2 hrs, 45 mins

**CENTRAL AUSTIN
BUSINESS PARK**

Austin is the center of the “Texas Triangle” region that contains the state’s five largest cities and produces 77% of Texas’ GDP. Central Austin Business Park is ideally located adjacent to the major freeways connecting these population and business centers.



Central Austin Business Park

PHASE II

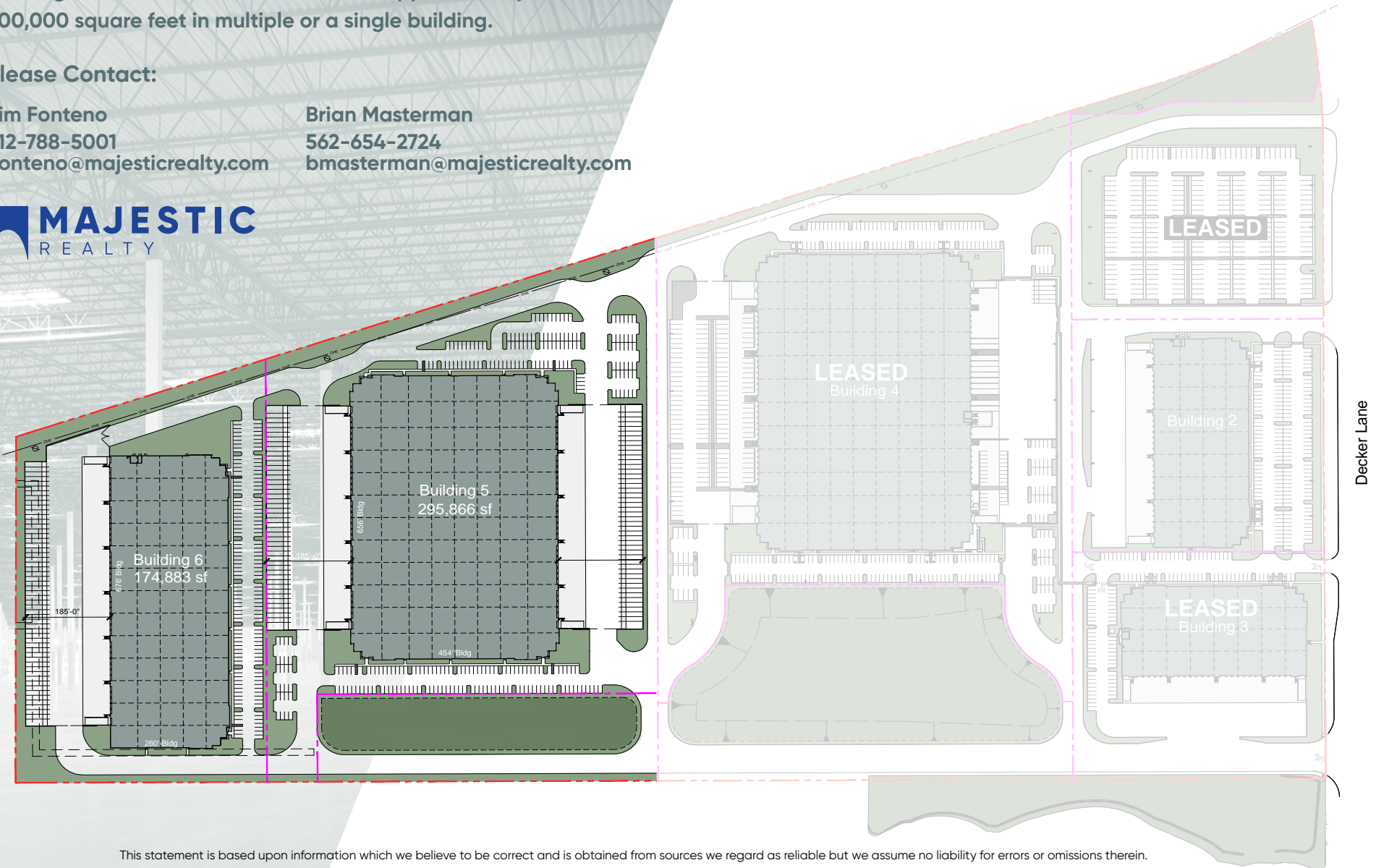
Phase II Buildings

Buildings can be combined for a total of approximately 600,000 square feet in multiple or a single building.

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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.