

FOR LEASE

Central Austin Business Park

9700-9800 Decker Lane, Austin, Texas 78724

44,708 SF - 84,097 SF INDUSTRIAL SPACE AVAILABLE



Please Contact:



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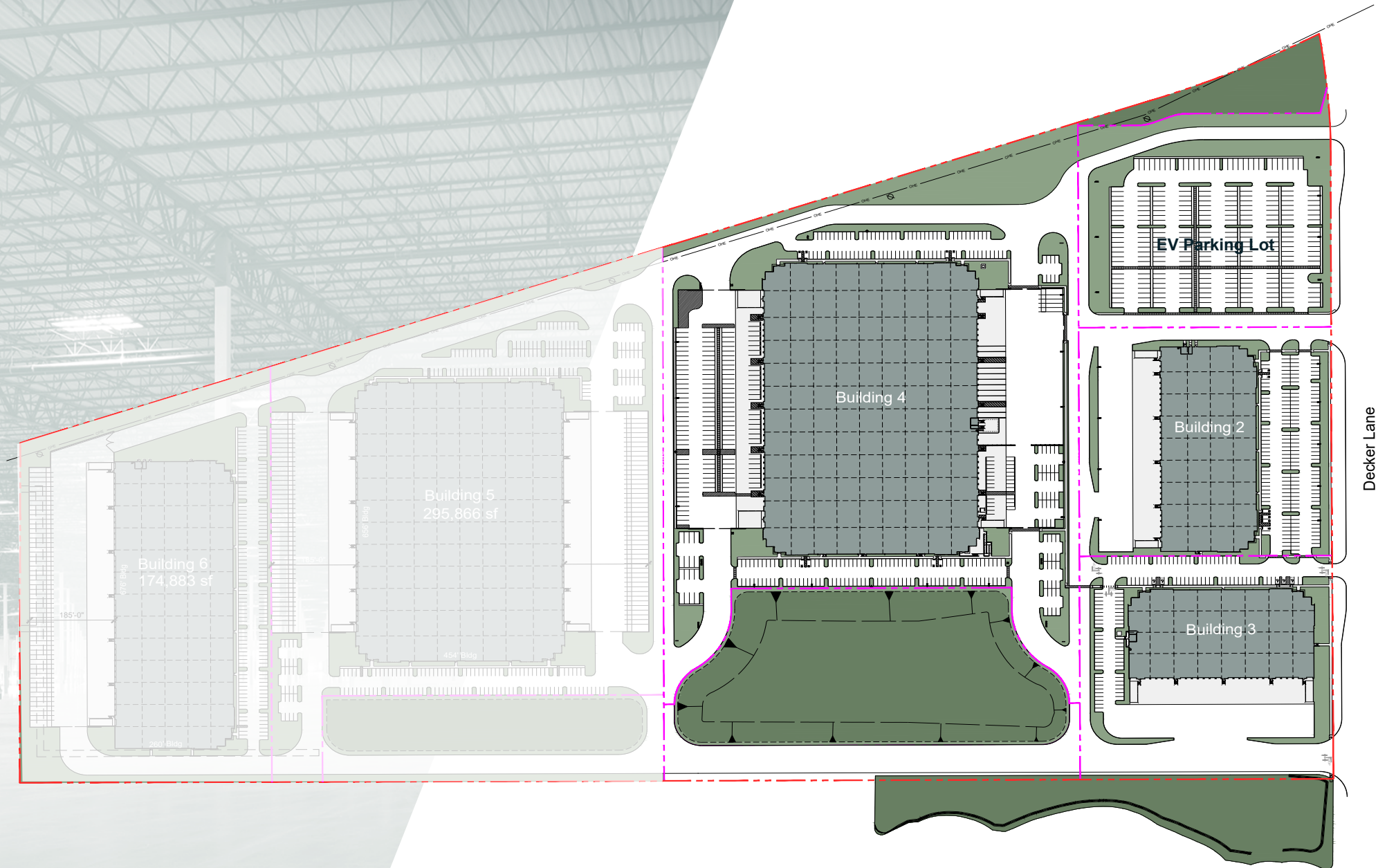
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CENTRAL AUSTIN
BUSINESS PARK

Central Austin Business Park

PHASE I



Central Austin Business Park

BUILDING 2: 44,708 SF (P.O.L.)

9800 Decker Lane, Austin, Texas

BUILDING 2 SPECS

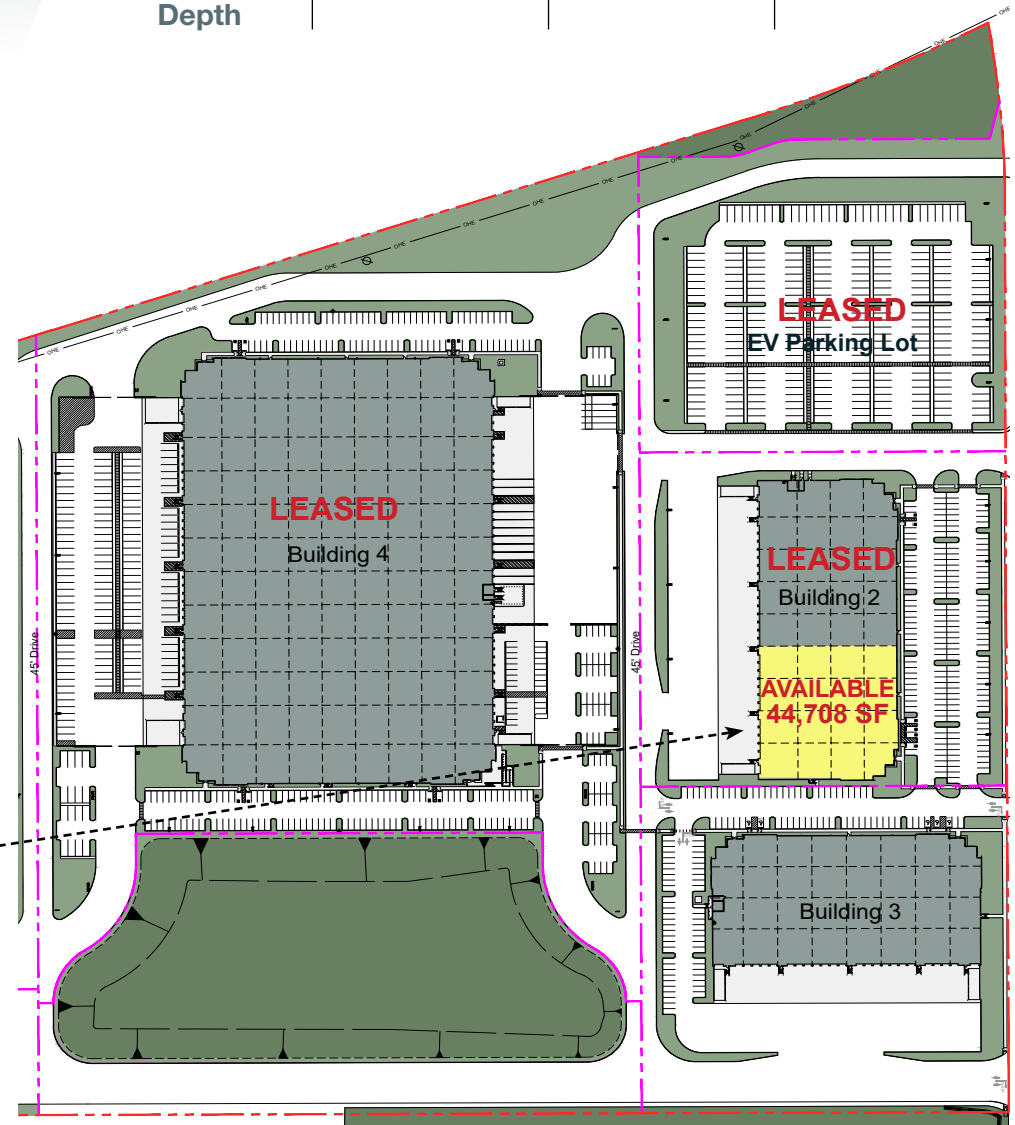
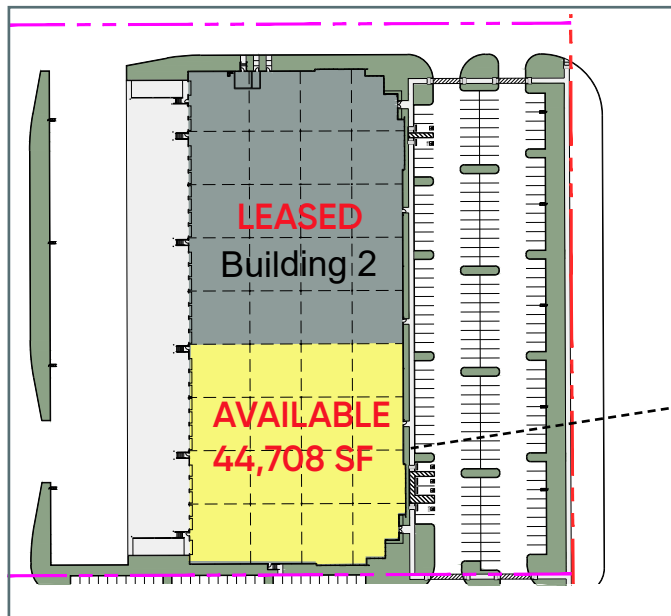
Total Building Size	100,337 SF
Available Space	44,708 SF
Loading	Rear Loading
Column Spacing	50' x 52' Typical Bay 60' x 52' Speed Bay
Ramps	1 Grade Level Ramp
Building Depth	210'
Sprinklers	ESFR

135'
Truck
Court
Depth

32'
Clear
Height

12
Dock High
Doors

84
Parking
Stalls



Central Austin Business Park

BUILDING 3: 84,097 SF

9700 Decker Lane, Austin, Texas

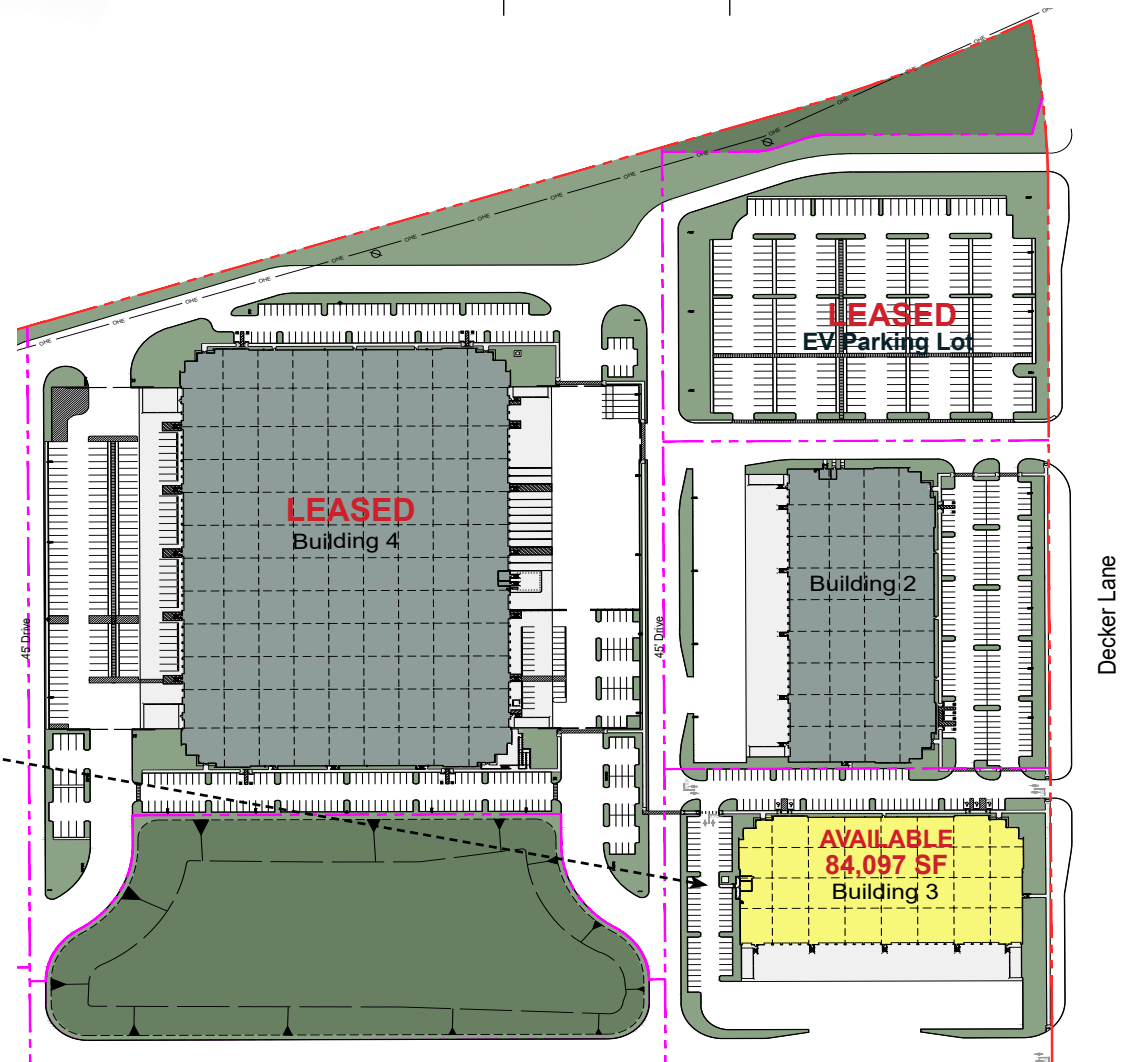
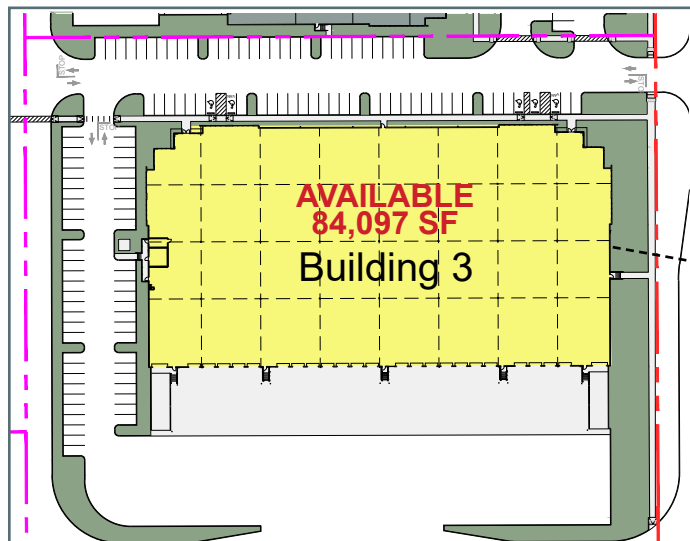
BUILDING 3 SPECS

Total Size	84,097 SF
Divisible to	20,000 SF
Loading	Rear Loading
Column Spacing	50' x 52' Typical Bay 60' x 52' Speed Bay
Ramps	2 Grade Level Ramps
Building Depth	210'
Sprinklers	ESFR

32'
Clear
Height

24
Dock High
Doors

124
Parking
Stalls



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



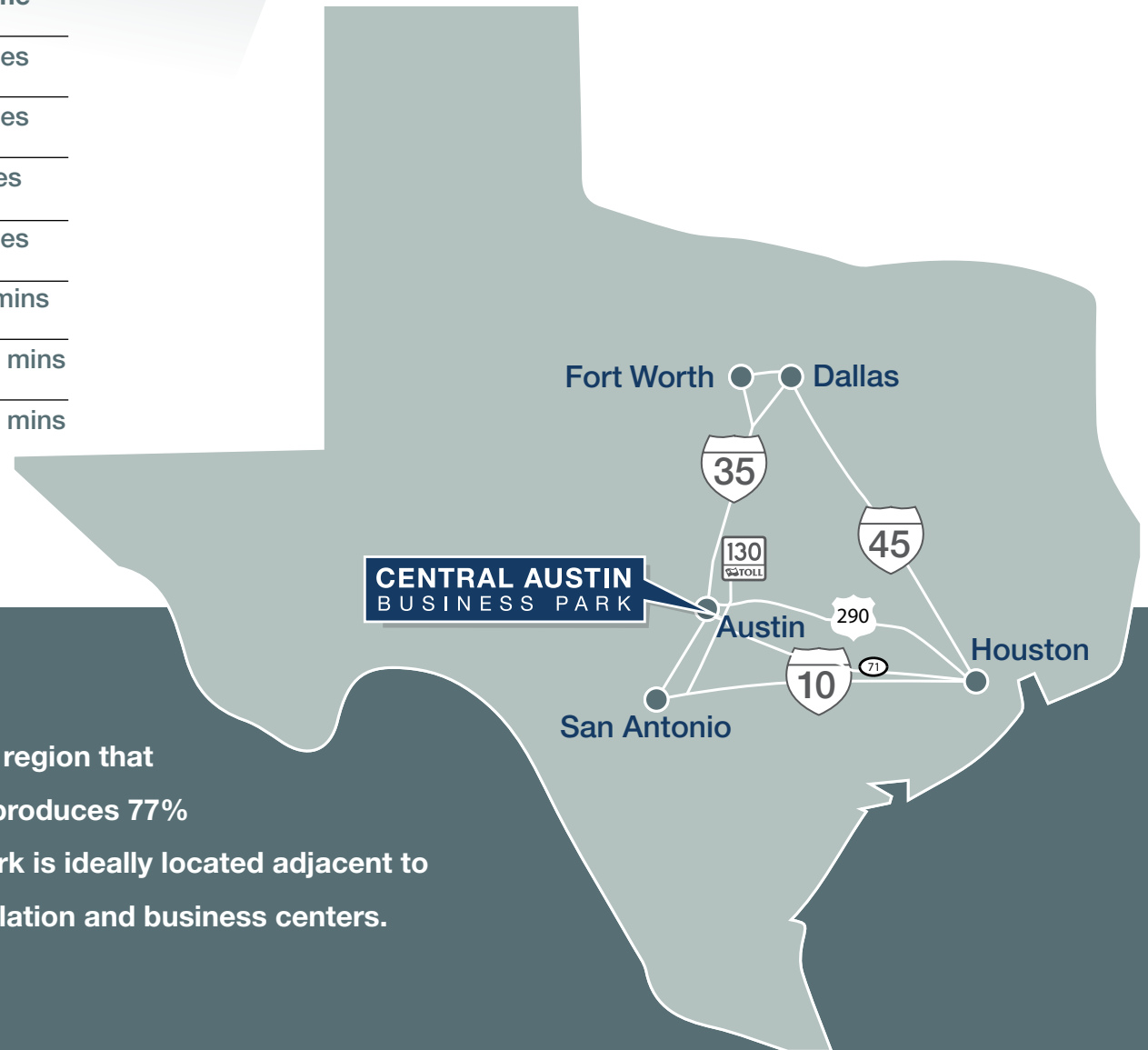
Central Austin Business Park

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

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

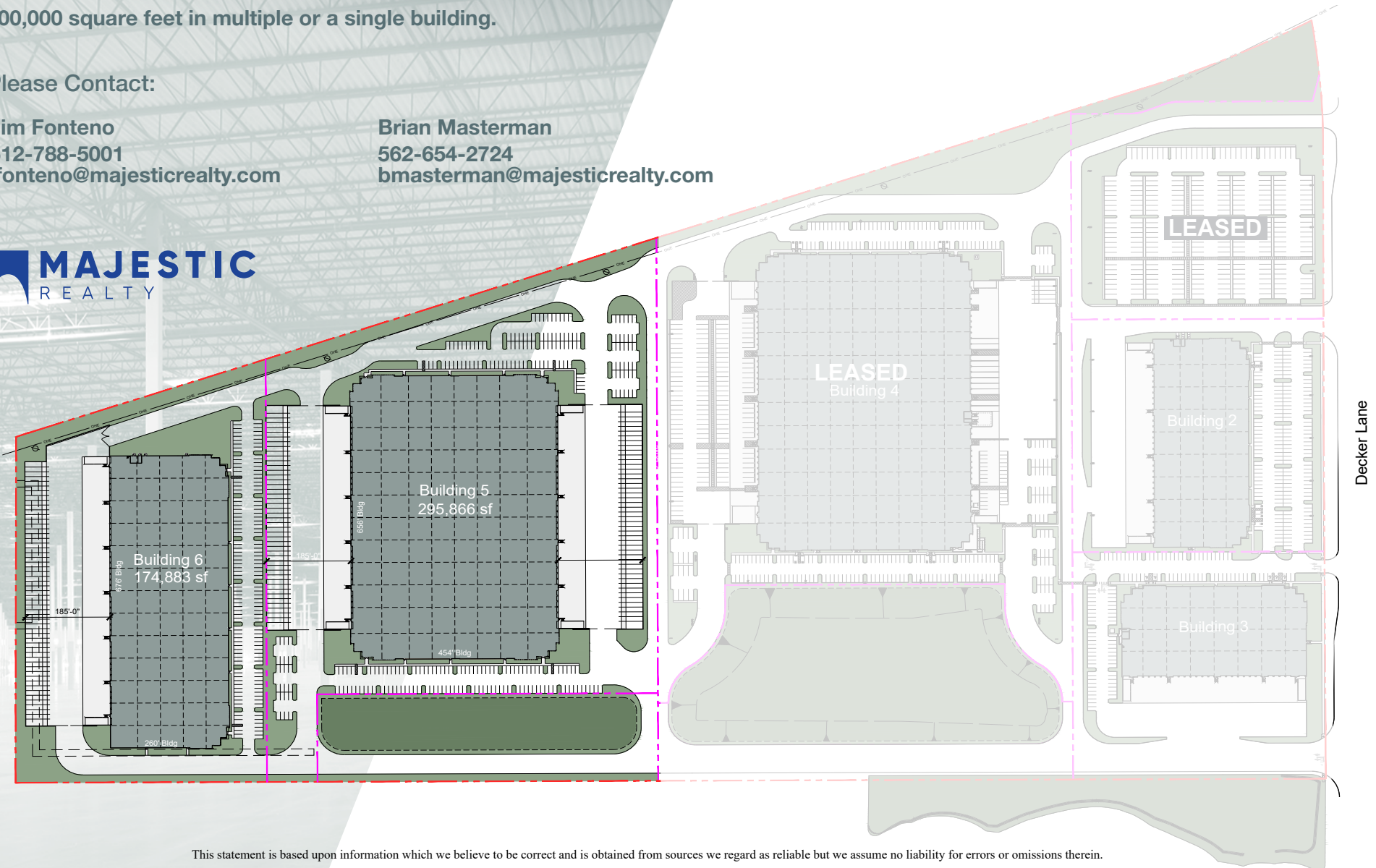
Phase II Buildings

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.