

FOR LEASE

# Central Austin Business Park

9700-9800 Decker Lane, Austin, Texas 78724

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



Please Contact:

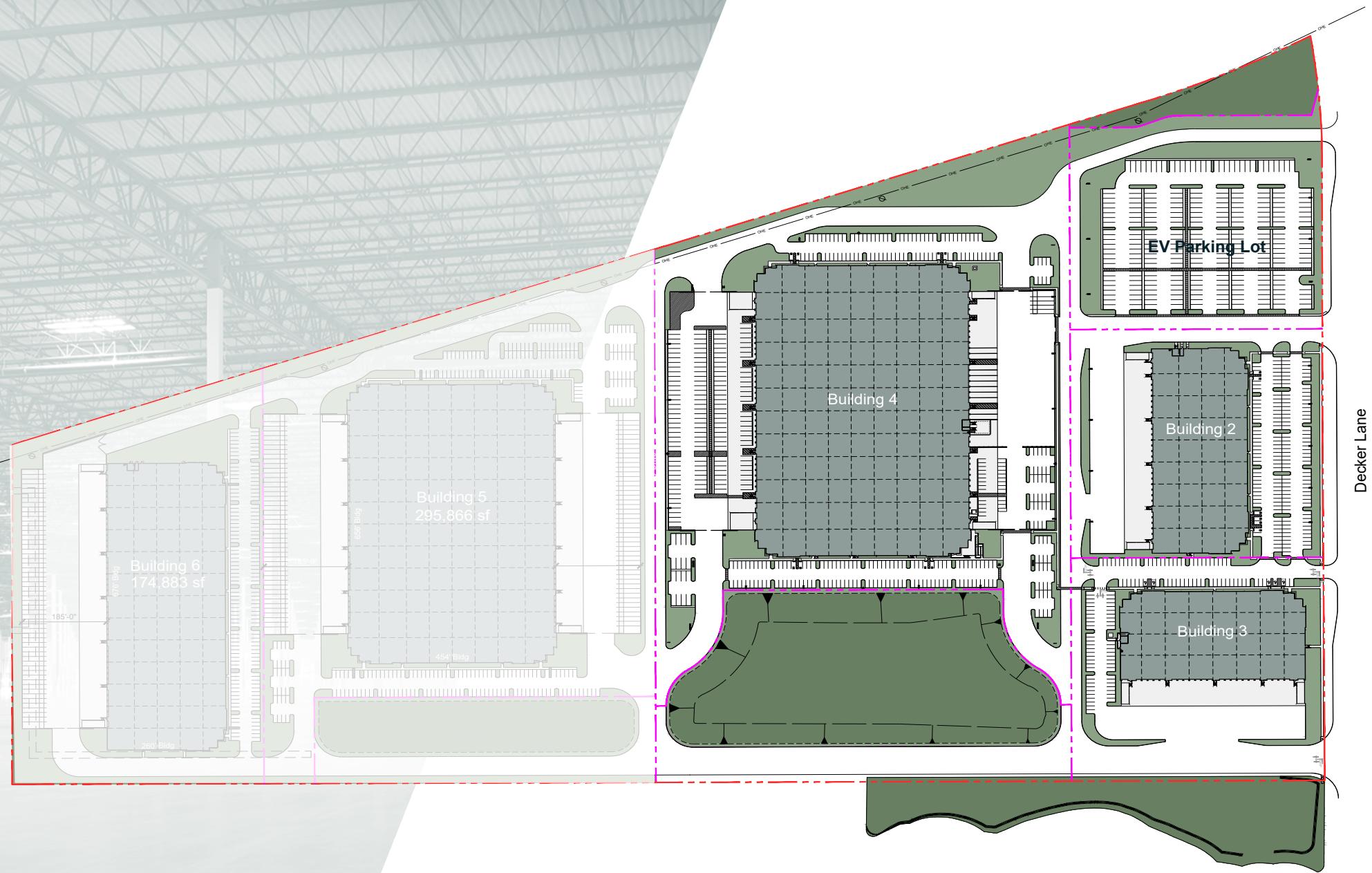


Jim Fonteno  
512-788-5001  
[jfonteno@majesticrealty.com](mailto:jfonteno@majesticrealty.com)  
  
Brian Masterman  
562-654-2724  
[bmasterman@majesticrealty.com](mailto:bmasterman@majesticrealty.com)



# Central Austin Business Park

PHASE I



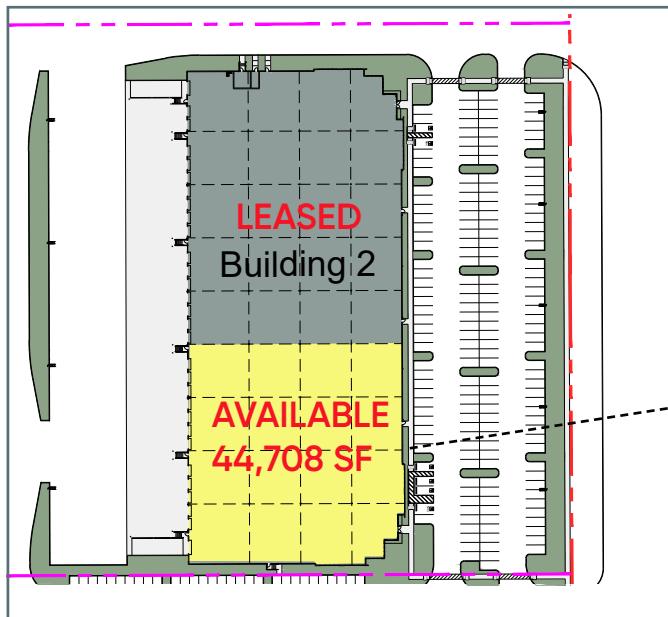
# Central Austin Business Park

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

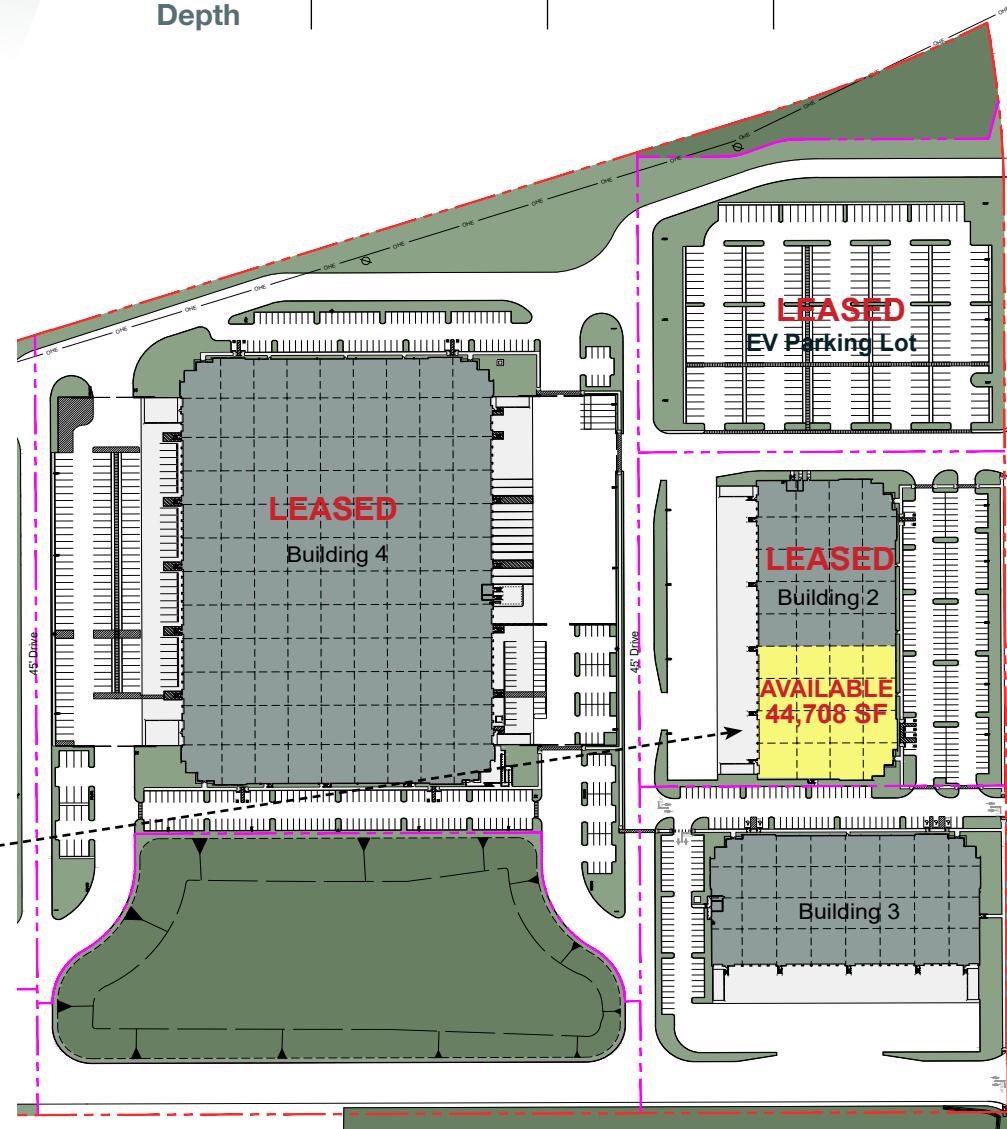
9800 Decker Lane, Austin, Texas

## 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' | 32' | 12 | 84  
Truck Court Depth | Clear Height | Dock High Doors | Parking Stalls



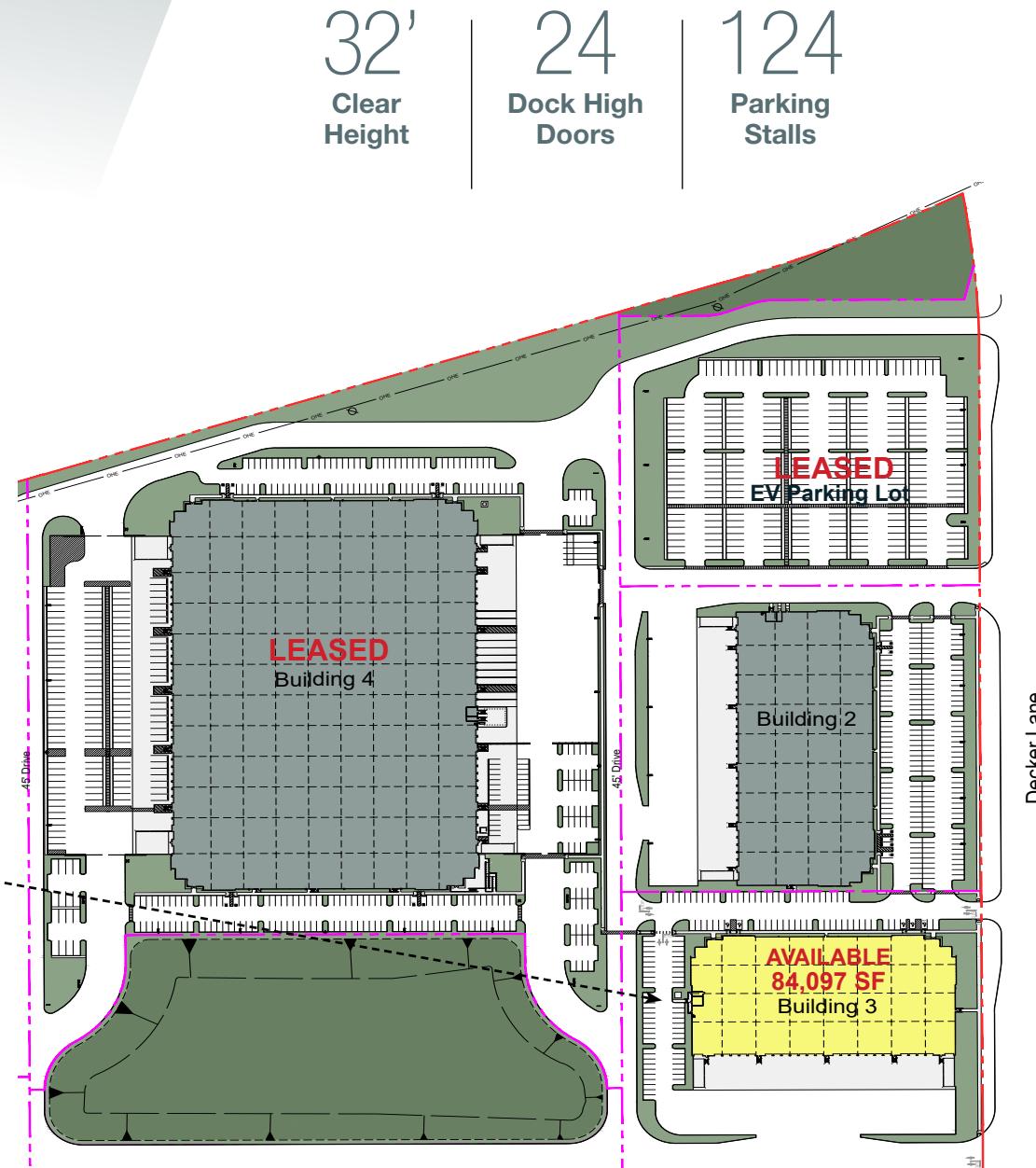
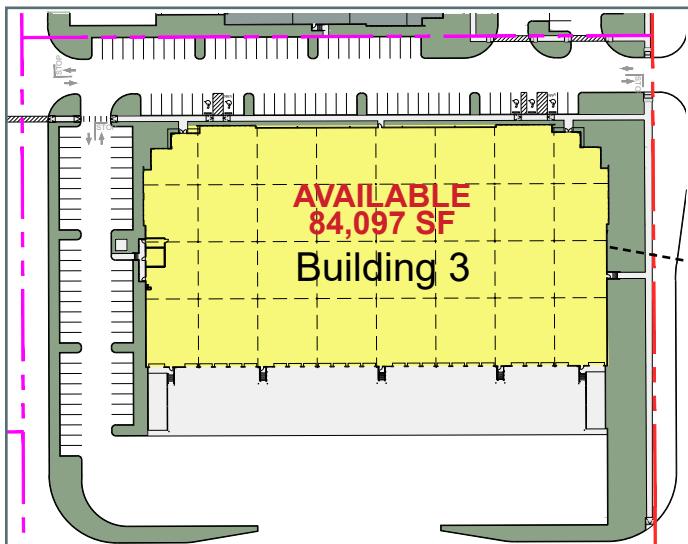
# Central Austin Business Park

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



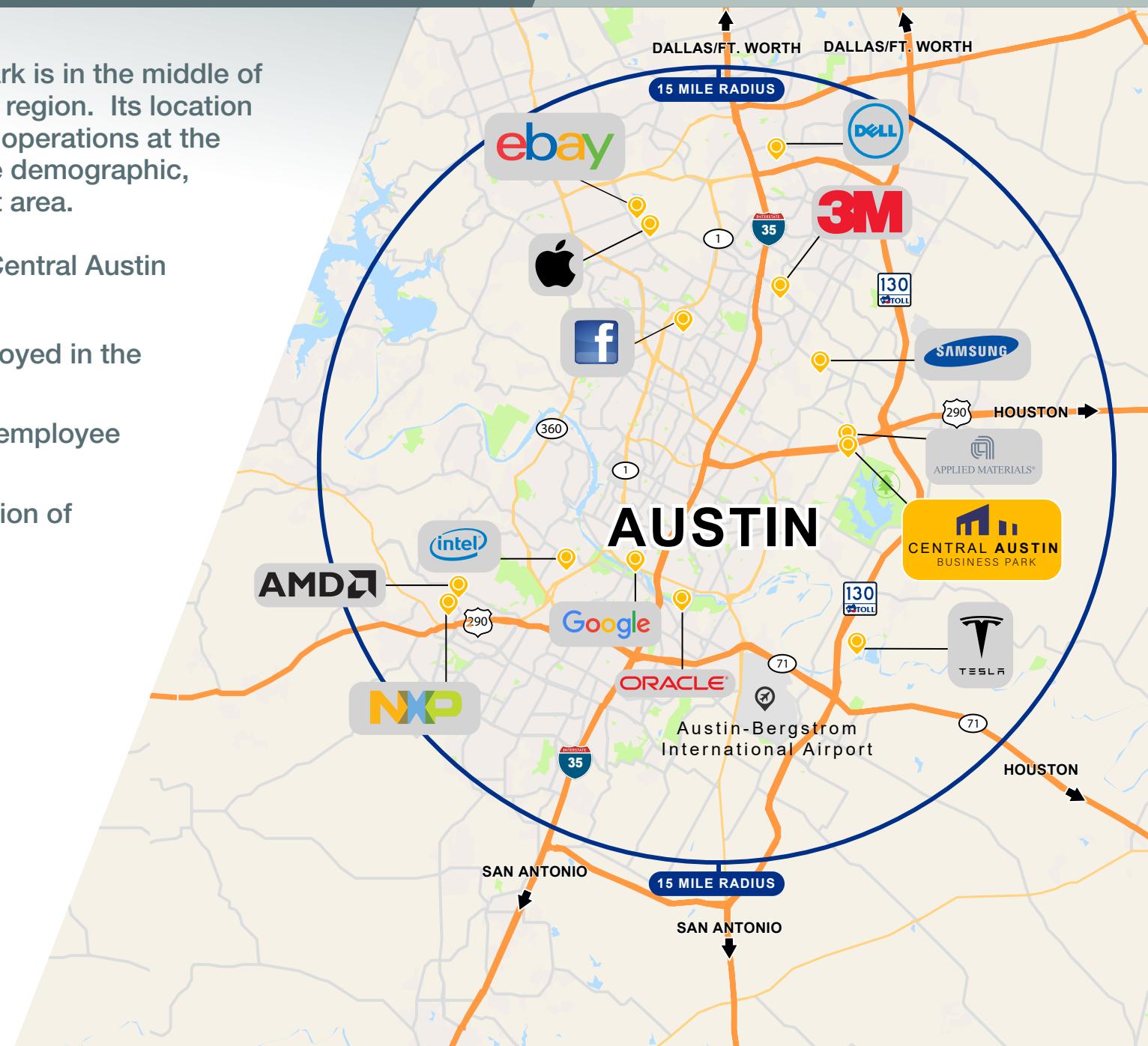
# Central Austin Business Park

## 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



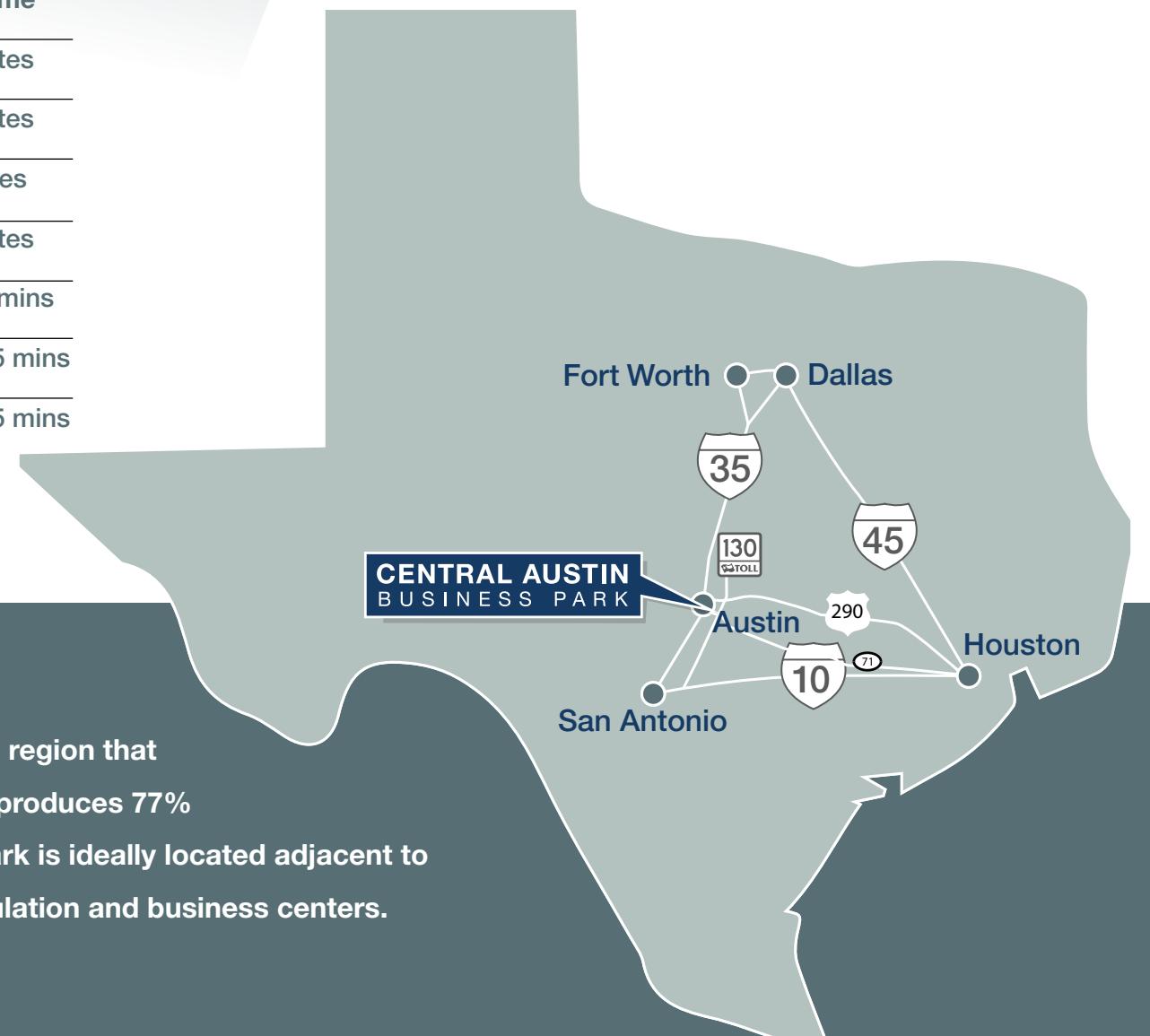
# Central Austin Business Park

## 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

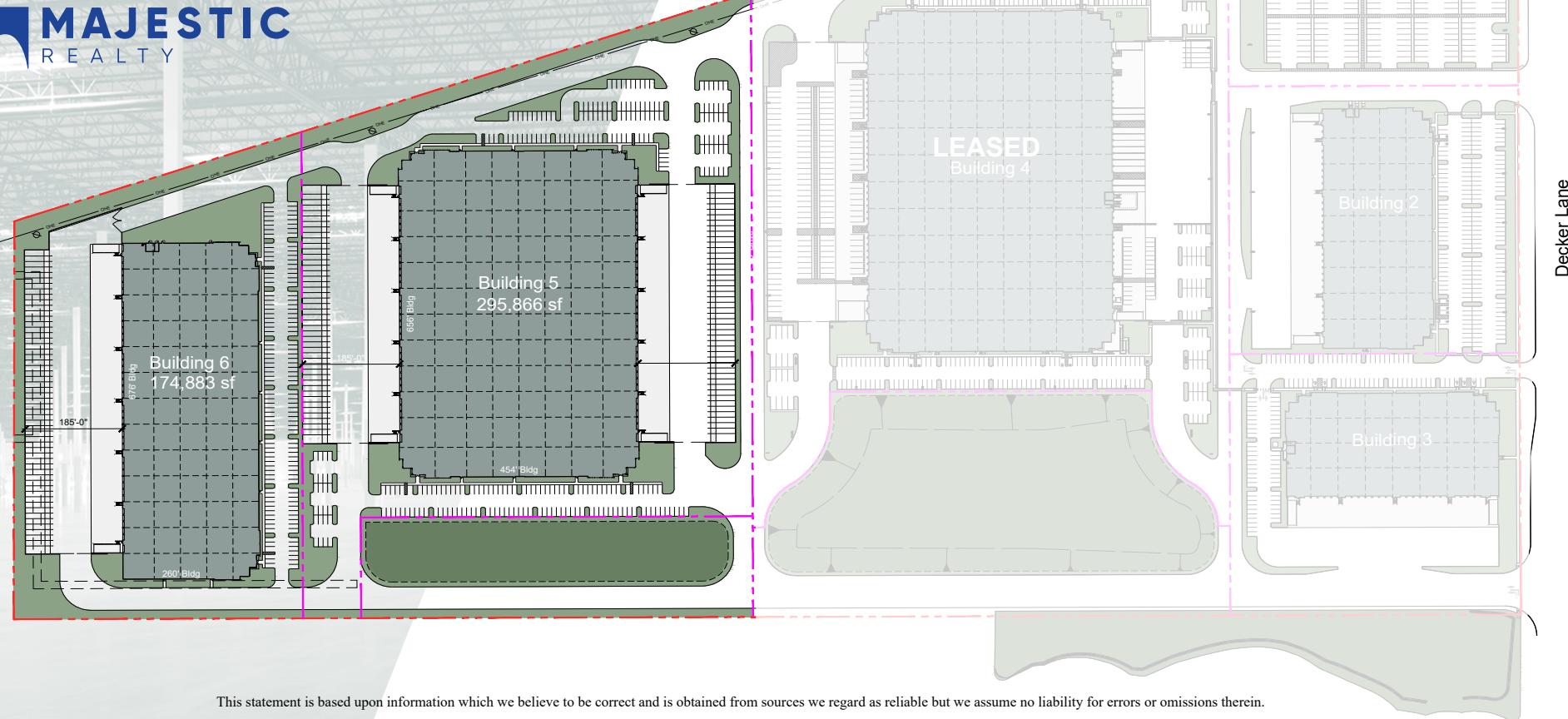
### Phase II Buildings

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

Please Contact:

Jim Fonteno  
512-788-5001  
jfonteno@majesticrealty.com

Brian Masterman  
562-654-2724  
bmasterman@majesticrealty.com



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.