

FOR LEASE

# Central Austin Business Park

10,000 Decker Lane, Austin, Texas 78724

UP TO 319,535 SF CONTIGUOUS INDUSTRIAL SPACE AVAILABLE



Please Contact:

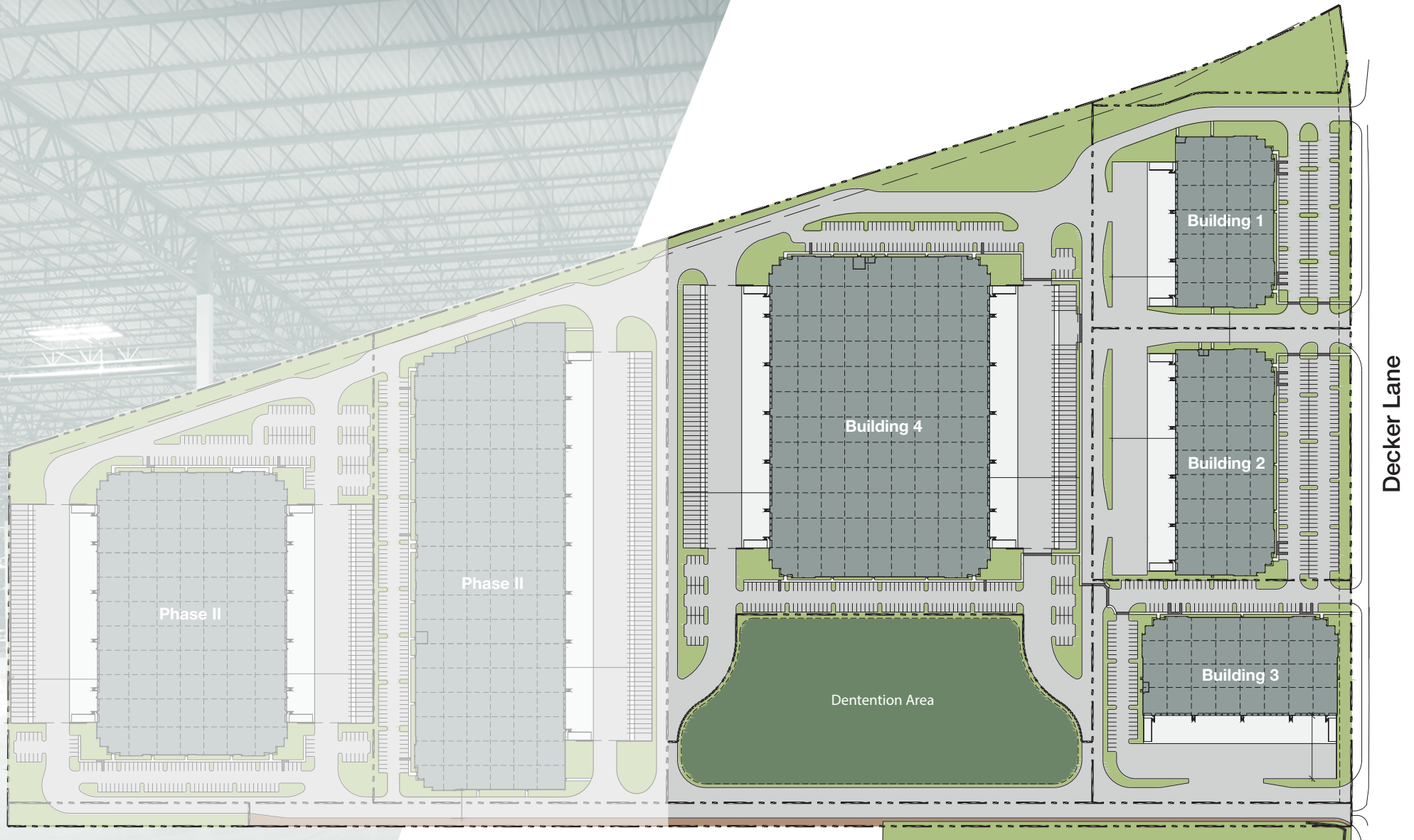
Jim Fonteno  
512-788-5001  
[jfonteno@majesticrealty.com](mailto:jfonteno@majesticrealty.com)

Brian Masterman  
562-654-2724  
[bmasterman@majesticrealty.com](mailto:bmasterman@majesticrealty.com)



# Central Austin Business Park

PHASE I



# Central Austin Business Park

BUILDING 1: 75,554 SF

10,000 Decker Lane, Austin, Texas

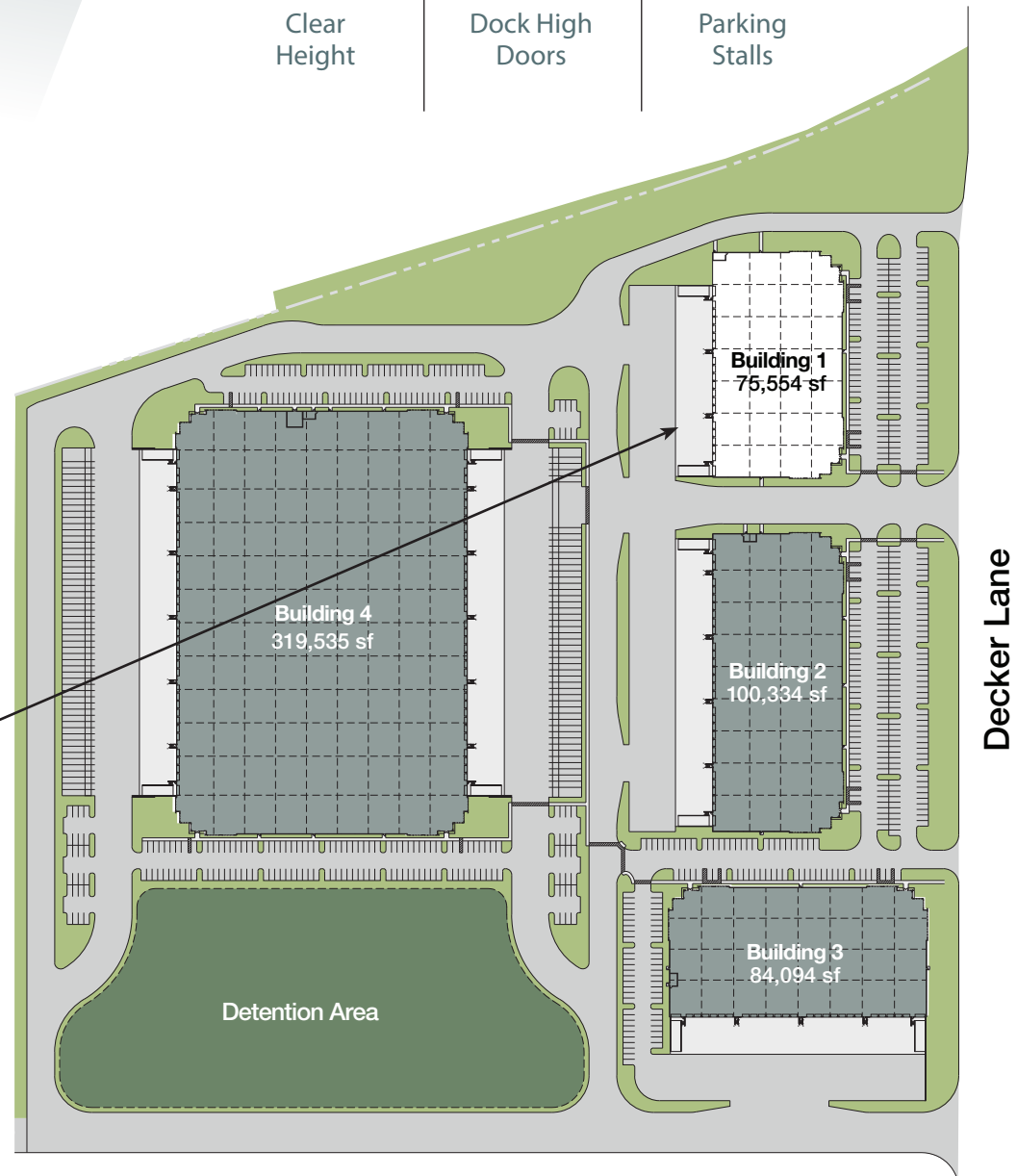
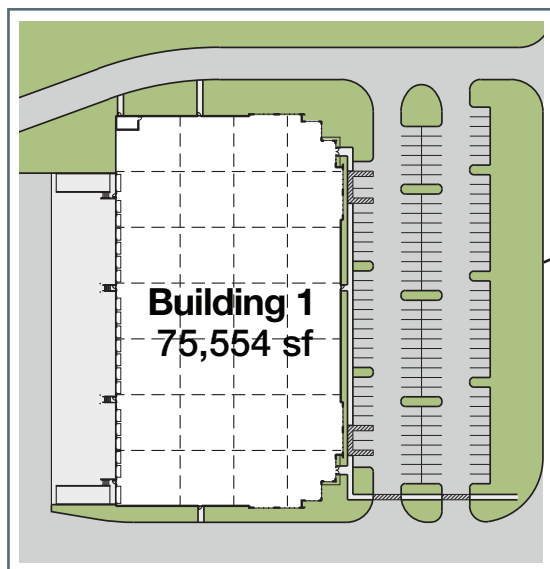
## BUILDING 1 SPECS

Total Size	75,554 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

18  
Dock High  
Doors

130  
Parking  
Stalls



# Central Austin Business Park

BUILDING 2: 100,334 SF

10,000 Decker Lane, Austin, Texas

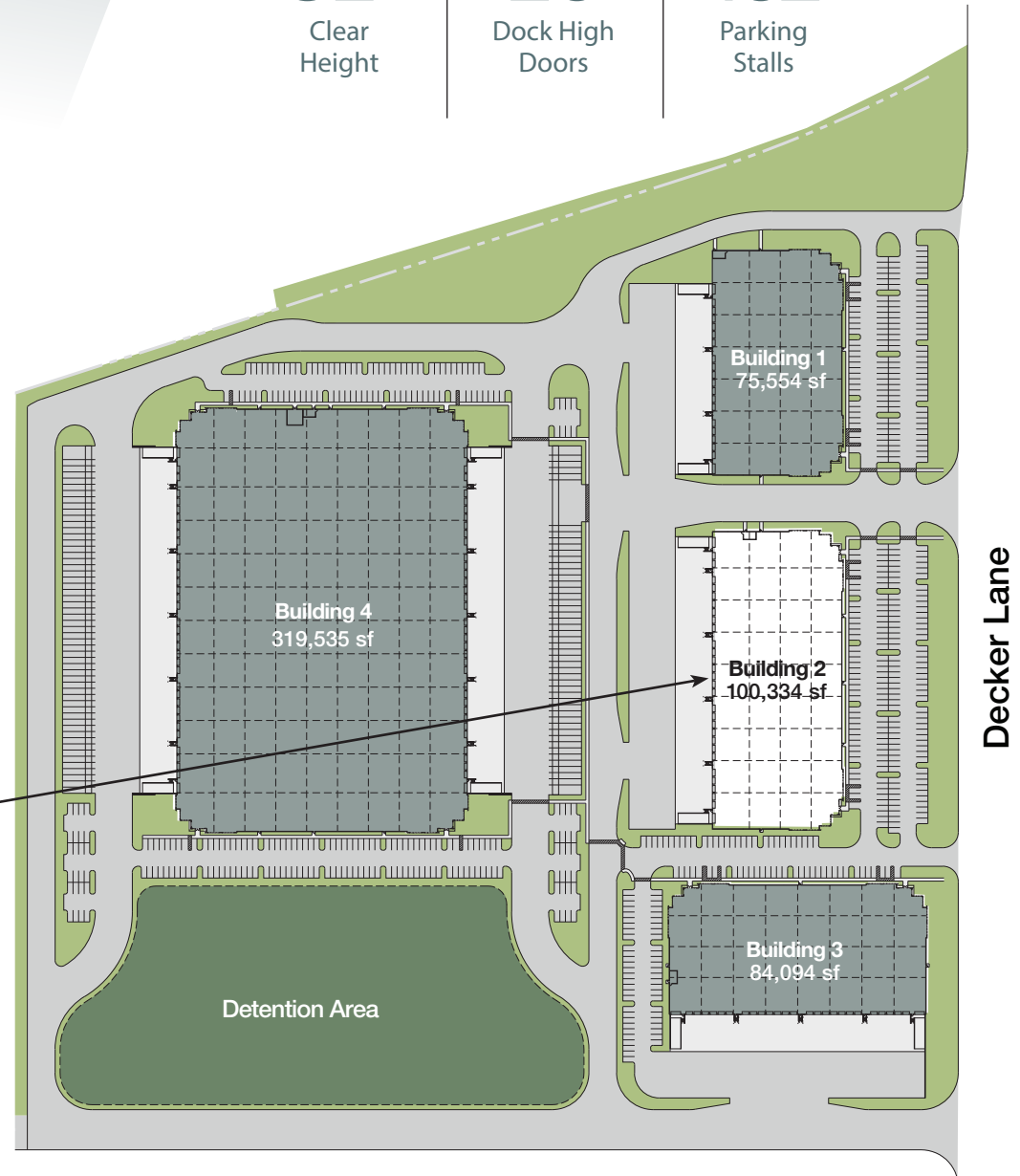
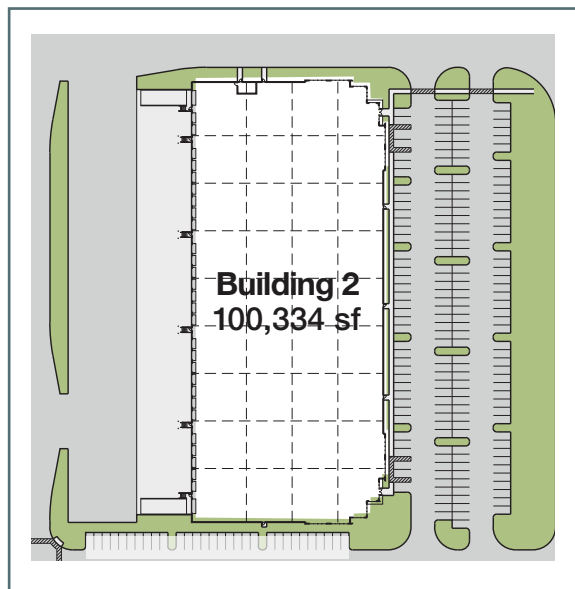
## BUILDING 2 SPECS

Total Size	100,334 SF
Divisible to	25,000 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

28  
Dock High  
Doors

182  
Parking  
Stalls





# Central Austin Business Park

BUILDING 3: 84,094 SF

10,000 Decker Lane, Austin, Texas

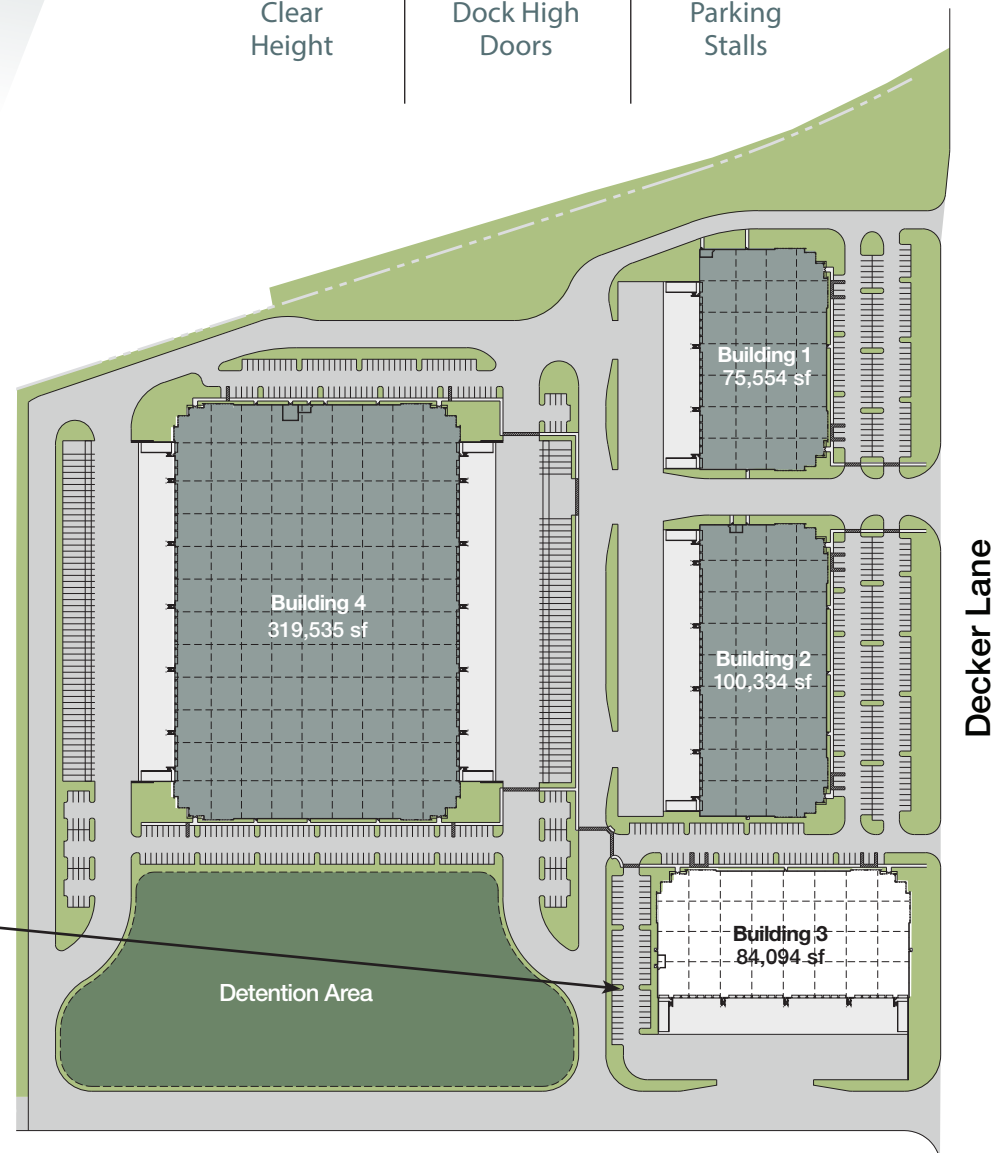
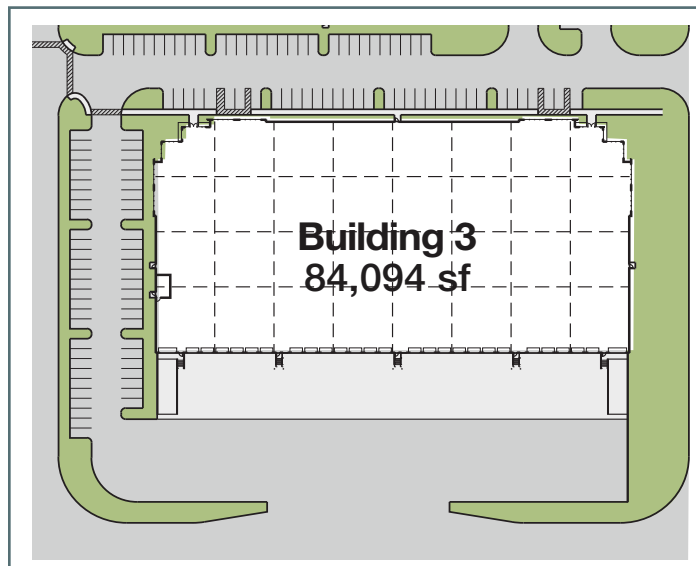
## BUILDING 3 SPECS

Total Size	84,094 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

BUILDING 4: 319,535 SF

10,000 Decker Lane, Austin, Texas

## BUILDING 4 SPECS

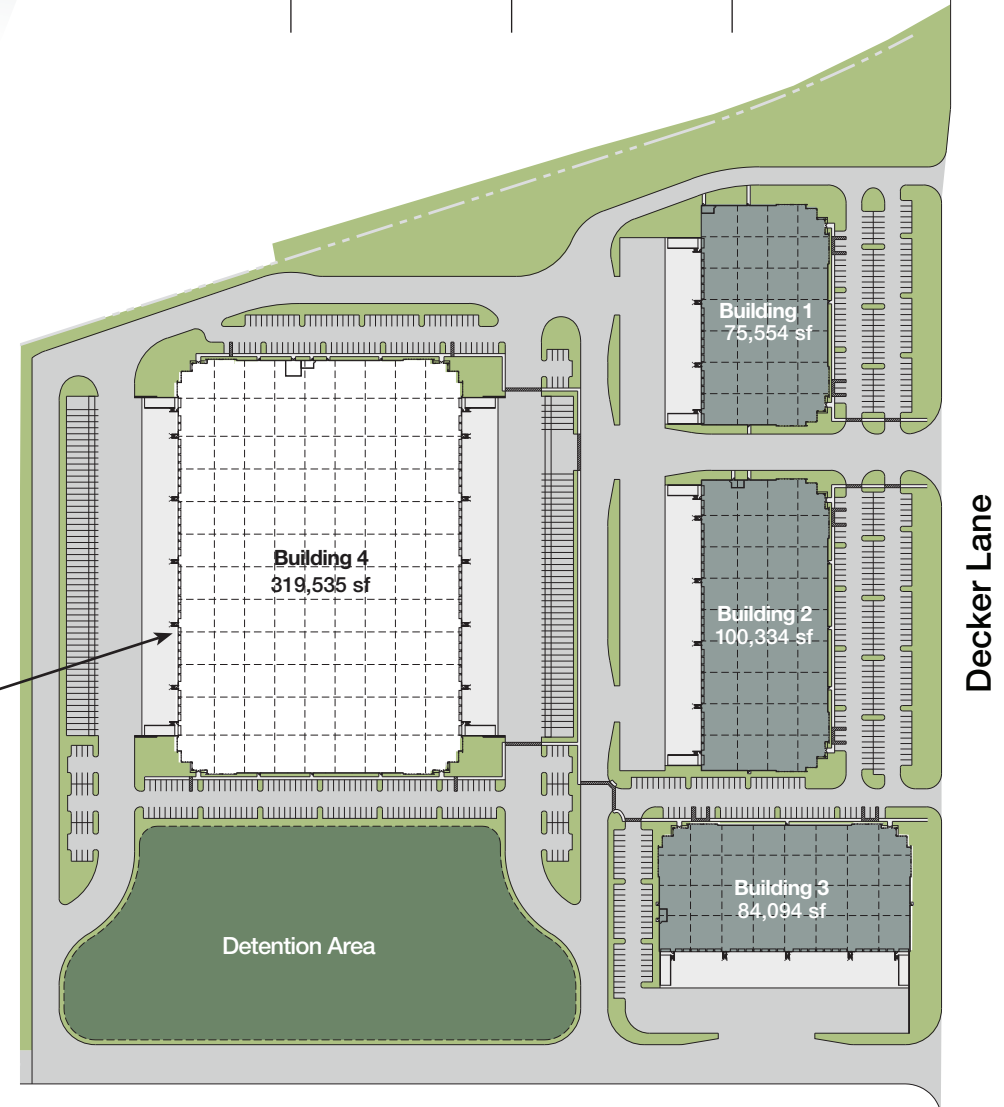
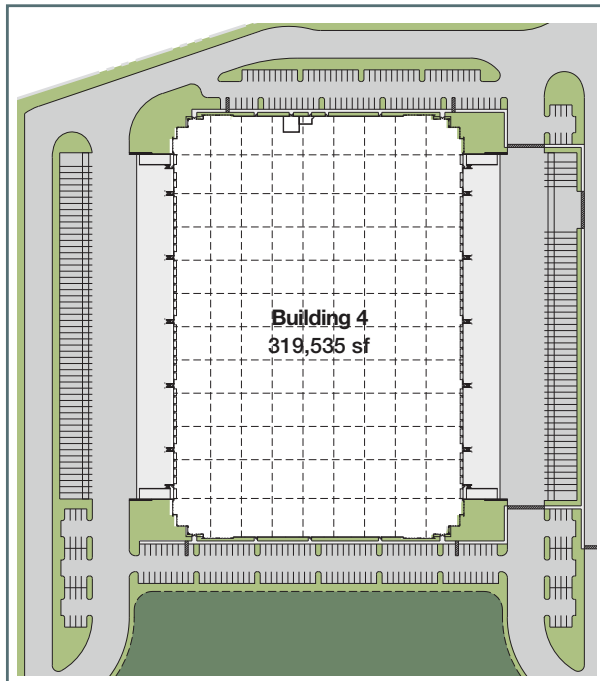
Total Size	319,535 SF
Divisible to	80,000 SF
Loading	Cross Dock
Column Spacing	50' x 54' typical bay 60' x 54' speed bay
Ramps	4 grade level ramps
Building Depth	470'
Sprinklers	ESFR

**36'**  
Clear  
Height

**67**  
Dock High  
Doors

**259**  
Parking  
Stalls

**104**  
Trailer  
Parking



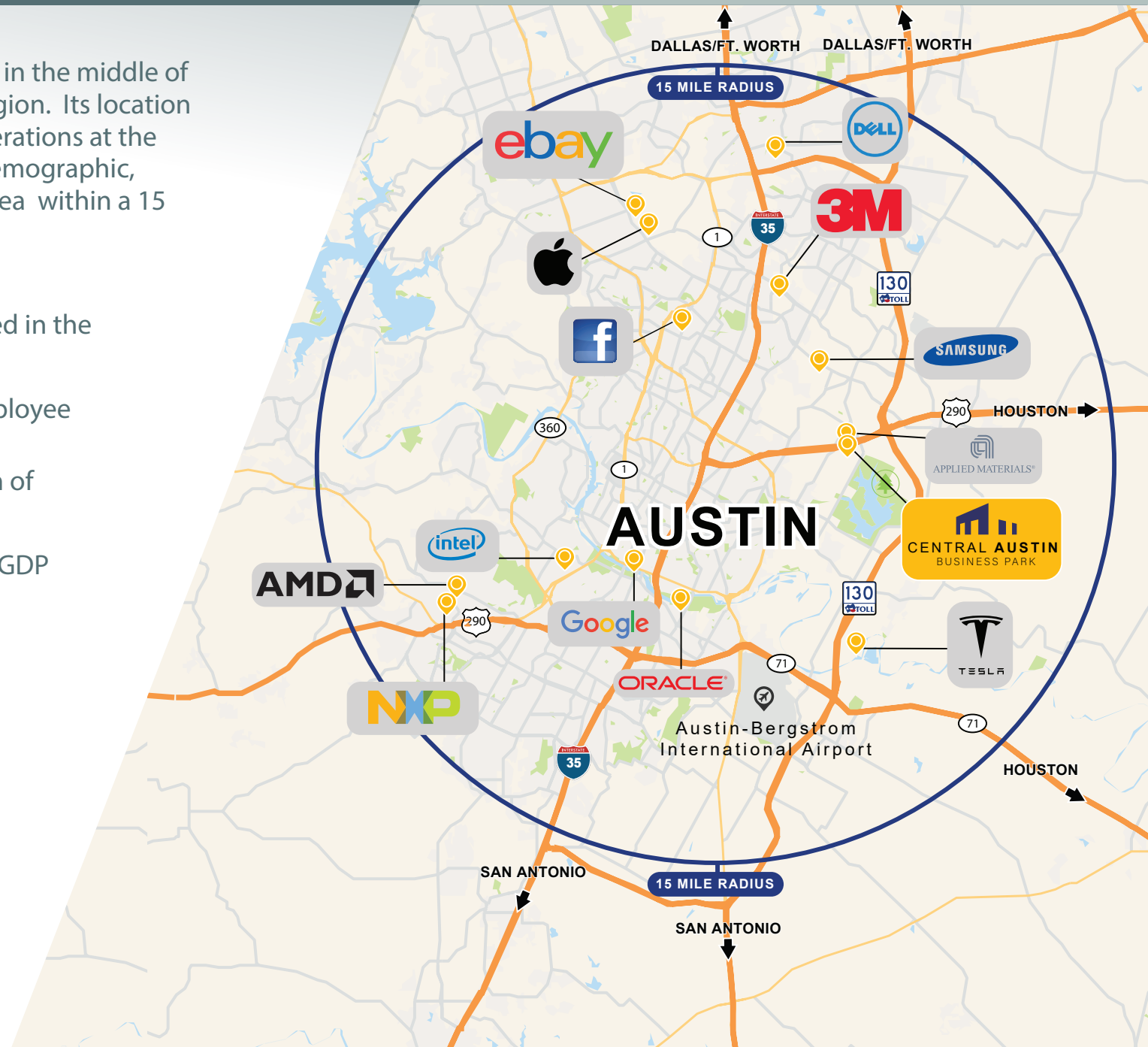
Decker Lane

# 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 miles radius of the site 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
- 50% of the Austin regional GDP



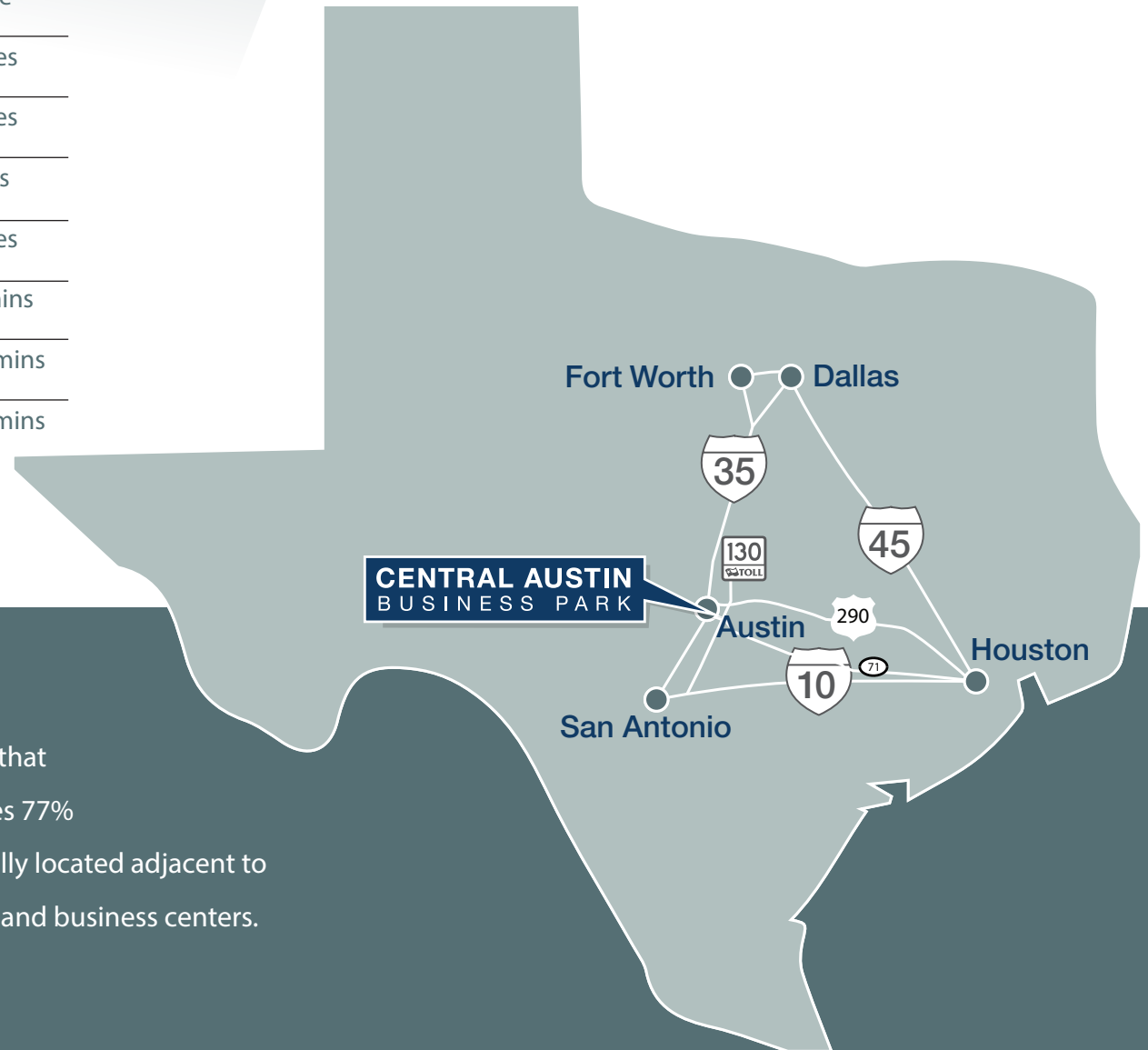
# Central Austin Business Park

## 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

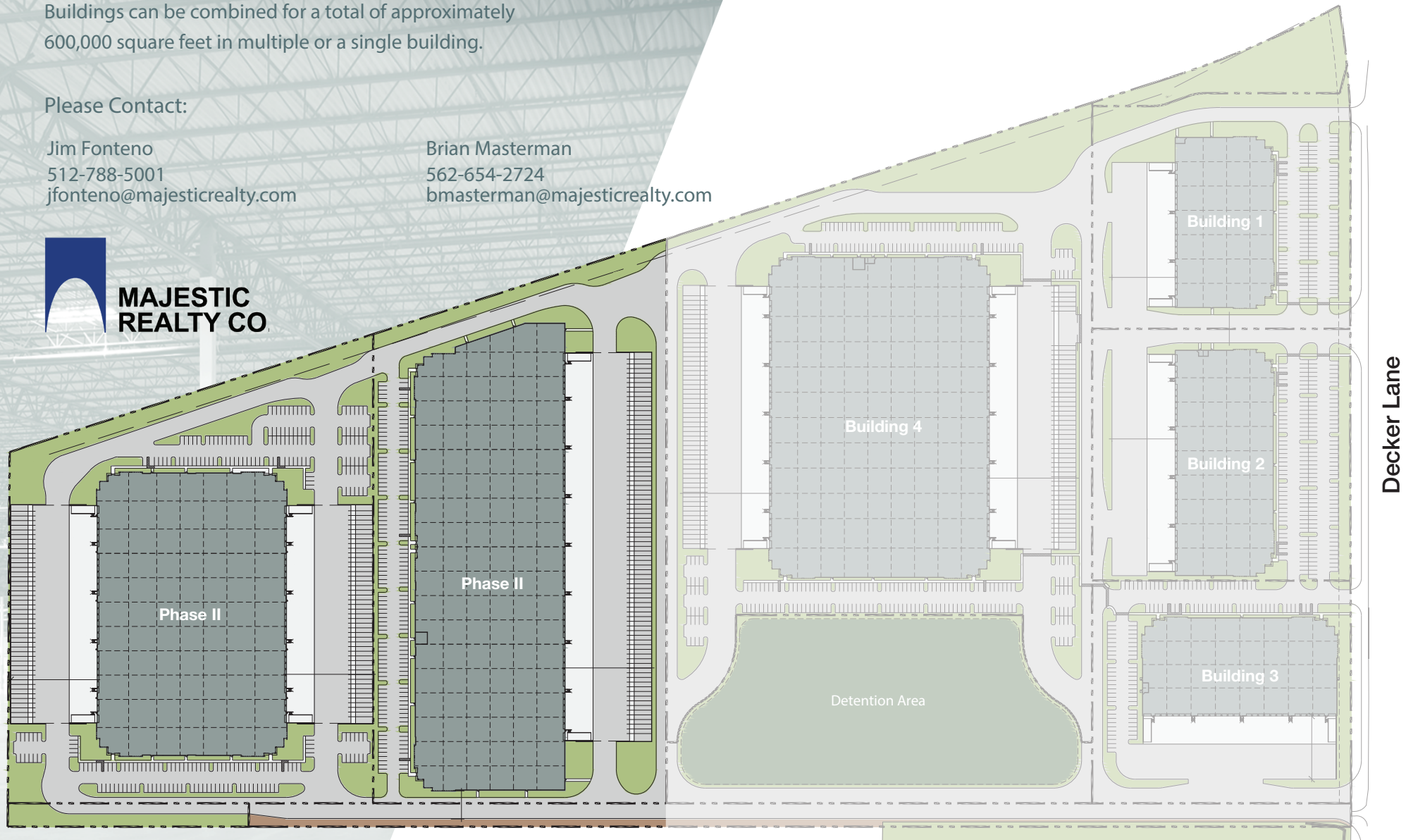
### Phase II Buildings

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.