

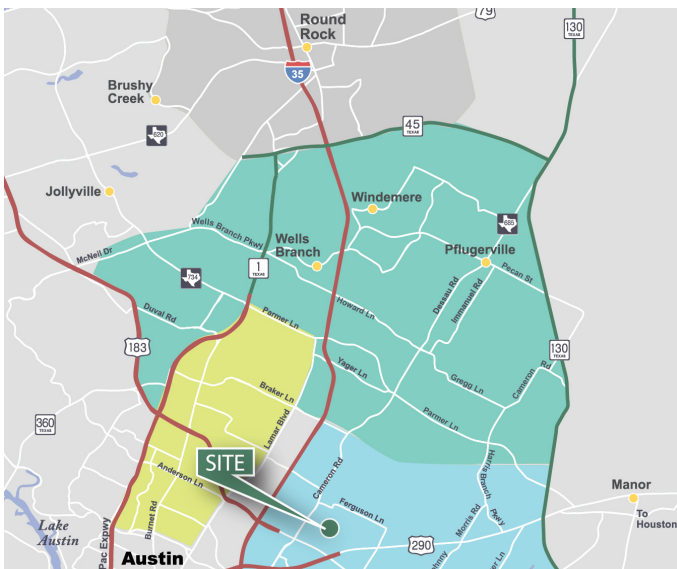
44,800 SF

Industrial Space For Sublease



Prologis Walnut Creek

8619 Wall Street, Building 6
Austin, Texas 78758 USA



LOCATION

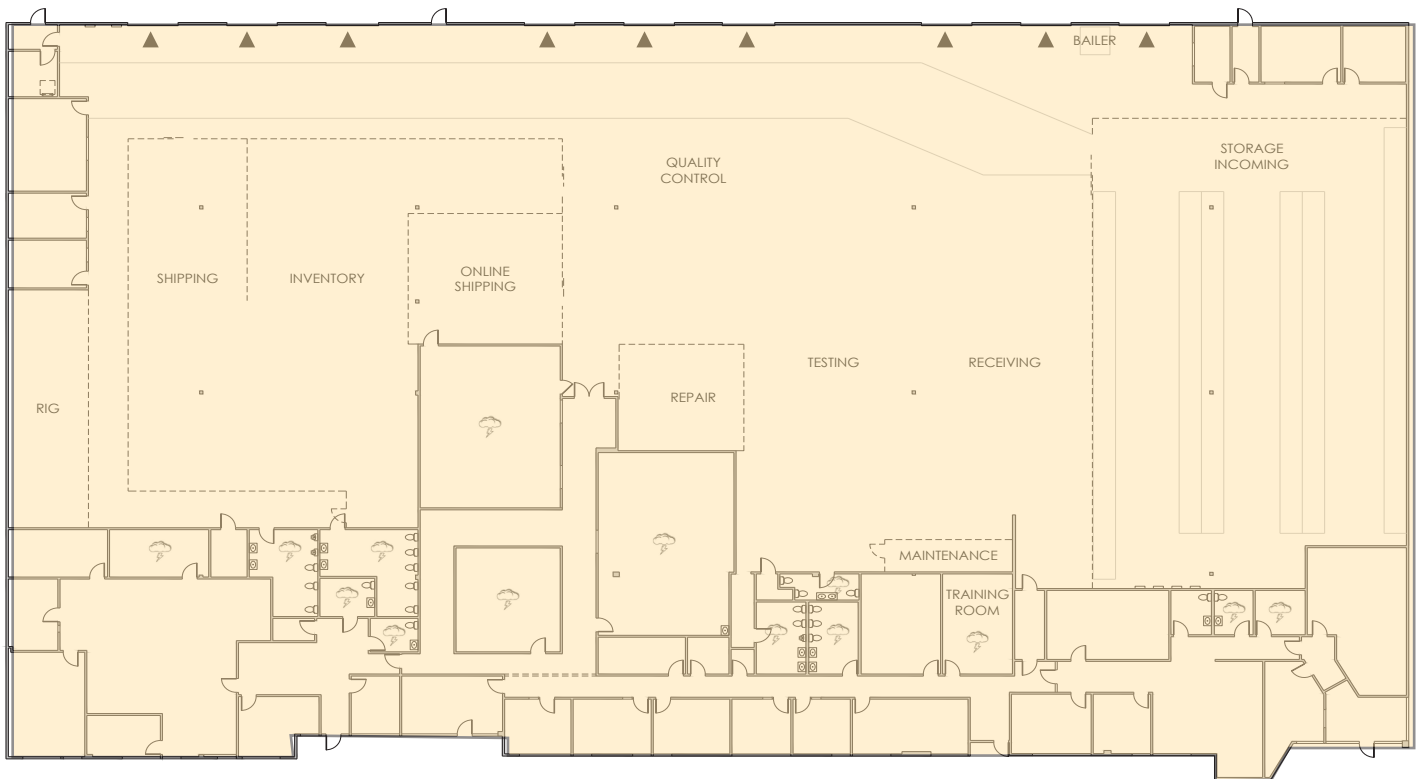
- Located in the 700 acre Walnut Creek Business District Park, Austin's largest and most established master-planned, mixed use business park
- Located near the intersection of Hwy 183 and Hwy 290, just east of IH-35
- Approximately 8 miles to Central Business District
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor

FACILITY

- 44,800 square foot facility
- Suite 600 - Sublease available 1/1/2022 thru 12/31/2022
- 44,800 square feet available with approximately 14,400 square feet office
- 9 dock high door and 2 ramps
- 100% climate controlled
- 180' concrete truck court
- 40' x 40' column spacing
- 24' minimum clear height
- 3 phase power, 480v, 1200 amp
- T-5 energy efficient light fixtures

44,800 SF

Industrial Space For Sublease



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



Live Oak
Dax Benkendorfer
dax@liveoak.com
ph +1 512.472.5000
cell +1 512.848.2581
2705 Bee Cave Rd., Ste. 230
Austin, Texas 78746 USA

Live Oak
Ryan Whalen
rwhalen@liveoak.com
ph +1 512.472.5000
cell +1 512.803.9928
2705 Bee Cave Rd., Ste. 230
Austin, Texas 78746 USA

Live Oak
Doug Thomas
doug@liveoak.com
ph +1 512.472.5000
cell +1 512.695.3985
2705 Bee Cave Rd., Ste. 230
Austin, Texas 78746 USA