

39,311 SF

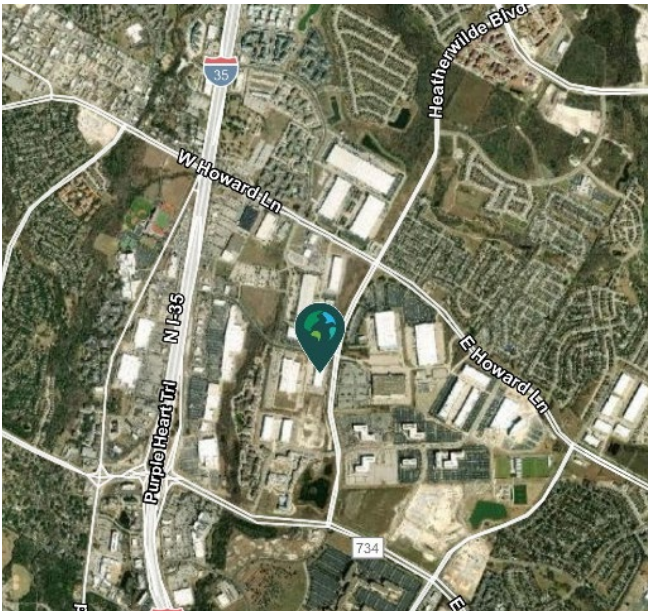
Industrial Space For Lease



Prologis Techridge 3.1



605 W. Howard Lane, Suite 121
Austin, TX 78753 USA



LOCATION

- Comprised of industrial, flex space and over two million square feet of retail space
- Located near the intersection of Parmer Lane and I-35
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor
- Approximately 8 miles to Central Business District
- Triple Freeport and Foreign Trade Zone tax status

FACILITY

- 39,311 sf available
- 7,214 sf office
- 29' clear height
- 9 dock high doors, 5 with levelers
- 1 grade level ramp
- ESFR sprinkler system

ADVANTAGES AND AMENITIES

- Rear load configuration
- Access to the [Prologis Essentials](#) platform, which includes:
 - [Operations Essentials](#)
 - [Energy + Sustainability Essentials](#)
 - [Mobility Essentials](#)
 - [Workforce Essentials](#)

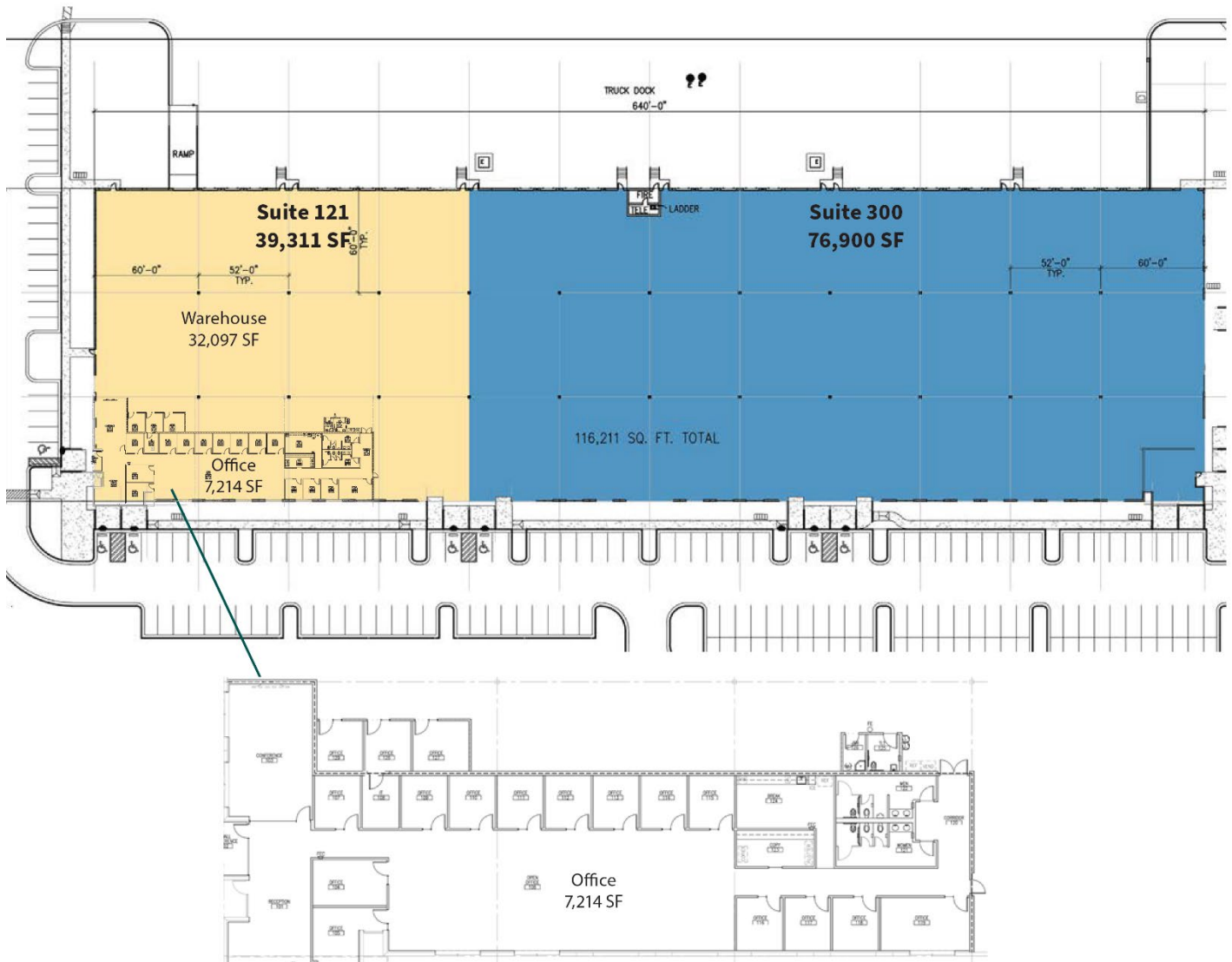
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

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