

# 41,850 SF

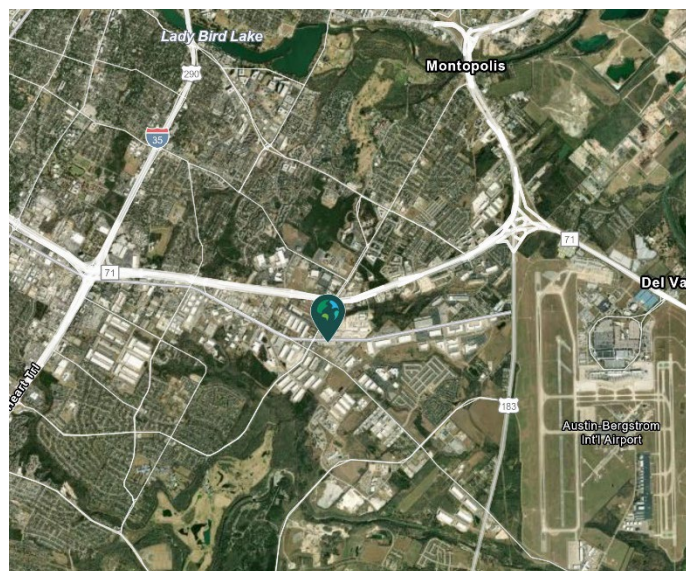
Industrial Space For Lease



## Prologis Montopolis 1



6406 Burluson Road, Suite 140  
Austin, TX 78744 USA



### LOCATION

- Excellent access to IH-35, Hwy 71, Hwy 183, and SH 130
- Minutes from Austin-Bergstrom International Airport and Austin's Central Business District.
- Convenient to major employers: Tesla, Oracle, and Dynamic Systems.

### FACILITY

- 41,850 sf available
- 3,595 sf office
- 22' clear height
- 35' x 35' column spacing
- 4 dock high doors, 3 with pit levelers
- 2 drive-in doors
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

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

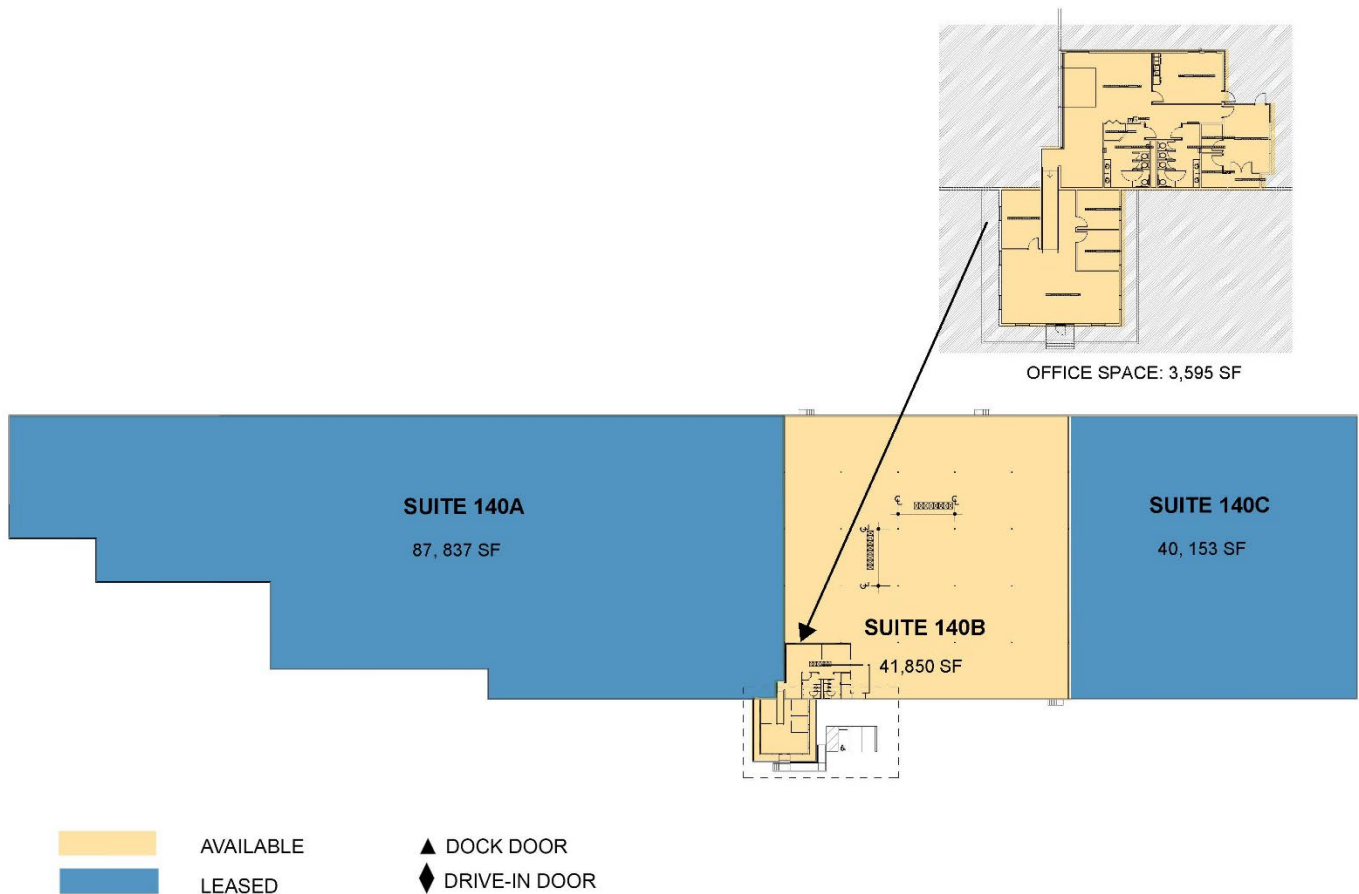
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

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