

# 32,000 SF

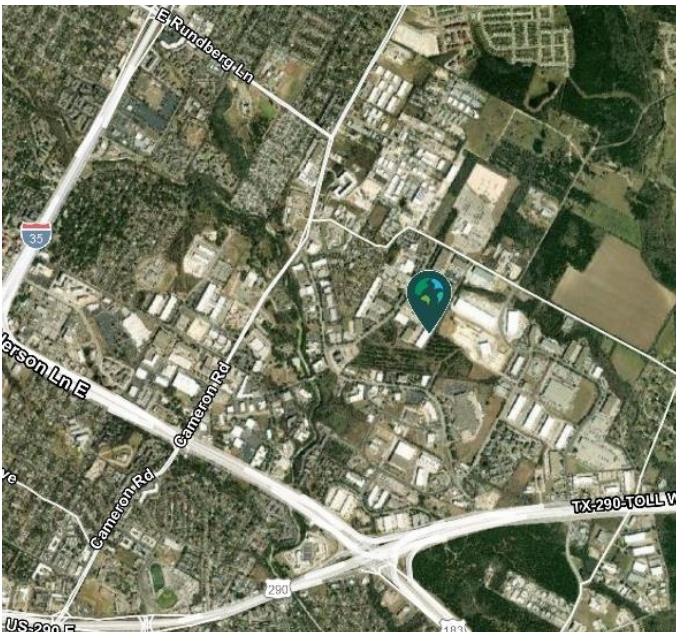
Industrial Space For Lease



## Prologis Walnut Creek 9



8701 Wall Street, Building 9, Suite 960  
Austin, TX 78754 USA



### LOCATION

- Located in Walnut Creek Business District Park, Austin's largest master-planned, mixed use business park
- Located near Hwy 183 and Hwy 290 intersection, just east of IH-35
- Convenient to major employers: Applied Materials, US Farathane, Tesla, HID Global, and Samsung Semiconductor

### FACILITY

- 32,000 sf available
- 1,348 sf office
- 27' clear height
- 40' x 40' typical bay spacing
- 6 dock high doors, 2 with pit levelers, 2 with EOD levelers
- 1 grade level door
- Climate controlled
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

- Front load configuration
- Partially HVAC
- Access to the [Prologis Essentials](#) platform, which includes:
  - [Operations Essentials](#)
  - [Workforce Essentials](#)
  - [Transportation Essentials](#)

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

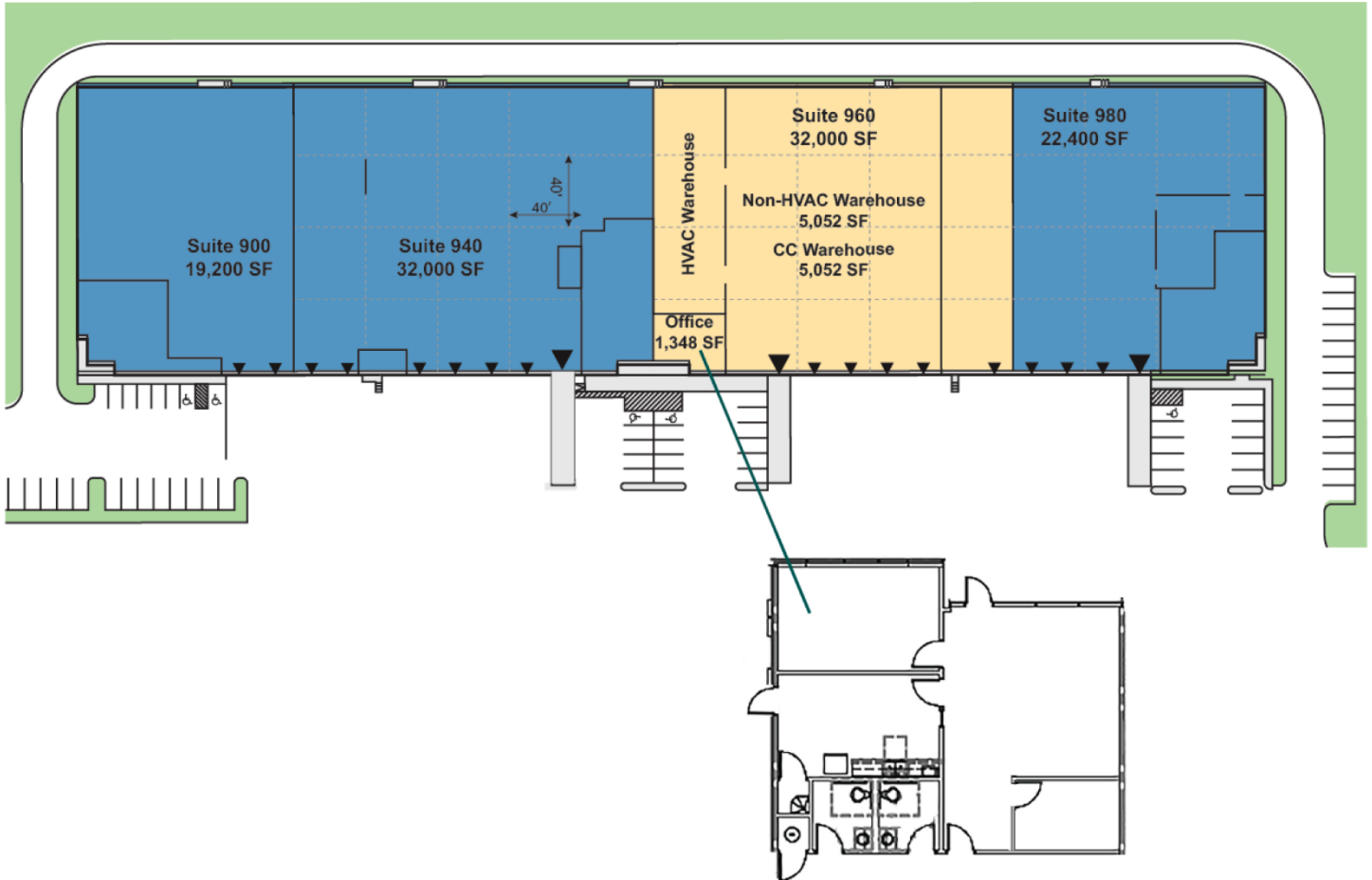
[www.prologis.com](https://www.prologis.com)

# 32,000 SF

Industrial Space For Lease



## Prologis Walnut Creek 9



### Live Oak

Ryan Whalen  
rwhalen@liveoak.com  
ph +1 512 472 5000  
cell +1 512 803 9928  
2705 Bee Cave Road  
Suite 230  
Austin, TX 78746 USA

### Live Oak

Doug Thomas  
doug@liveoak.com  
ph +1 512 472 5000  
cell +1 512 695 3985  
2705 Bee Cave Road  
Suite 230  
Austin, TX 78746 USA

### Live Oak

Dax Benkendorfer  
dax@liveoak.com  
ph +1 512 472 5000  
cell +1 512 848 2581  
2705 Bee Cave Road  
Suite 230  
Austin, TX 78746 USA

### Prologis

Whitney Williamson  
wwilliamson@prologis.com  
ph +1 972 884 9244  
cell +1 817 781 5186  
200 E. Grayson  
Suite 116  
San Antonio, TX 78215 USA