

# 46,800 SF

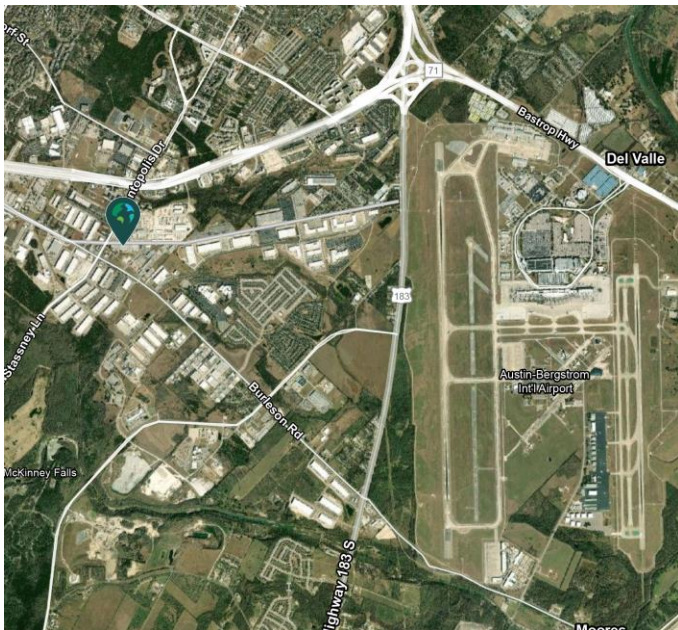
Industrial Space For Lease



## Prologis Montopolis



6406 Burlson Road, Suite 100 & 120  
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

- 46,800 sf available, divisible to 16,200 sf & 30,600 sf
- 4,094 sf office
- 20' clear height
- 35' x 35' column spacing
- 9 dock high doors, 3 with pit levelers, 1 with EOD leveler
- 1 grade level door
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

- Front load configuration
- Adjacent fenced yard space
- Access to the [Prologis Essentials](#) platform, which includes:
  - [Operations Essentials](#)
  - [Transportation Essentials](#)

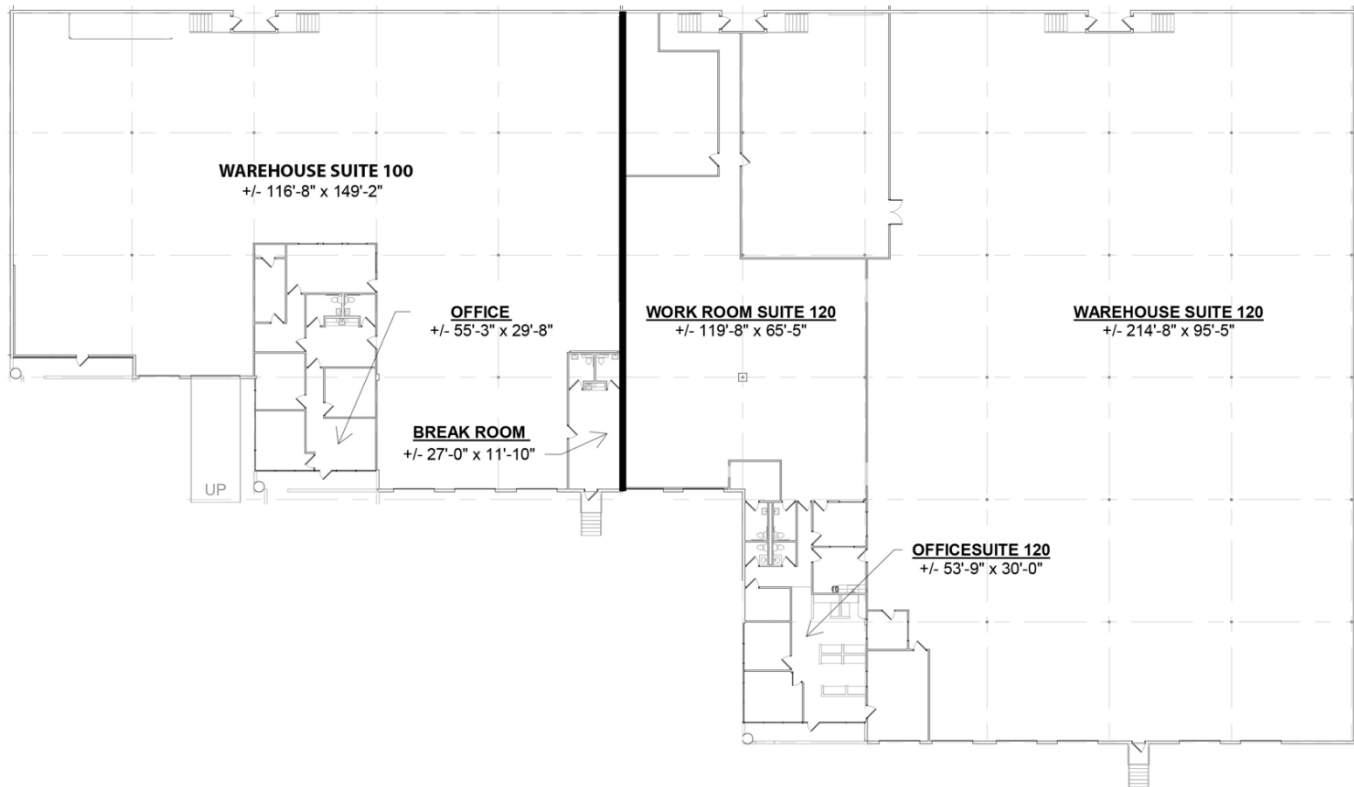
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

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## Prologis Montopolis



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