

# 19,200 SF

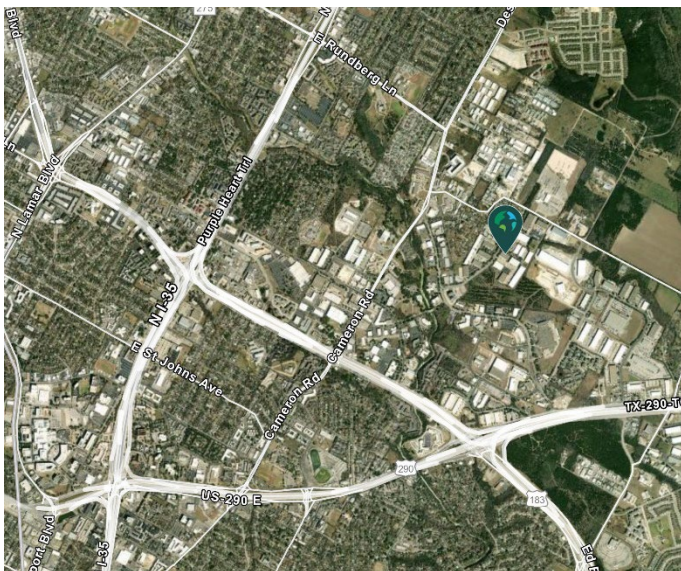
Industrial Space For Lease



## Prologis Walnut Creek 8



8801 Wall Street, Suite 840  
Austin, TX 78710 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, Flextronics, HID Global, and Samsung Semiconductor

### FACILITY

- 19,200 sf available
- 5,888 sf office
- 24' clear height
- 40' x 40' column spacing
- 3 dock high doors, 1 with edge of dock leveler
- 1 drive-in door
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

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

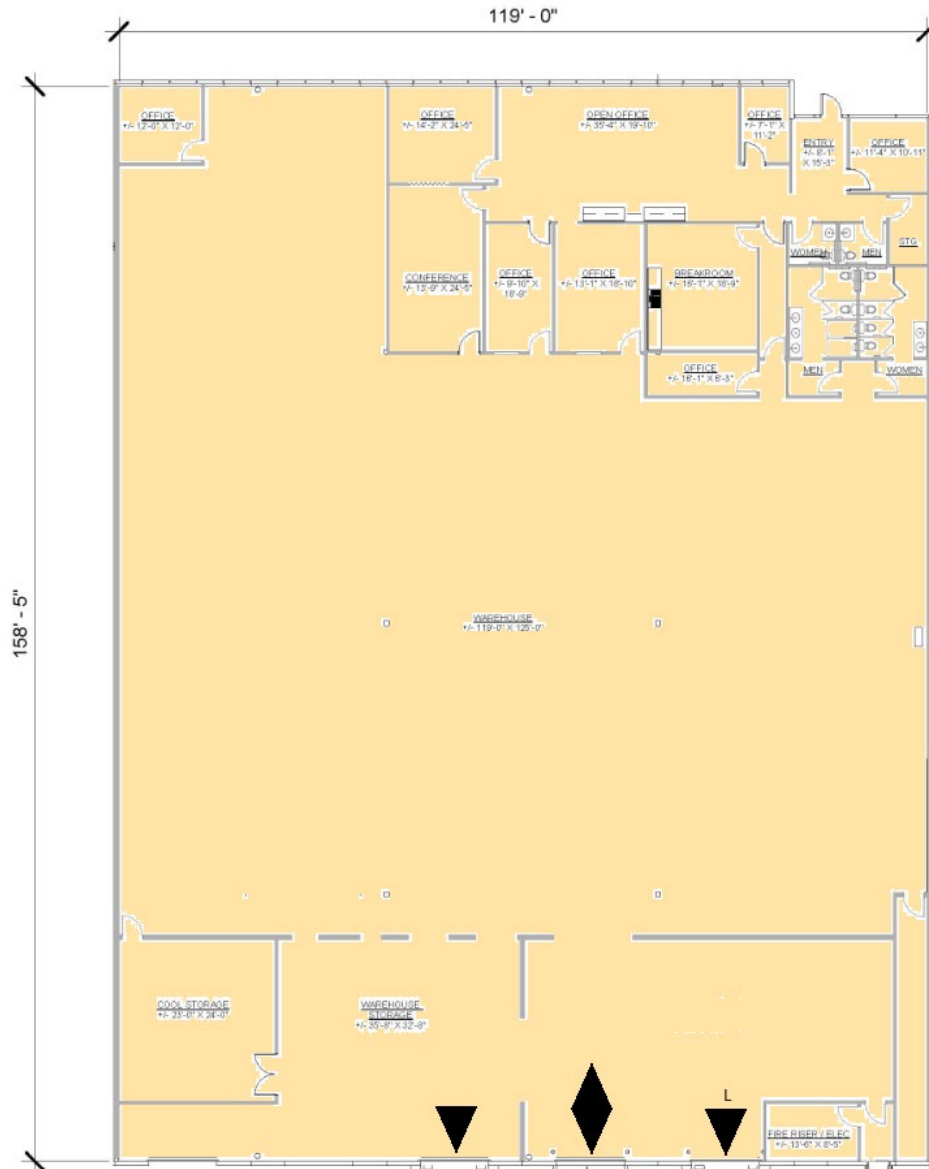
**Your single-source service for efficient move-in**

# 19,200 SF

Industrial Space For Lease



## Prologis Walnut Creek 8



### Live Oak

Ryan Whalen  
rwhalen@liveoak.com  
ph +1 512 472 5000  
cell +1 512 803 9928  
2725 Bee Cave Road  
Austin, TX 78746 USA

### Live Oak

Doug Thomas  
doug@liveoak.com  
ph +1 512 472 5000  
cell +1 512 695 3985  
2725 Bee Cave Road  
Austin, TX 78746 USA

### Live Oak

Dax Benkendorfer  
dax@liveoak.com  
ph +1 512 472 5000  
cell +1 512 848 2581  
2725 Bee Cave Road  
Austin, TX 78746 USA

### Prologis

Whitney Williamson  
wwilliamson@prologis.com  
ph +1 972 884 9244  
cell +1 817 781 5186  
600 Congress Avenue, Suite 14026  
Austin, TX 78701 USA

