

46,007 SF

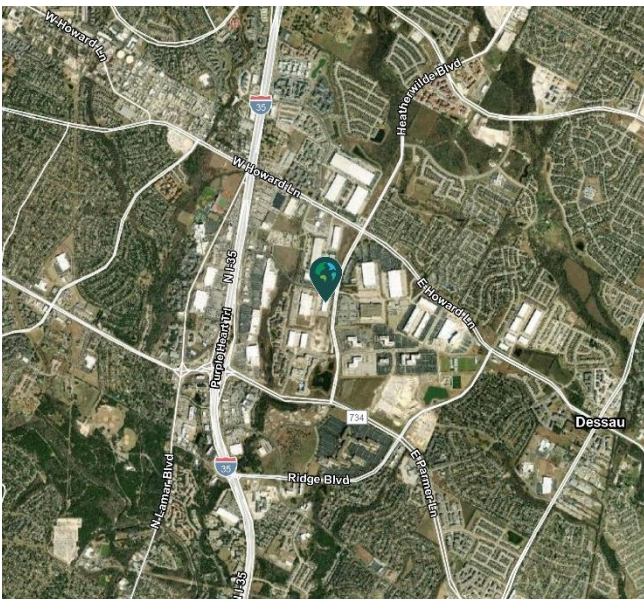
Industrial Space For Lease



Prologis Techridge Two.1



401 Center Ridge Drive, Suite 101
Austin, TX 78753 USA



LOCATION

- Convenient access to I-35 Corridor
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global, and Samsung Semiconductor
- Less than 15 miles to CBD

FACILITY

- 46,007 sf available
- 10,627 sf office
- 24' clear height
- 8 dock high doors
- 1 grade level ramp
- ESFR sprinkler system

ADVANTAGES AND AMENITIES

- Rear load configuration
- Foreign Trade Zone available
- Business-friendly municipality offering Triple Freeport and tax abatement for customers
- 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)

www.prologis.com

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Prologis

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