

137,600 SF

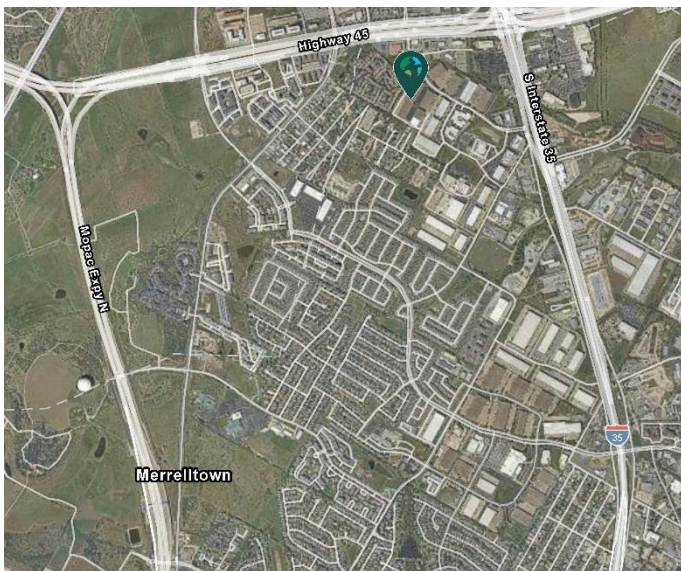
Industrial Space For Lease



Prologis Corridor Park 9



401-B Parker Drive, Building 9, Suite 990
Austin, TX 78728 USA



LOCATION

- Located near the intersection of IH-35 and SH-45 with excellent access to Toll 130 and MoPac
- Convenient to major employers: Dell, IBM, Samsung, and Tesla

FACILITY

- 137,600 sf available
- 7,648 sf office
 - 3,815 sf in North Office & 3,833 sf in South Office
- 23' clear height
- 40' x 40' column spacing
- 44 dock high doors, 35 with pit levelers
- 1 oversize drive in door
- ESFR sprinkler system
- Ability to climate control warehouse

ADVANTAGES AND AMENITIES

- Standalone building
- Rear 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)

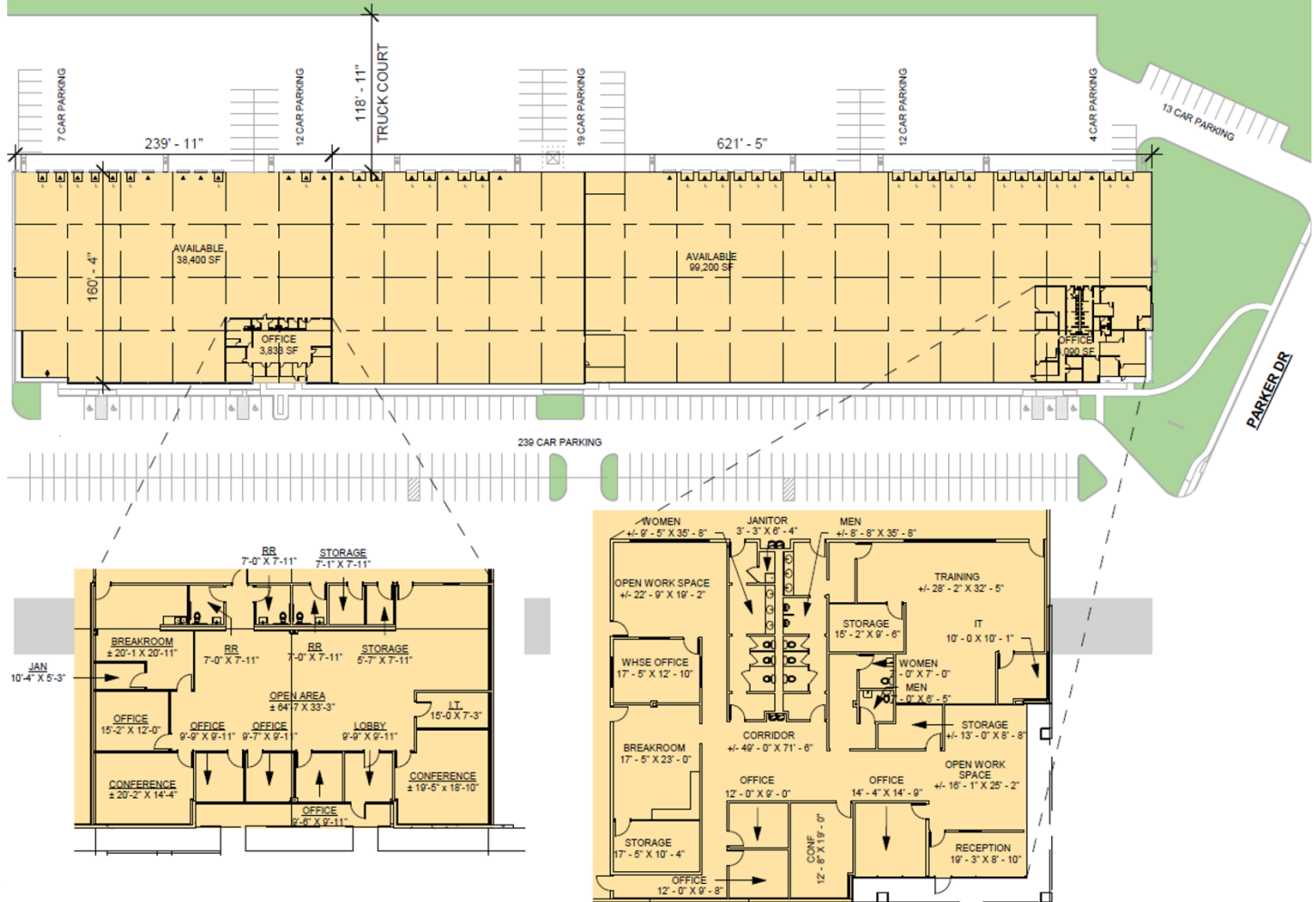
www.prologis.com

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