

# 18,496 SF

Industrial Space For Lease



## Prologis Techridge Two.1



401 Center Ridge Drive, Suite 121  
Austin, TX 78753 USA

### LOCATION

- Comprised of industrial, flex space and over two million square feet of retail space
- Easy access to I-35 Corridor
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global and Samsung Semiconductor
- Less than 10 miles to CBD

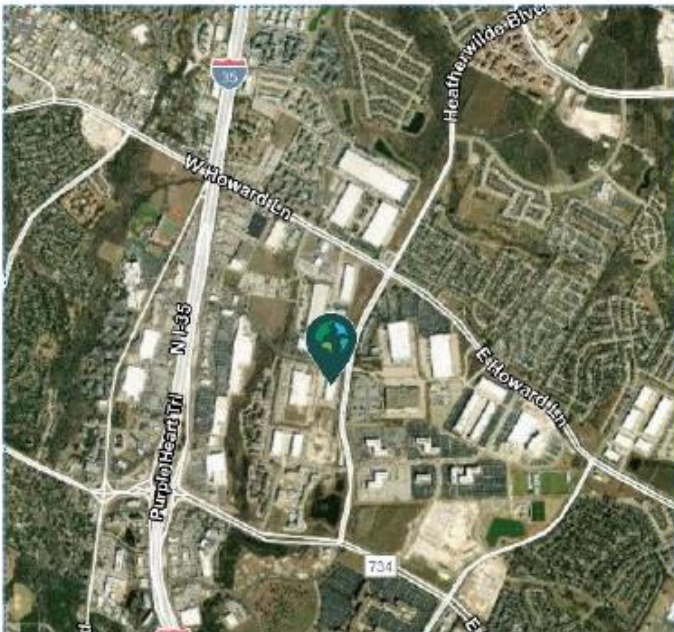
### FACILITY

- 18,946 sf available
- 4,620 sf office
- 24' clear height
- 3 dock high doors, 1 with edge of dock leveler
- 1 grade level ramp
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

- Triple Freeport and Foreign Trade Zone Tax Abatement Available
- Rear load configuration
- Access to [Prologis Essentials](#) platform, which includes:
  - [Operations Essentials](#)
  - [Workforce Essentials](#)
  - [Transportation Essentials](#)

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

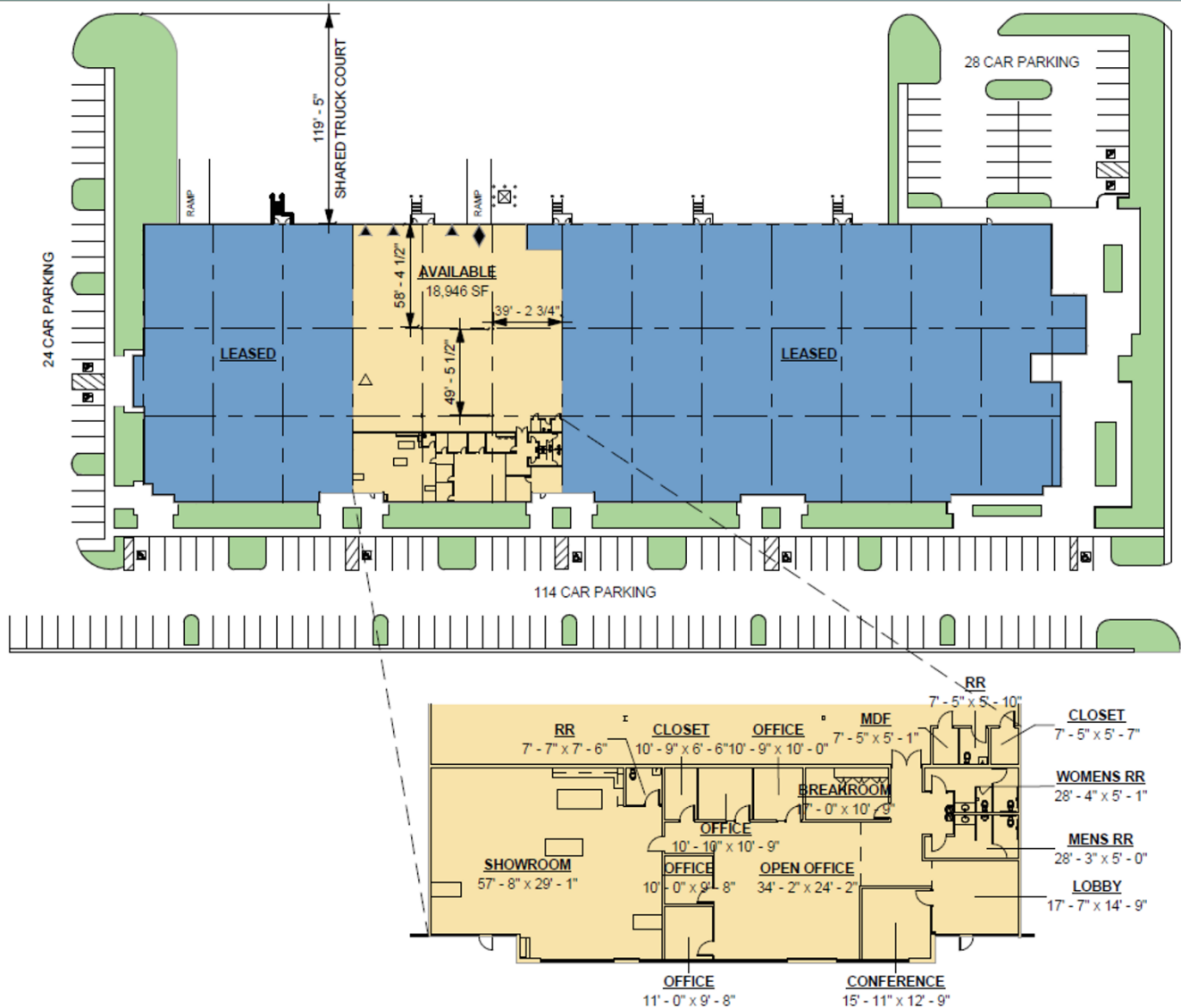


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#### Live Oak

Scott Flack  
scott@liveoak.com  
ph +1 512 472 5000  
cell +1 512 695 4803  
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

Ryan Whalen  
rwhalen@liveoak.com  
ph +1 512 472 5000  
cell +1 512 803 9928  
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, 16<sup>th</sup> Floor  
Austin, TX 78701 USA