



Connor Lane

BUSINESS PARK

Brand New Spec Suites Available for Immediate Occupancy

Building A | 75,018 SF *available*
Spec Suites from 16,168 - 31,173 SF
Can demise down to 6,174 SF

8523 Connor Ln
Austin, TX 7875

Building B | 83,492 SF *available*
Spec Suites from 23,444 - 50,702 SF

8523 Connor Ln
Austin, TX 7875



Property Highlights



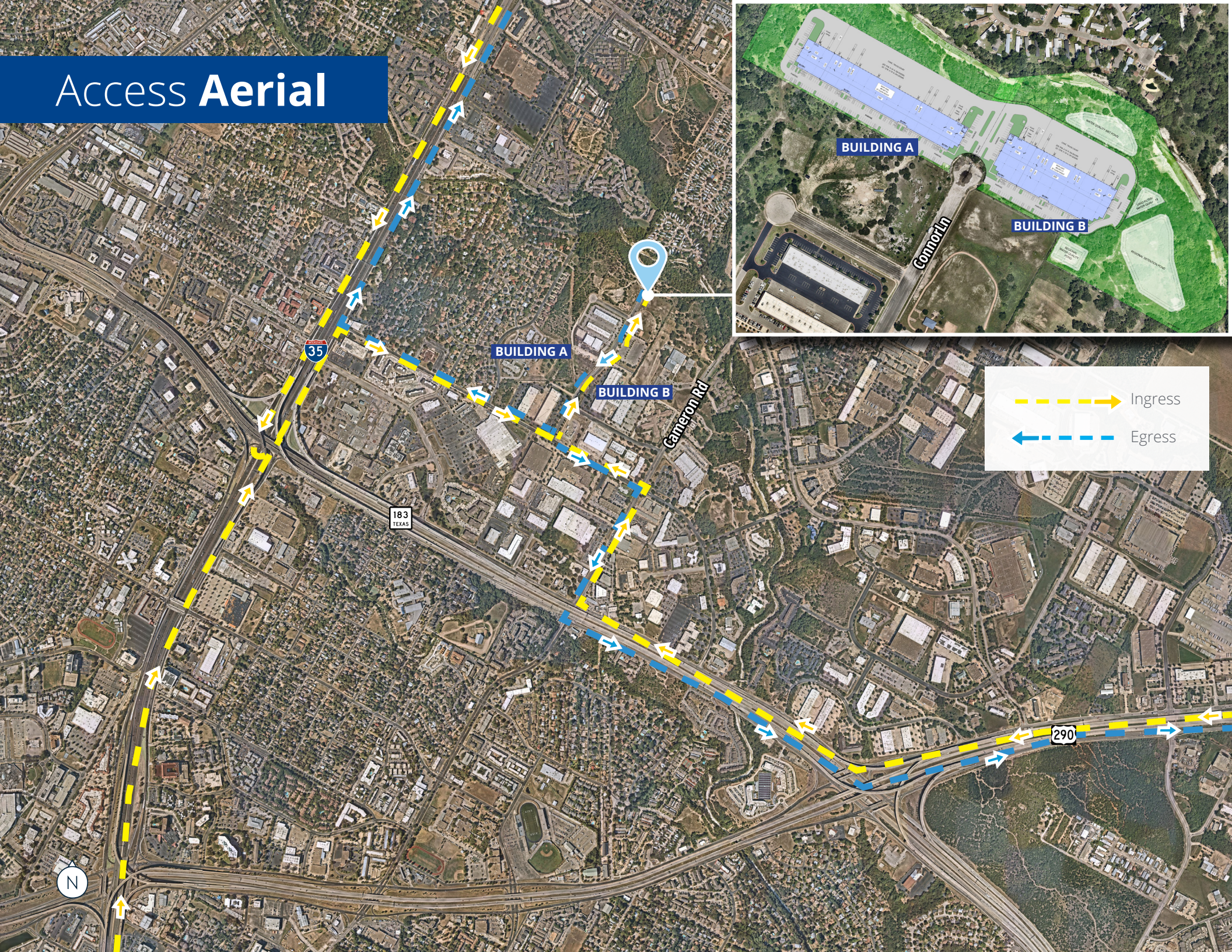
Modern Class-A Design

Prime Infill Location

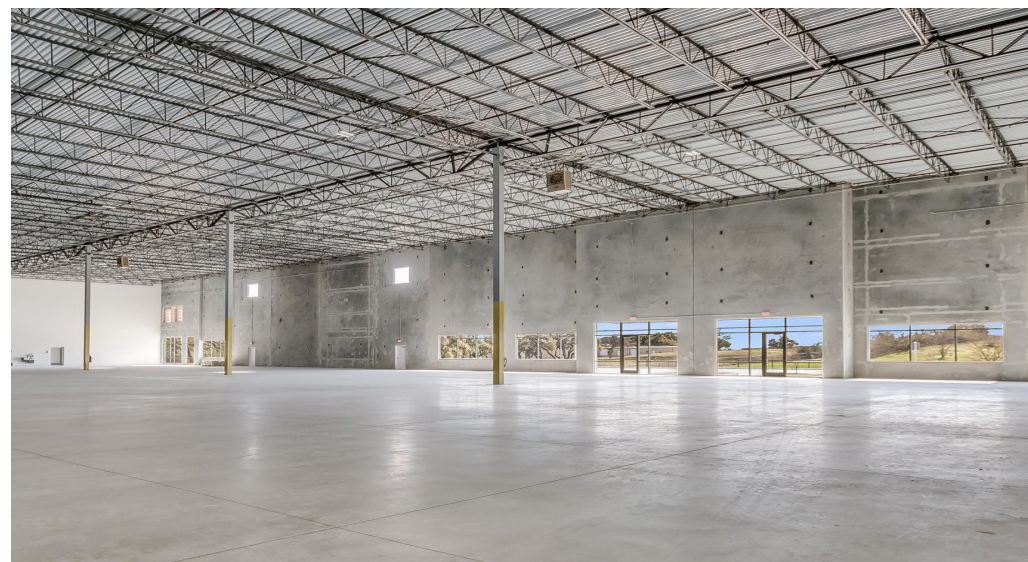
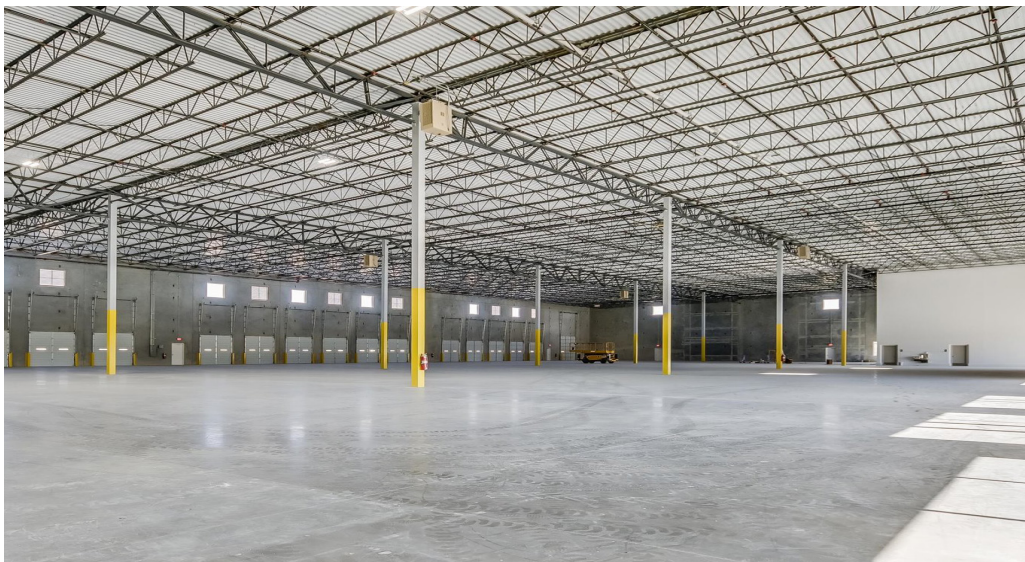
Flexible Divisibility

Proximity & Access

Access Aerial



Photos



Building A Spec Demised Suites

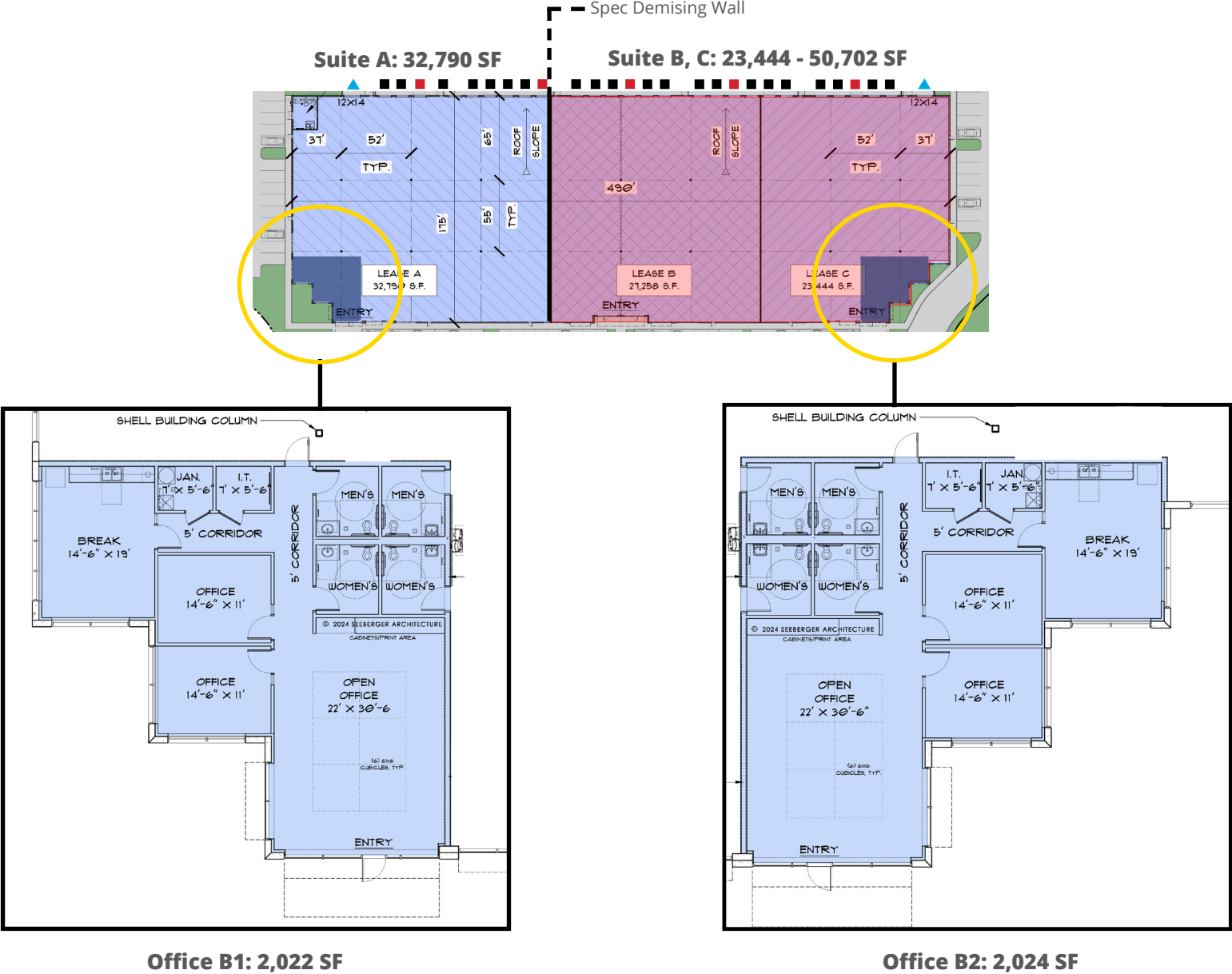
Suite	Docks	Ramps
A	6	1
B	6	0
C	7	0
D	11	0
E	12	1
TOTAL	42	2



Building B Spec Demised Suites

■	Dock
■	Dock Package
▲	Ramp

Suite	Docks	Ramps
A	9	1
B	10	0
C	7	1
TOTAL	26	2



Building A Specs

8522 Connor Lane, Austin, TX 78753

Building Size 87,467 SF

Minimum Divisibility 6,174 SF

Building Depth 120'

Column Spacing 52' x 60' Typical

Building Type Concrete Tilt Wall

Clear Height 32'

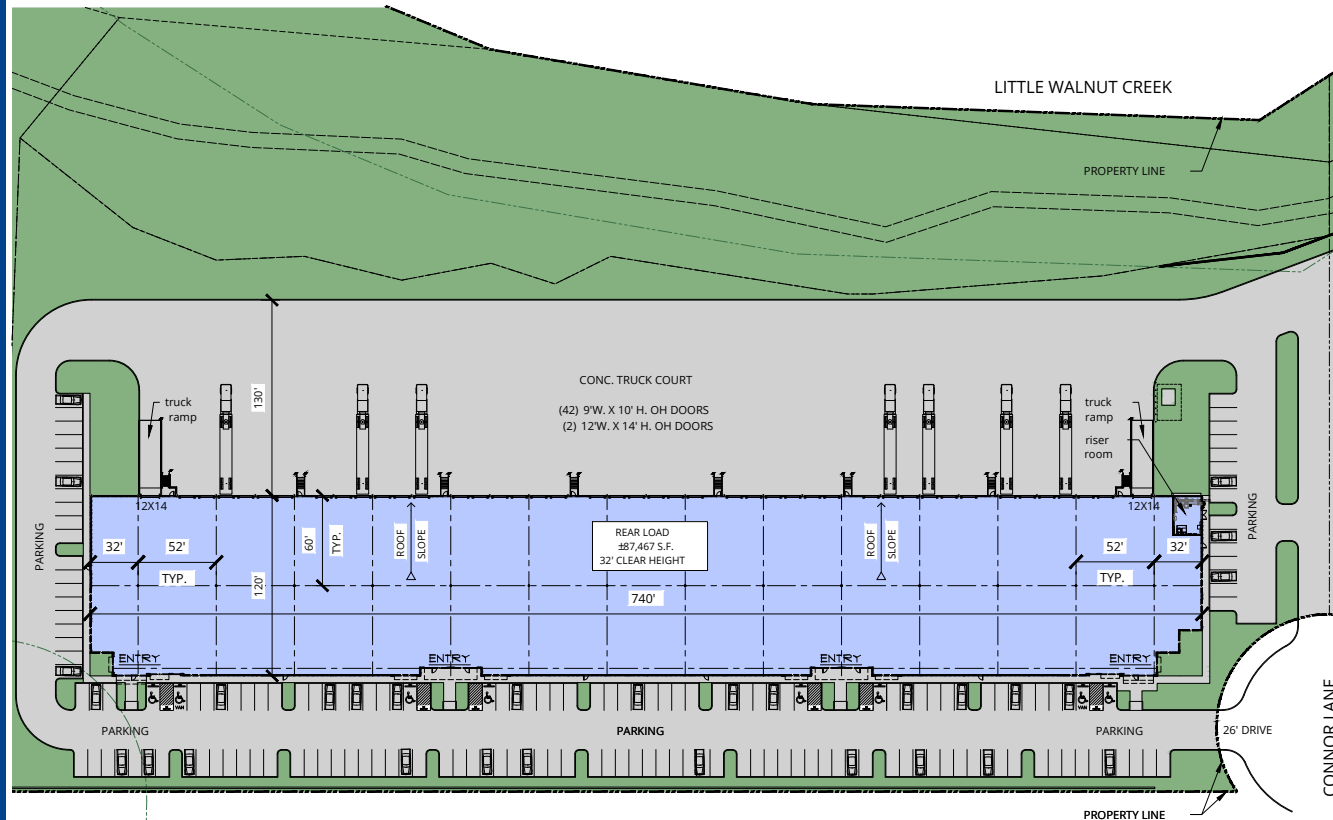
Dock Doors 42

Drive-in Doors 2

Truck Court Depth 130'

Auto Parking 1.92/1,000 SF

Sprinklers ESFR



Building B Specs

8523 Connor Lane, Austin, TX 78753

Building Size 83,492 SF

Minimum Divisibility 23,444 SF (2 bays)

Building Depth 175'

Column Spacing 52' x 55' Typical
65' Speed Bay

Building Type Concrete Tilt Wall

Clear Height 32'

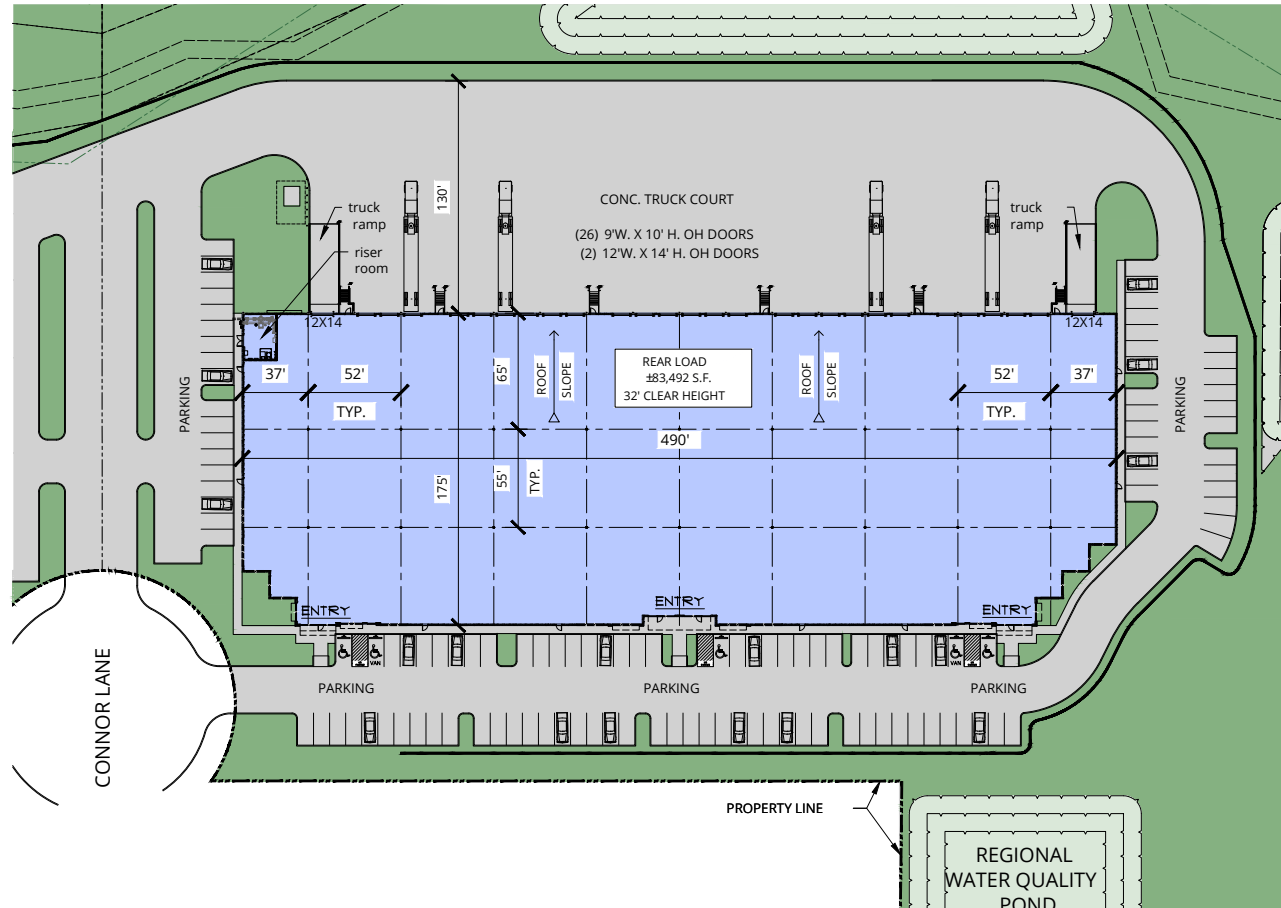
Dock Doors 26

Drive-in Doors 2

Truck Court Depth 130'

Auto Parking 1.44/1,000 SF

Sprinklers ESFR



Regional Map

Drive Times/Distance

Samsung	13 Min
	5.9 Mi
Tesla	21 Min
	17.5 Mi
Downtown Austin	15 Min
	7.5 Mi
ABIA Austin-Bergstrom Int'l Airport	15 Min
	11.3 Mi
Round Rock	19 Min
	13.5 Mi
San Antonio	1 Hr 38 Min
	86 Mi
Houston	2 Hr 36 Min
	158 Mi
Dallas	2 Hr 27 Min
	190 Mi





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