

FOR LEASE

McNeil Industrial Park - Suite 160

12317 Technology Boulevard, Austin, TX 78727

± 24,207 SF AVAILABLE



CONTACT US

Omar Nasser, SIOR (512) 684-3721 / nasser@aquilacommercial.com
Blake Patterson (512) 684-3717 / patterson@aquilacommercial.com
Madison Lewis (512) 684-3720 / lewis@aquilacommercial.com

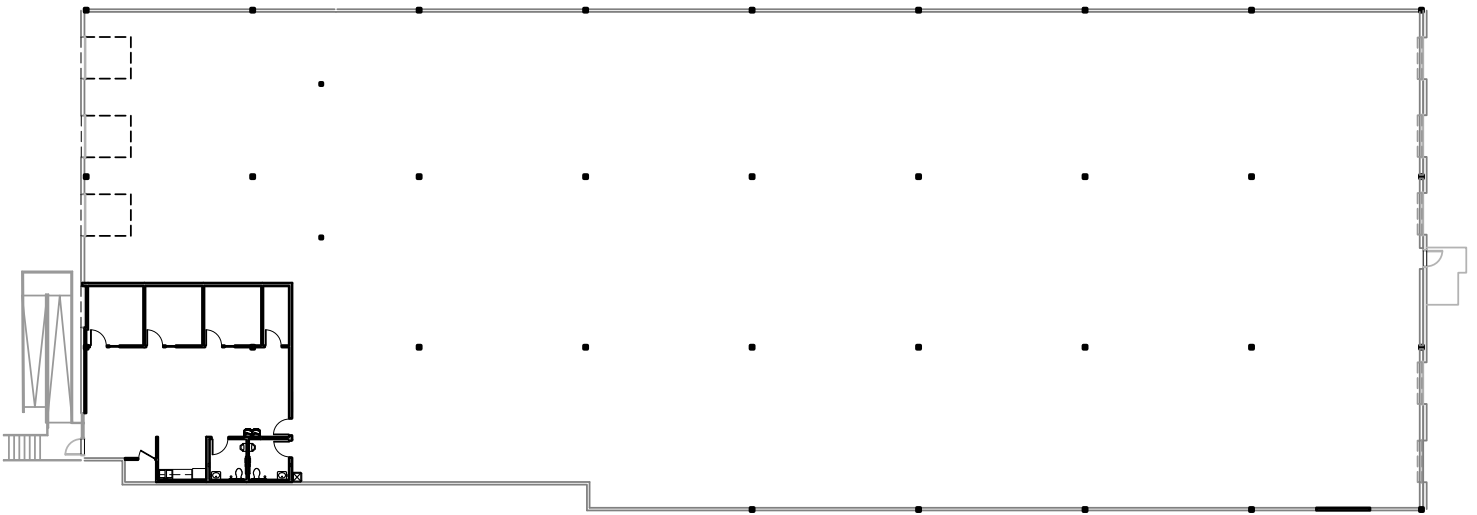


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Total Available	24,207 SF
Date Available	Available immediately
Space Layout	100% warehouse
Parking	2:1000

Clear Height	28'
HVAC	Hot warehouse
Loading	3 dock-high doors

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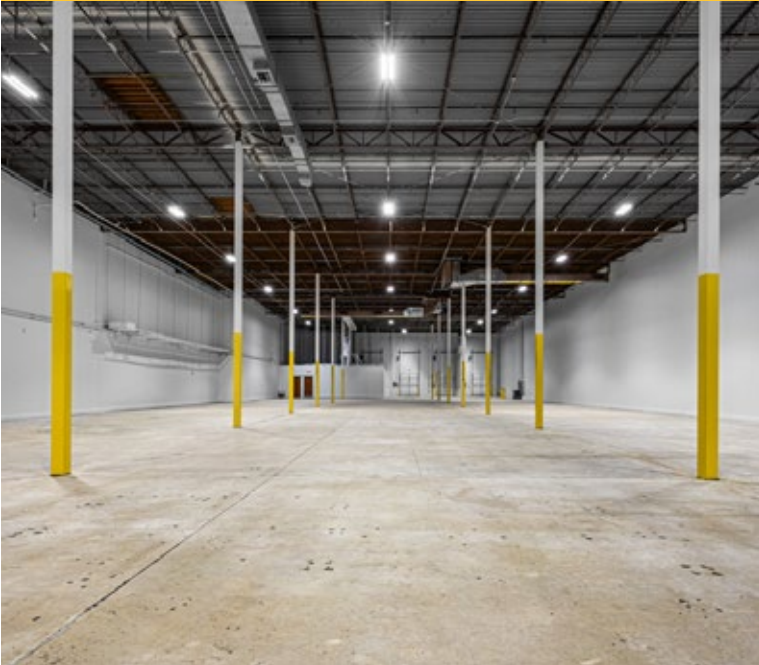


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TRANSIT OVERVIEW

Located at the intersection of Metric Boulevard and Braker Lane, Braker Business Park is conveniently located next to the Domain and just minutes to Mopac, US-183, and IH-35.

TRANSPORTATION

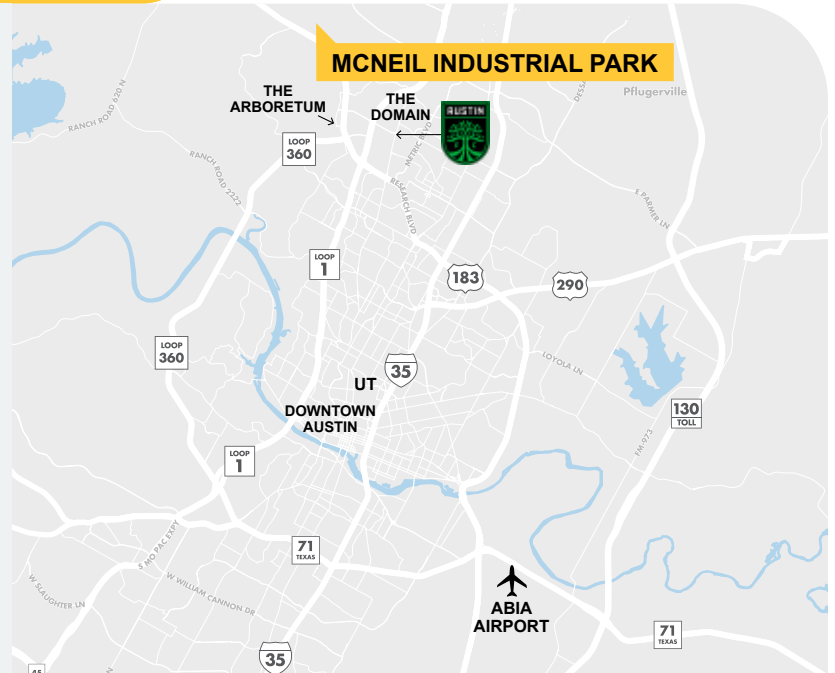
US-183	1.7 miles
Mopac (Loop 1)	1.8 miles
Loop 360	2.2 miles
IH-35	2.2 miles
US-290	6 miles
ABIA Airport	16 miles

NEARBY ATTRACTIONS & EMPLOYERS

Q2 Stadium	1 mile
The Domain	1 mile
The Shops at Arbor Walk	3 miles
The Arboretum	3.4 miles
University of Texas (UT)	10 miles
Apple Campus	6.1 miles
National Instruments	2.7 miles
Dell	4.6 miles
Samsung	6 miles
IBM	1 mile

MAJOR TEXAS CITIES

Downtown Austin	11 miles
Round Rock	11 miles
Georgetown	20 miles
San Marcos	45 miles
San Antonio	93 miles
Houston	162 miles
Fort Worth	182 miles
Dallas	187 miles



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