



8523  
**Connor Lane**  
BUSINESS PARK

Brand New Spec Suites Available for Immediate Occupancy

**Building A | 87,467 SF**  
*Spec Suites from 16,168-43,622 SF*

8522 Connor Ln  
Austin, TX 78753

**Building B | 83,492 SF**  
*Spec Suites from 32,790-50,702 SF*

8523 Connor Ln  
Austin, TX 78753



# Project Overview

## Property Highlights



### Available for Immediate Occupancy

Fully demised suites with spec offices, lighting, and dock levelers to accommodate tenants with immediate timing needs.



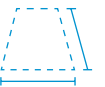
### Modern Class-A Design

Modern Class A industrial finishes with 32' clear heights.



### Prime Infill Location

Conveniently located in the heart of the northeast submarket.



### Flexible Divisibility

Shallow-bay rear-load design offers flexible demising for many different users, accommodating tenants as small as 12,449 SF.

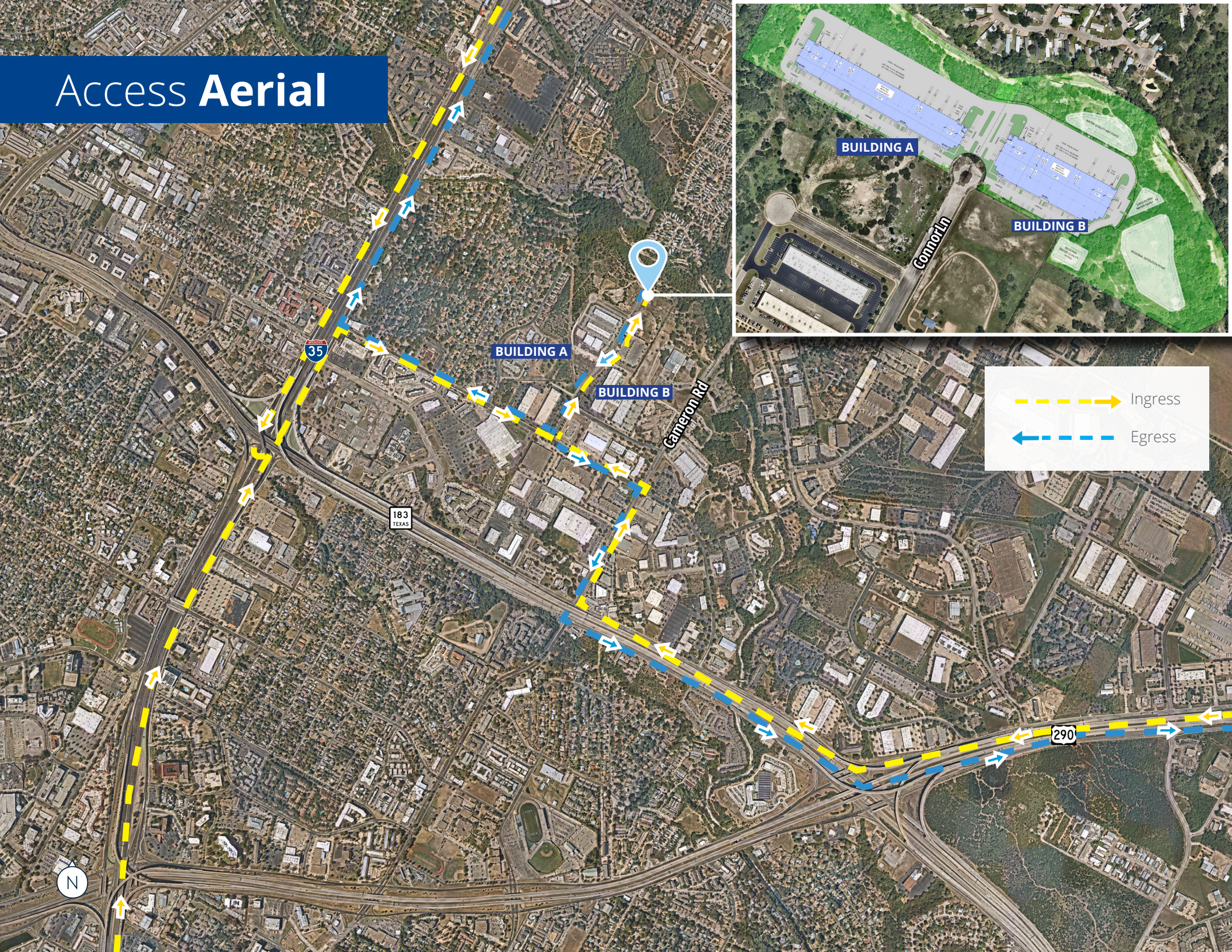


### Proximity & Access

Convenient access to I-35 and HWY 183 and excellent proximity to major tech and manufacturing employers, including Tesla, Samsung, Dell, Applied Materials, and more.

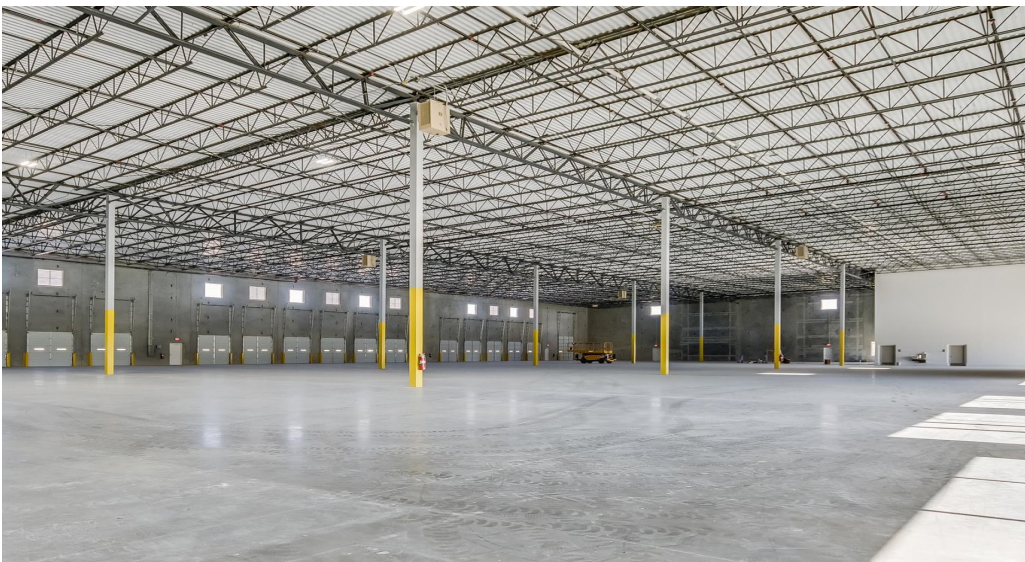


# Access Aerial



- > Ingress
- < Egress

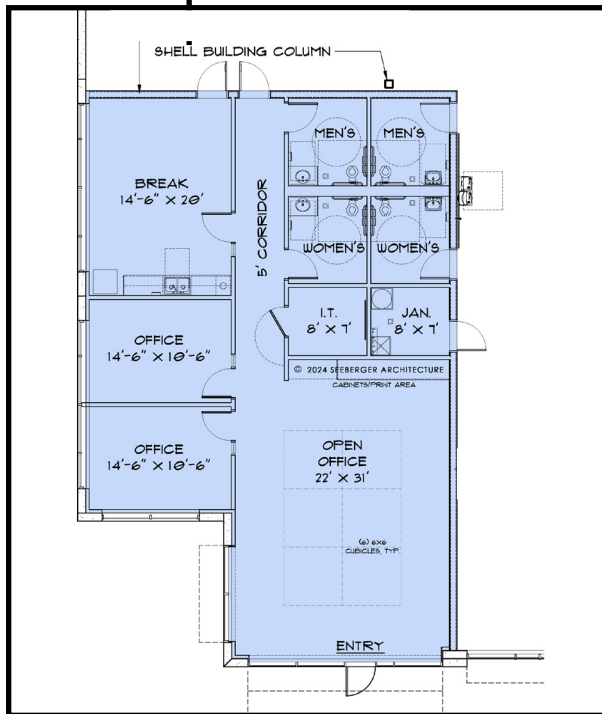
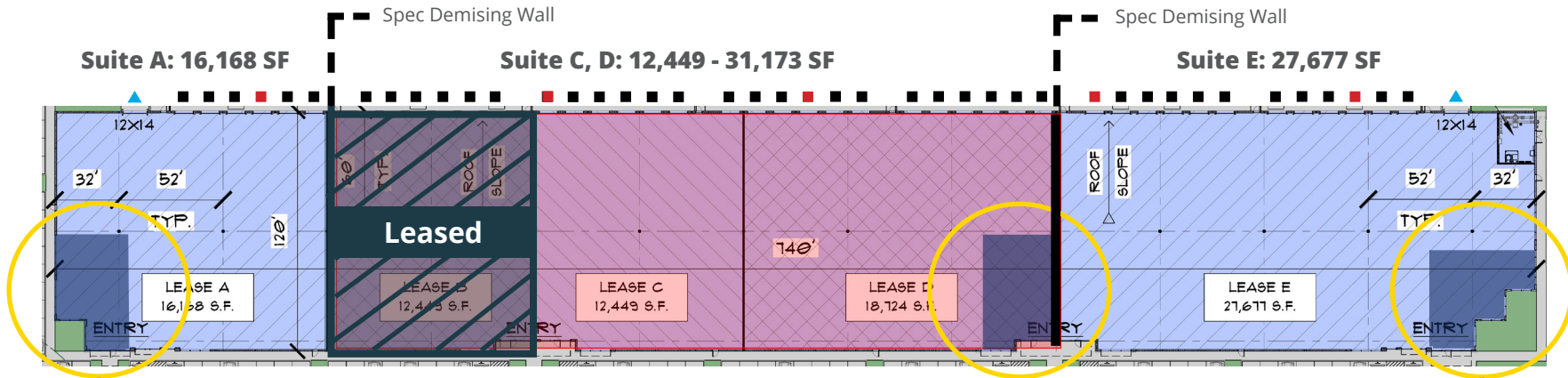
# Photos



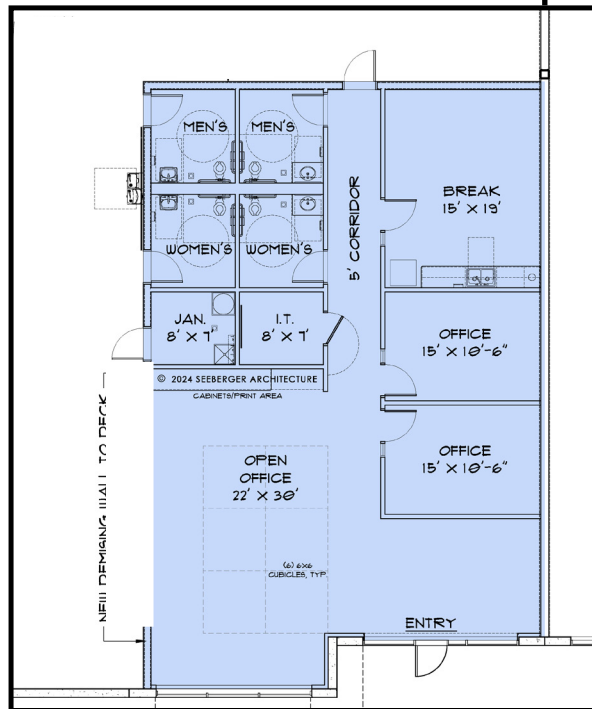
# Building A Spec Demised Suites

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

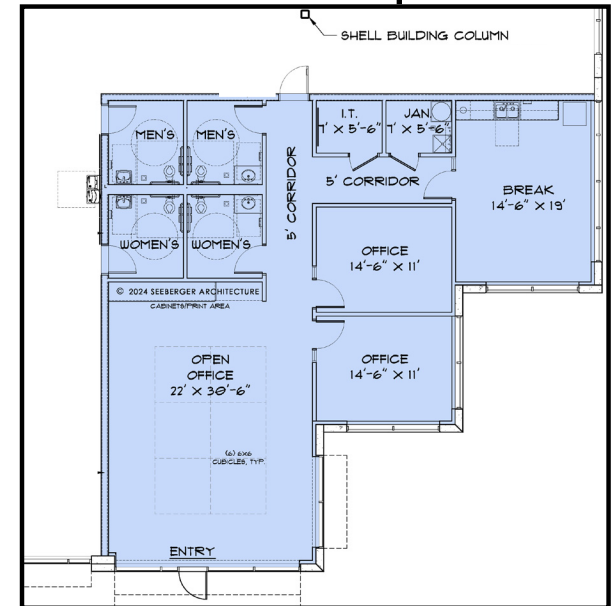
- Dock
- Dock Package
- ▲ Ramp



Office A1: 2,014 SF



Office A2: 2,160 SF

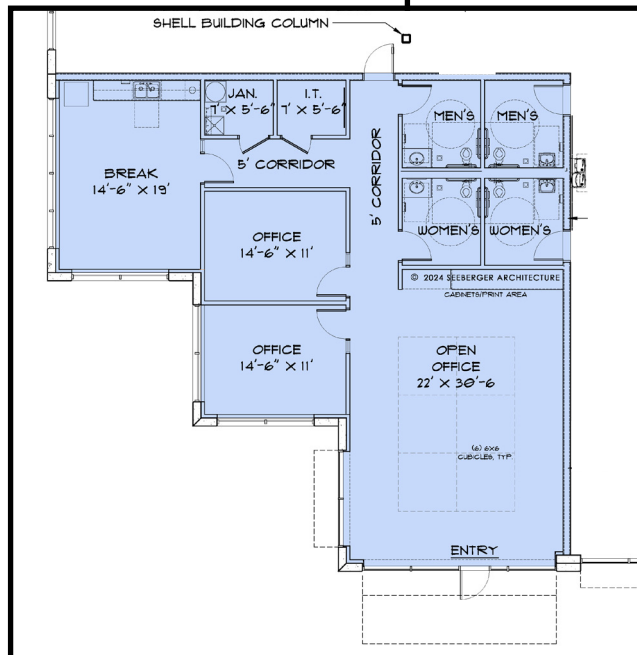
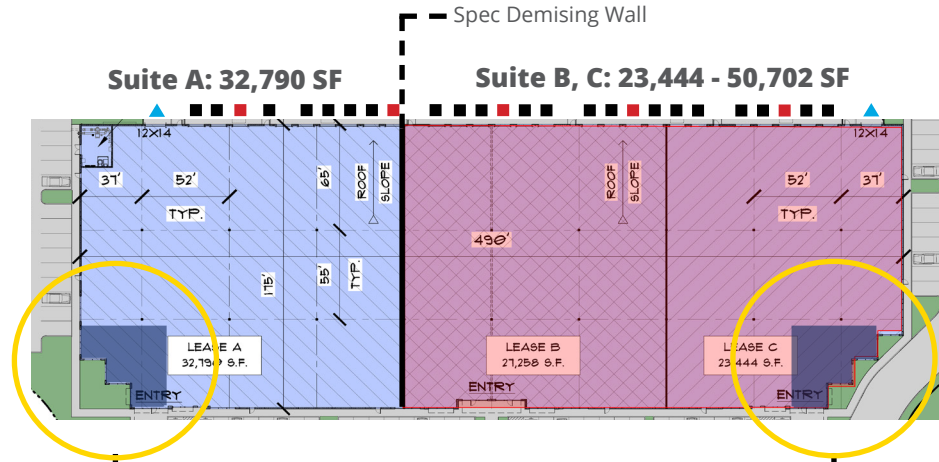


Office A3: 2,022 SF

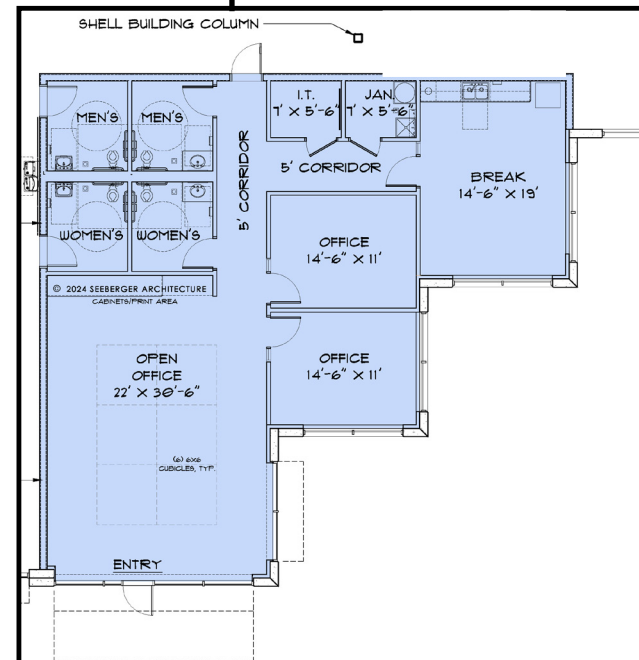
# Building B Spec Demised Suites

- Dock
- Dock Package
- ▲ Ramp

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



Office B1: 2,022 SF



Office B2: 2,024 SF

# Building A Specs

8522 Connor Lane, Austin, TX 78753

**Building Size** 87,467 SF

**Minimum Divisibility** 12,449 SF (2 bays)

**Building Depth** 120'

**Column Spacing** 52' x 60' Typical

**Building Type** Concrete Tilt Wall

**Clear Height** 32'

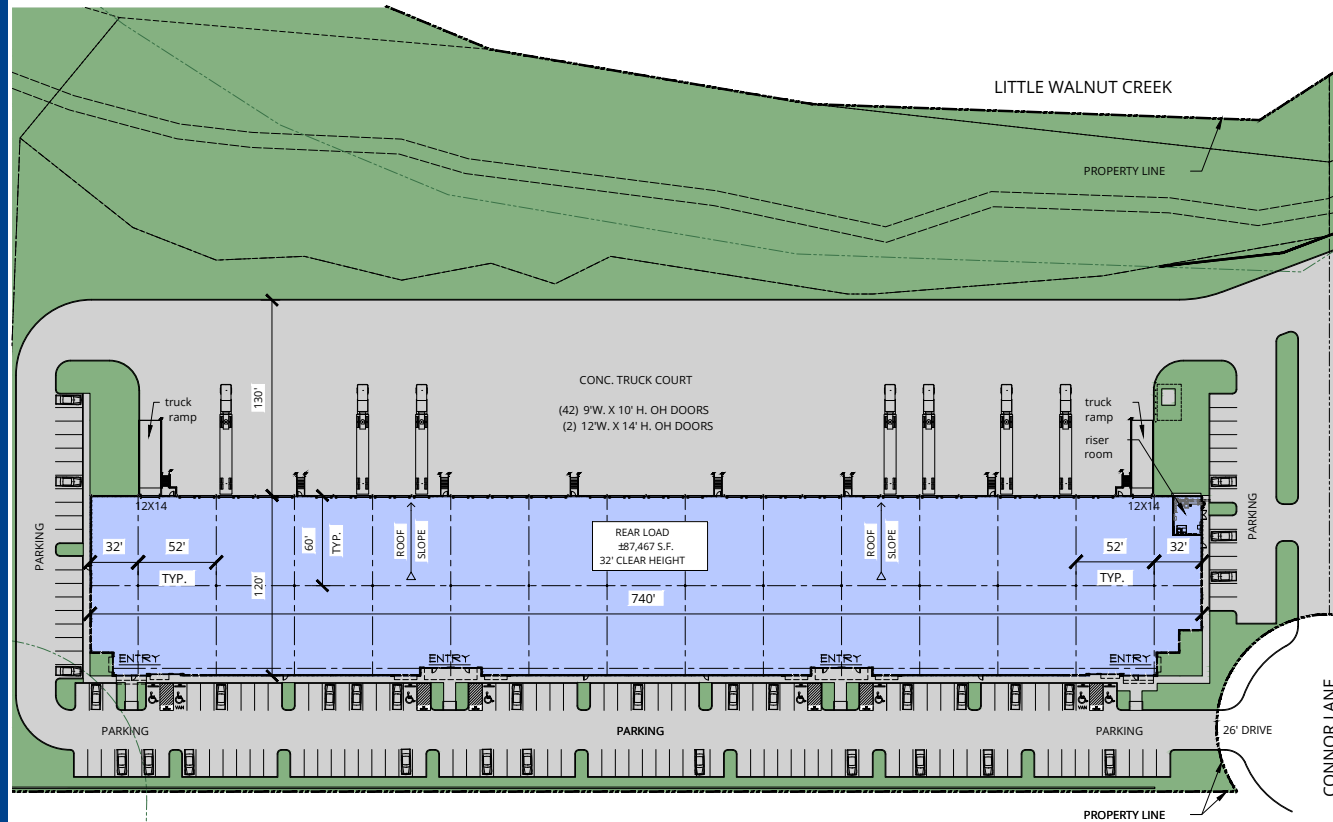
**Dock Doors** 42

**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'

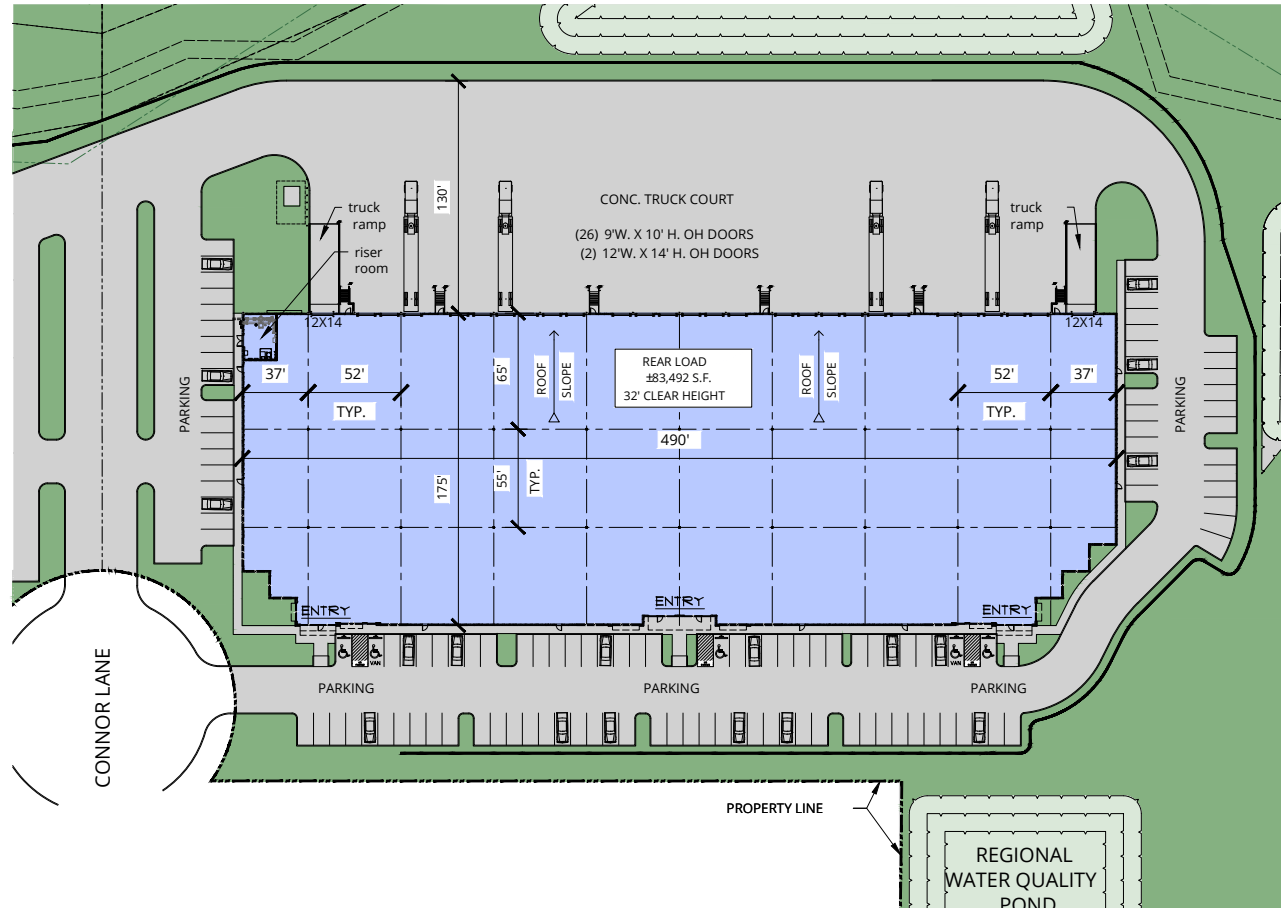
**Dock Doors** 26

**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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