



# Tuscany Center 5

8410 Tuscany Way, Austin, TX, 78754



**109,347 SF**  
available space



**100% HVAC**



**2001**  
year built



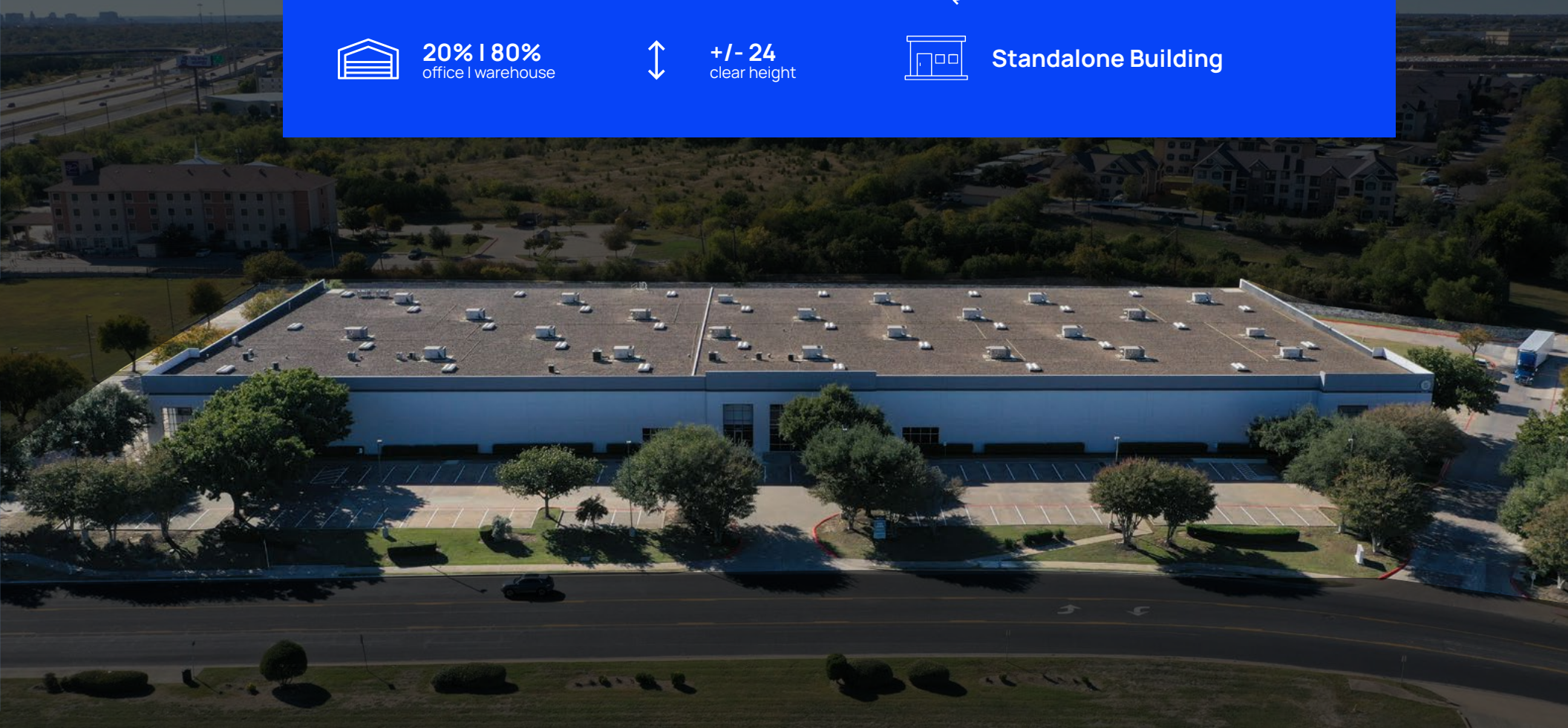
**20% | 80%**  
office | warehouse



**+/- 24**  
clear height



**Standalone Building**



# Tuscany Center 5

At the heart of Austin's supply chain

## Property Overview

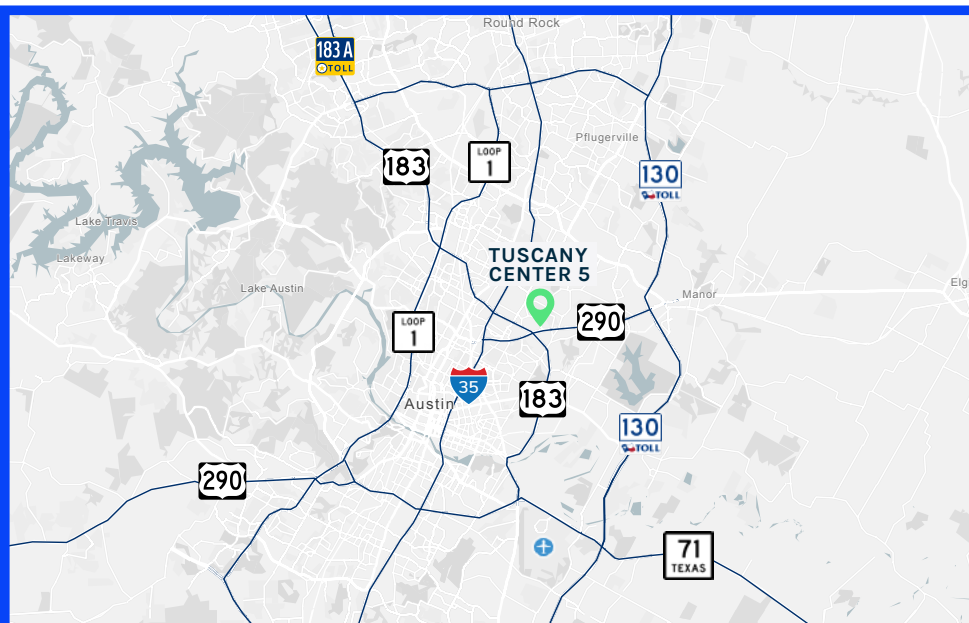
Strategically located in Northeast Austin's premier Tuscany logistics corridor, Tuscany Center 5 offers immediate access to major transportation routes serving Central Texas and beyond. Positioned near SH 130, US 290, and IH-35, the property provides efficient connectivity to Austin-Bergstrom International Airport, downtown Austin, and key regional distribution networks.

Designed for modern industrial users, Tuscany Center 5 combines a highly accessible location with functional building features that support warehousing, distribution, and last-mile operations. Its location within one of Austin's fastest-growing industrial hubs places tenants at the center of a dynamic labor pool and expanding consumer base.

With exceptional highway access, proximity to major employers, and a strategic position along the nation's supply chain network, Tuscany Center 5 delivers the infrastructure and connectivity businesses need to operate and grow efficiently.







## Distances

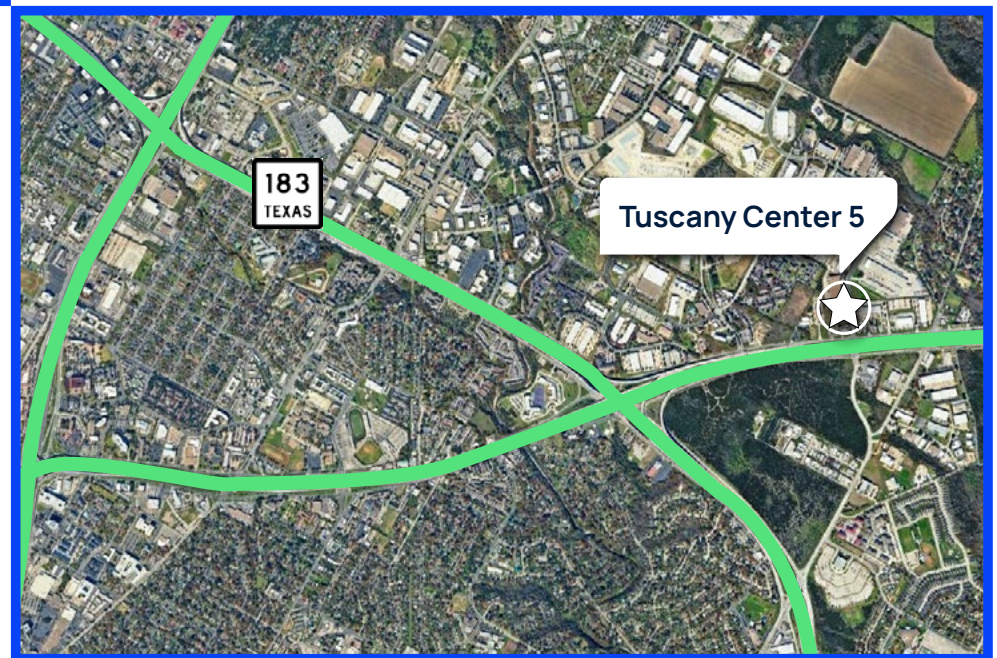


| Downtown Austin | 10 mi  | 0:20 m |
|-----------------|--------|--------|
| Round Rock      | 16 mi  | 0:25 m |
| San Marcos      | 43 mi  | 0:45 m |
| San Antonio     | 86 mi  | 1:25 h |
| Houston         | 165 mi | 2:40 h |
| Dallas          | 195 mi | 3:10 h |



## Points of interest

|                         |            |
|-------------------------|------------|
| SH 130 Toll Road        | 3 minutes  |
| US 290                  | 3 minutes  |
| IH-35                   | 12 minutes |
| Hotel                   | 11 minutes |
| ABIA Airport            | 15 minutes |
| Tesla Gigafactory Texas | 20 minutes |

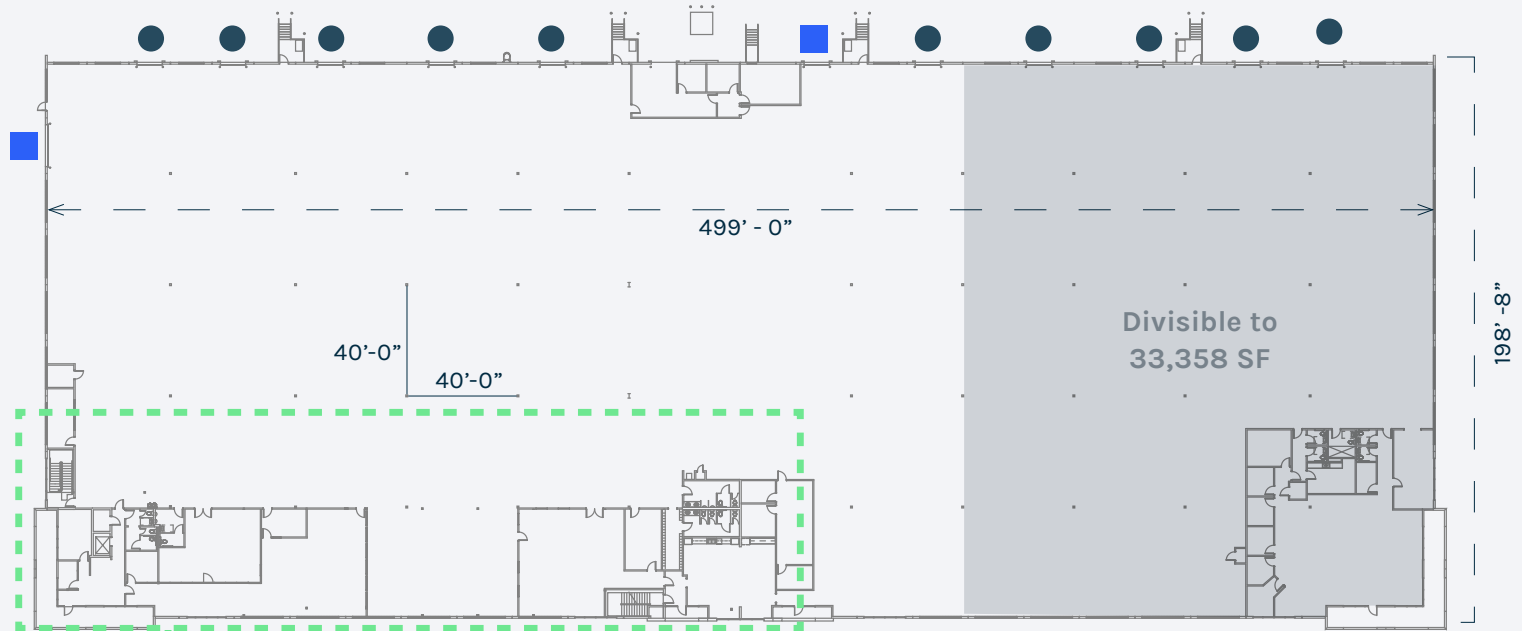


# Available Space

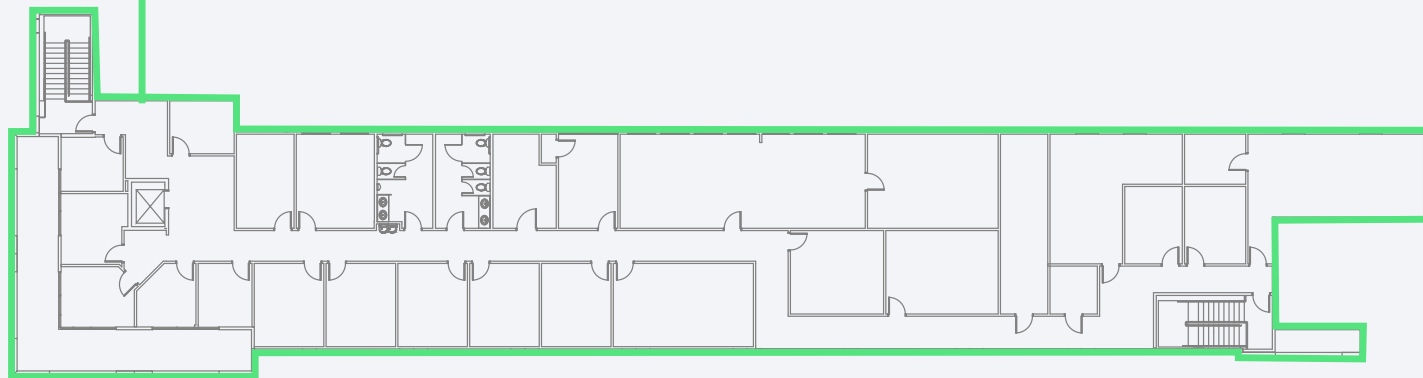
86,669 SF Warehouse | 22,678 SF Office

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First Floor



Mezzanine Office - 8,616 SF

- 10 Dock-High
- 2 Ramp





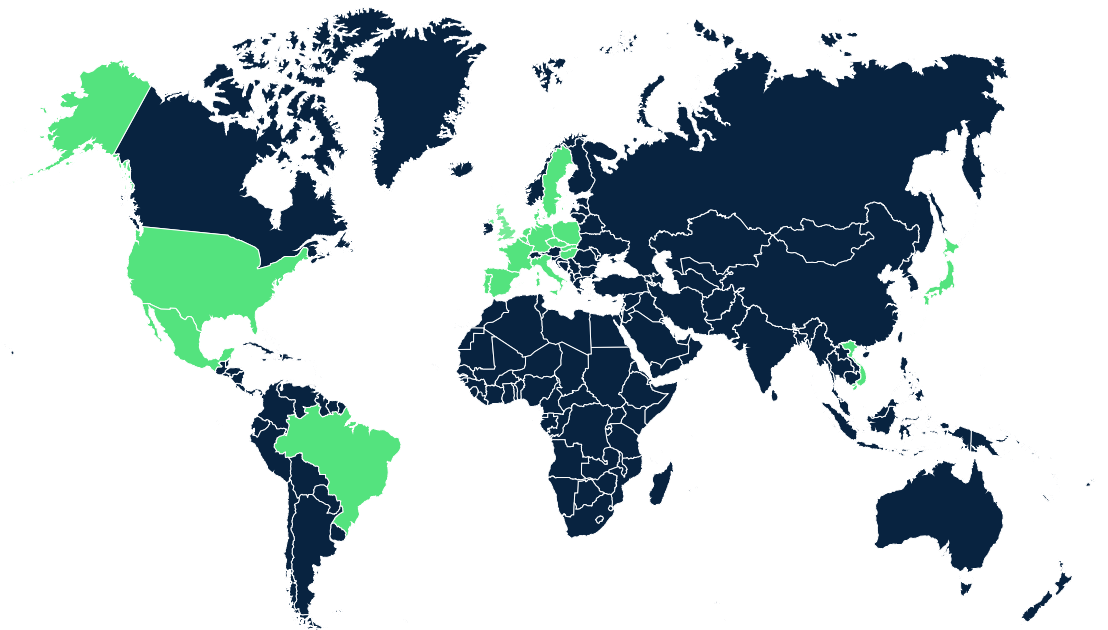


# Proven Track Record

## of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at [www.marqlogistics.com](http://www.marqlogistics.com), and view our current properties at [www.glp.com](http://www.glp.com).





If you would like any further information on the building, or to arrange a meeting, please contact:

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