

# 30,600 SF

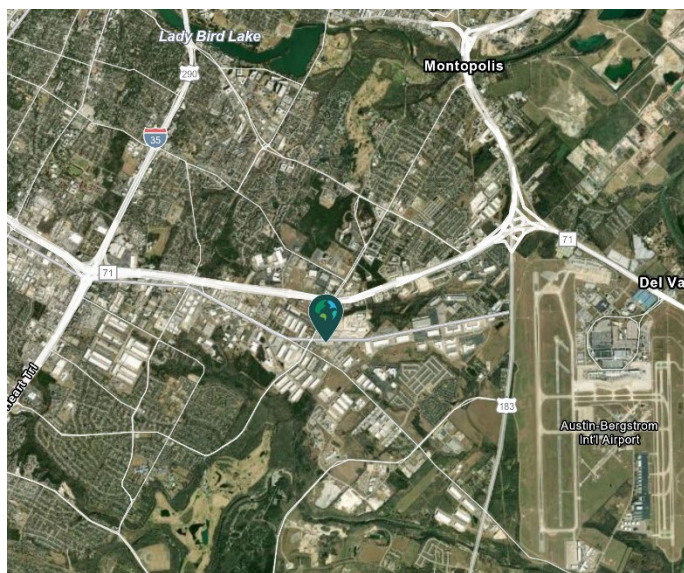
Industrial Space For Lease



## Prologis Montopolis 1



6406 Burleson Road, Suite 120  
Austin, TX 78744 USA



### LOCATION

- Excellent access to IH-35, Hwy 71, Hwy 183, and SH 130
- Minutes from Austin-Bergstrom International Airport and Austin's Central Business District.
- Convenient to major employers: Tesla, Oracle, and Dynamic Systems.

### FACILITY

- 30,600 sf available
- 2,241 sf office
- 18' clear height
- 35' x 35' column spacing
- 5 dock high doors, 1 with pit levelers
- ESFR sprinkler system

### ADVANTAGES AND AMENITIES

- Front load configuration
- Access to the [Prologis Essentials](#) platform, which includes:
  - [Operations Essentials](#)
  - [Energy + Sustainability Essentials](#)
  - [Mobility Essentials](#)
  - [Workforce Essentials](#)

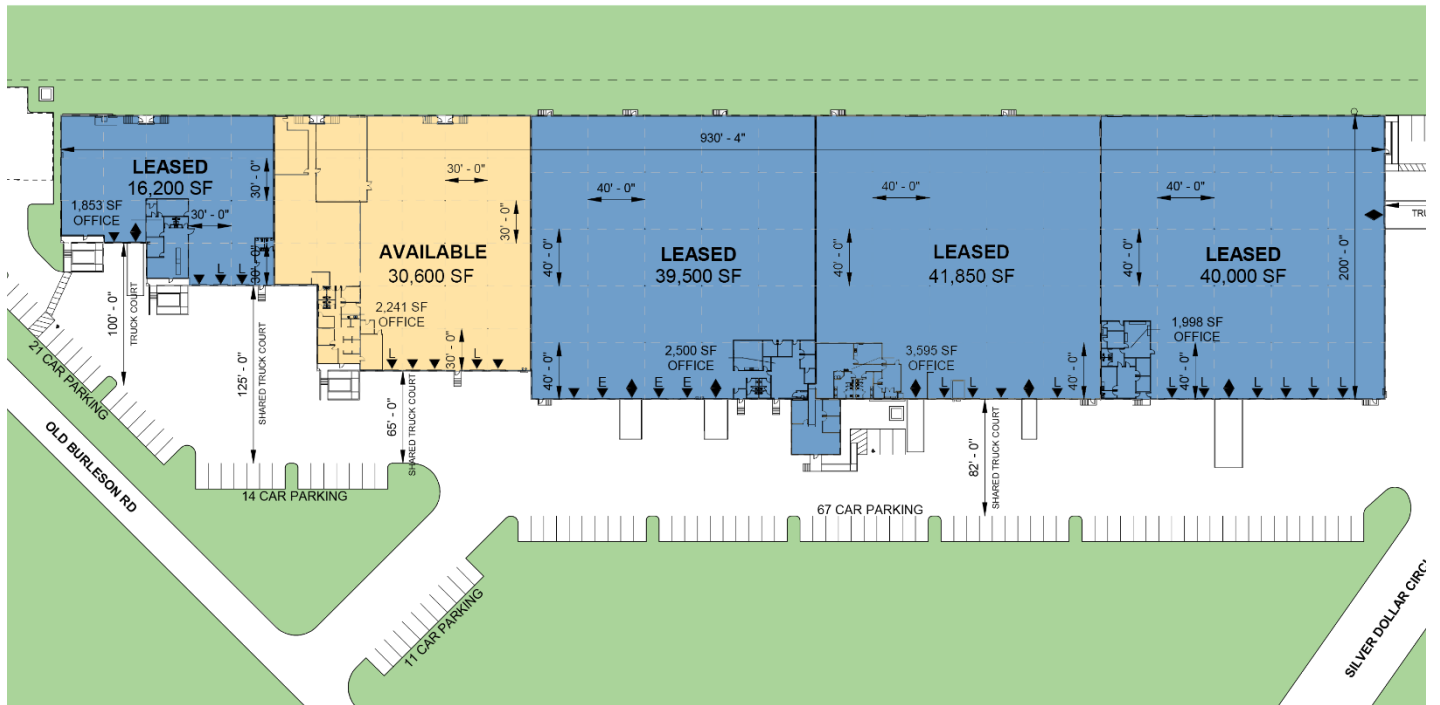
**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

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