

FOR LEASE

Modern Shallow Bay Industrial Development



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

LEASING:

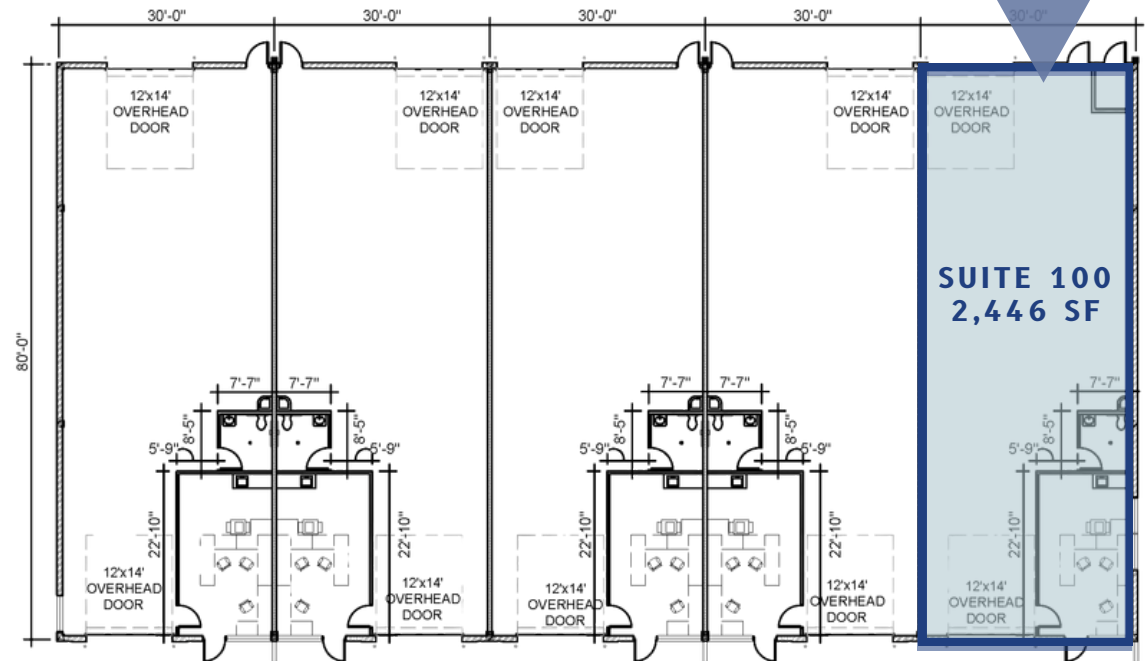
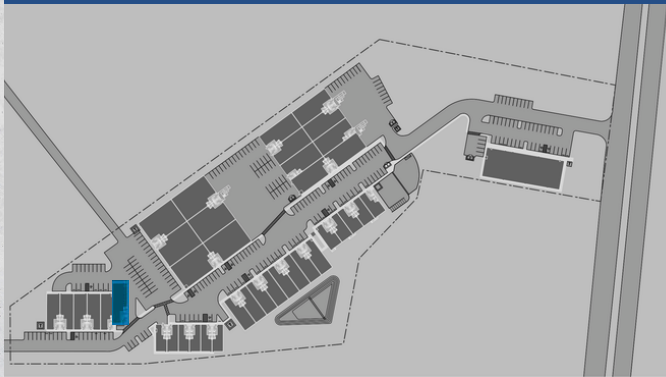
 **LEE &
ASSOCIATES**

OWNERSHIP:

LIGHTSTONE

AVAILABILITY

- ±2,446 SF
- ±353 SF Office
- ±18' Clear Height
- Cross Dock, Two (2) Oversized 12' x 14' Grade-Level Doors
- R30 insulation
- HVAC Ready
- Stained Concrete Flooring
- **Available Now**



LEE & ASSOCIATES

LIGHTSTONE

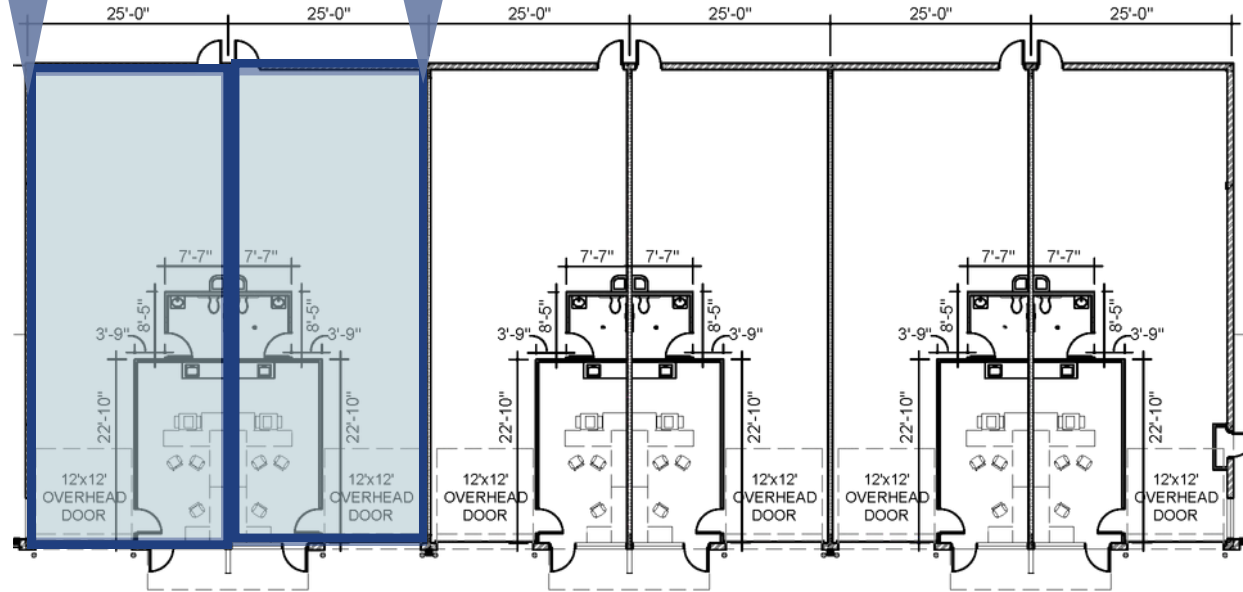
BUILDING 2

- ±1,535 SF
- ±308 SF Office
- ±18' Clear Height
- One (1) Oversized 12' x 14' Overhead Door.
- R30 insulation, HVAC ready and 100% HVAC spaces
- LED Warehouse Lighting
- Stained Concrete Flooring

AVAILABILITY



SUITE 200 1,535 SF AVAILABLE 10/01/26	SUITE 210 1,535 SF AVAILABLE 08/01/26
---	---



ADAM GREEN, SIOR

agreen@lee-associates.com

D 512.410.8264

C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com

D 512.410.8265

C 281.795.7906

WILL SMITH

wsmith@lee-associates.com

D 512.410.8268

C 406.788.8672



LIGHTSTONE

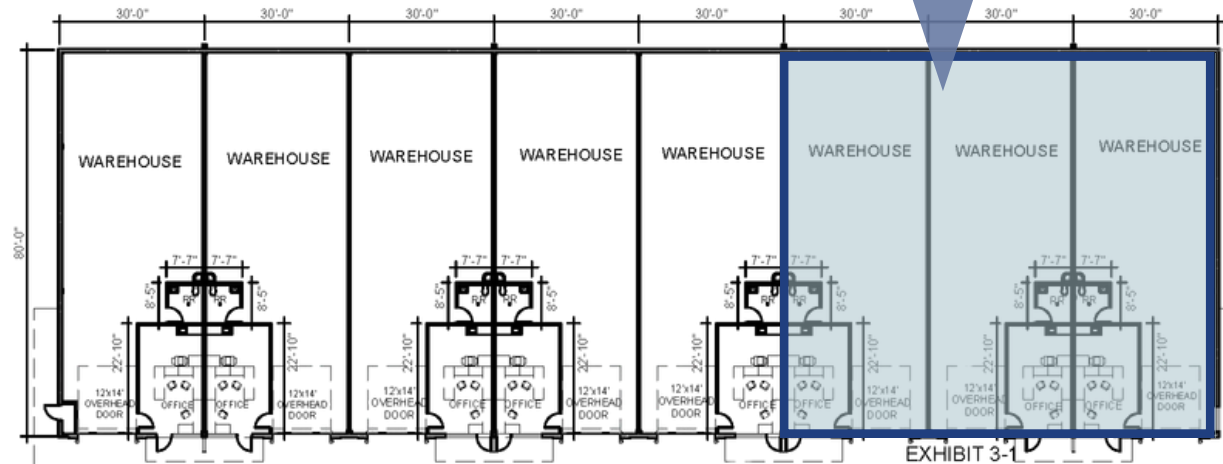
BUILDING 3

- ±2,440 - 7,320 SF*
- ±360 - 1,080 SF Office
- ±21' Clear Height
- Three (3) Oversized 12' x 14' Overhead Door
- R30 insulation, HVAC ready
- Stained Concrete Flooring
- **Available 09/01/2026**

AVAILABILITY



SUITES 350, 360, & 370*
2,440 - 7,320 SF
AVAILABLE 09/01/26



*Can be demised into 1, 2 or 3 spaces

ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672



LIGHTSTONE

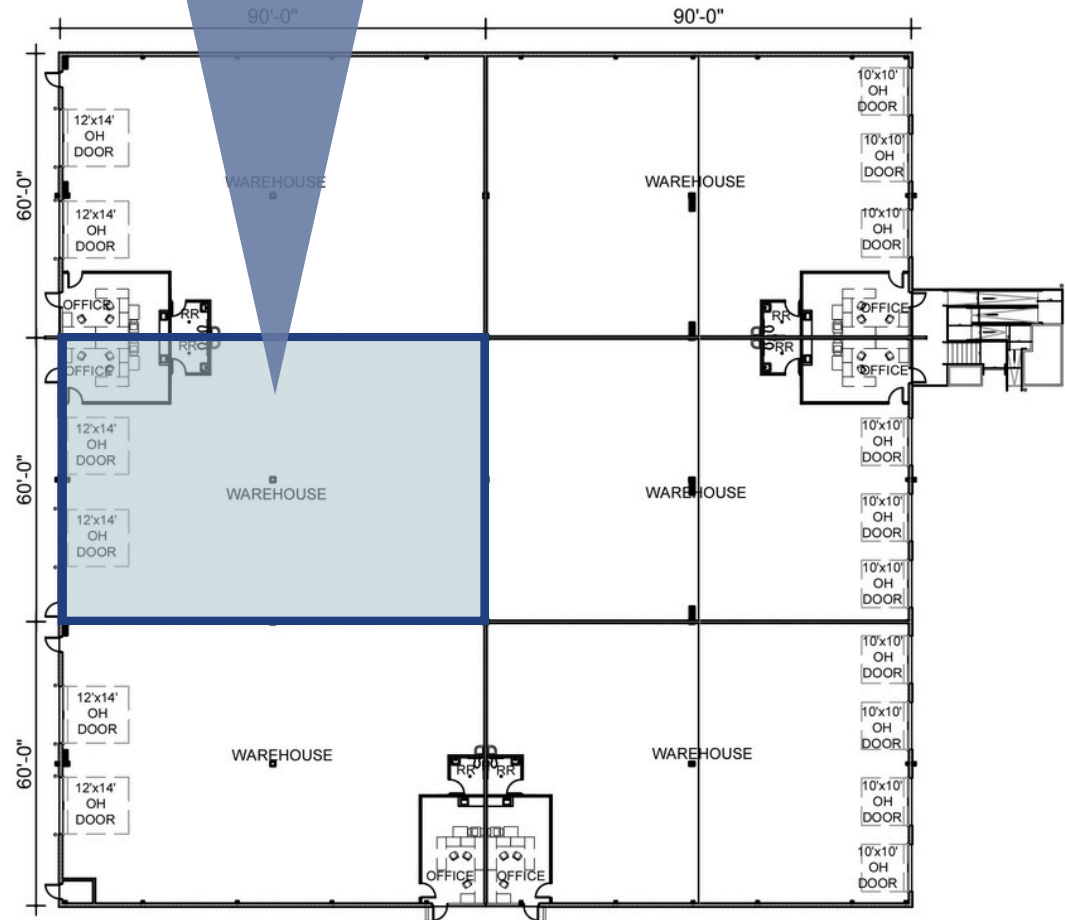
BUILDING 4

- ±5,505 SF
- ±360 SF Office
- ±25' Clear Height
- Two (2) 12' x 14' Grade Level Doors
- R30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 11/01/2026**

AVAILABILITY



SUITE 440
5,505 SF
AVAILABLE 11/01/26



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672



LIGHTSTONE

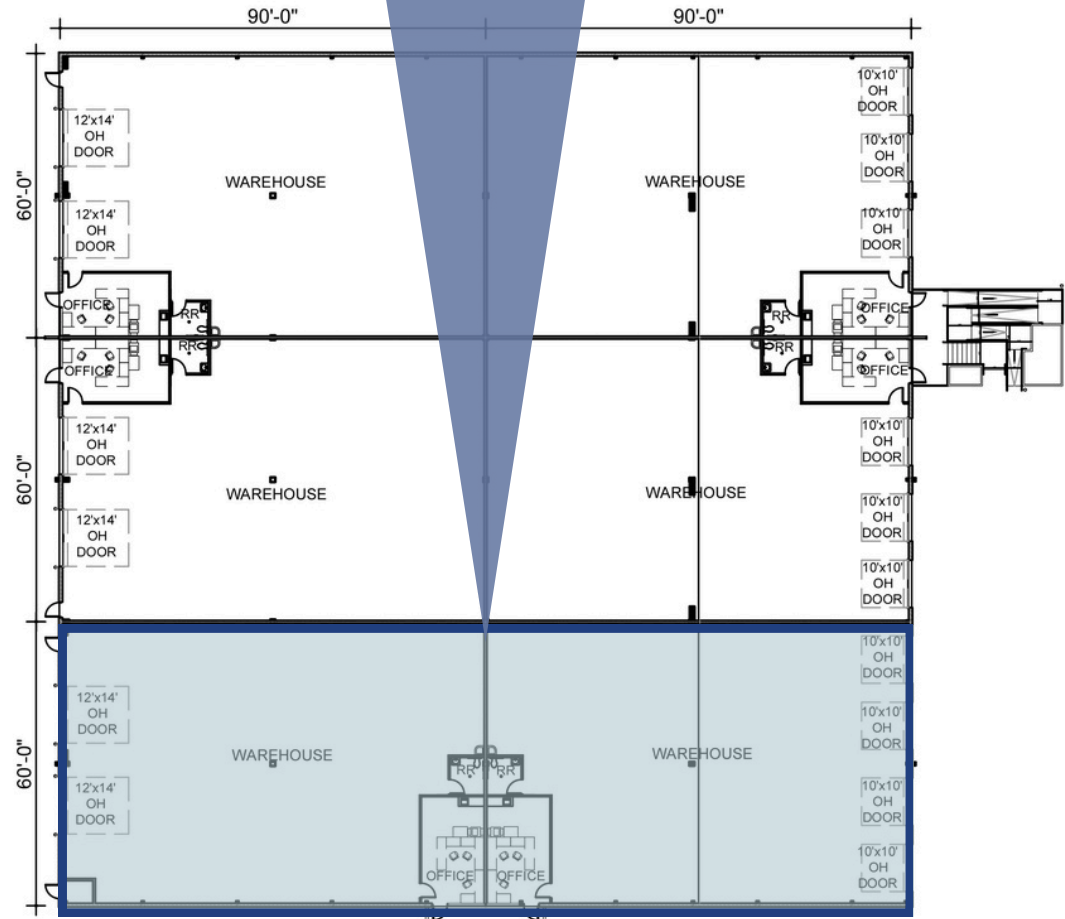
BUILDING 4

- ±10,740 SF
- ±720 SF Office
- ±25' Clear Height
- Two (2) 12' x 14' Grade Level Doors
- Four Dock-High Doors
- R30 Insulation
- LED Warehouse Lighting
- 3-phase power
- **Available 01/31/2027**

AVAILABILITY



SUITE 400
10,740 SF
AVAILABLE 01/31/27



ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

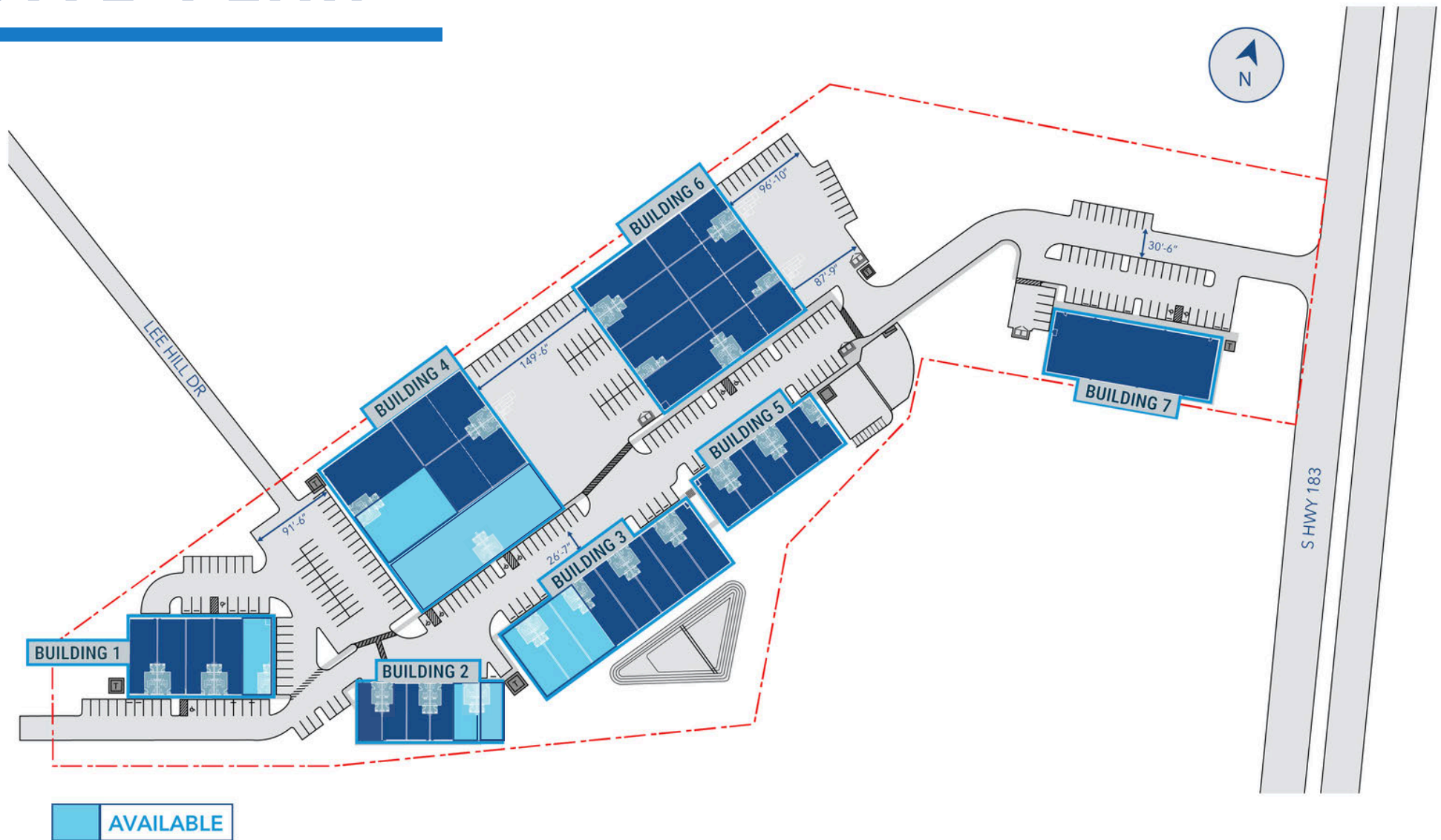
WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672



LIGHTSTONE

SITE PLAN



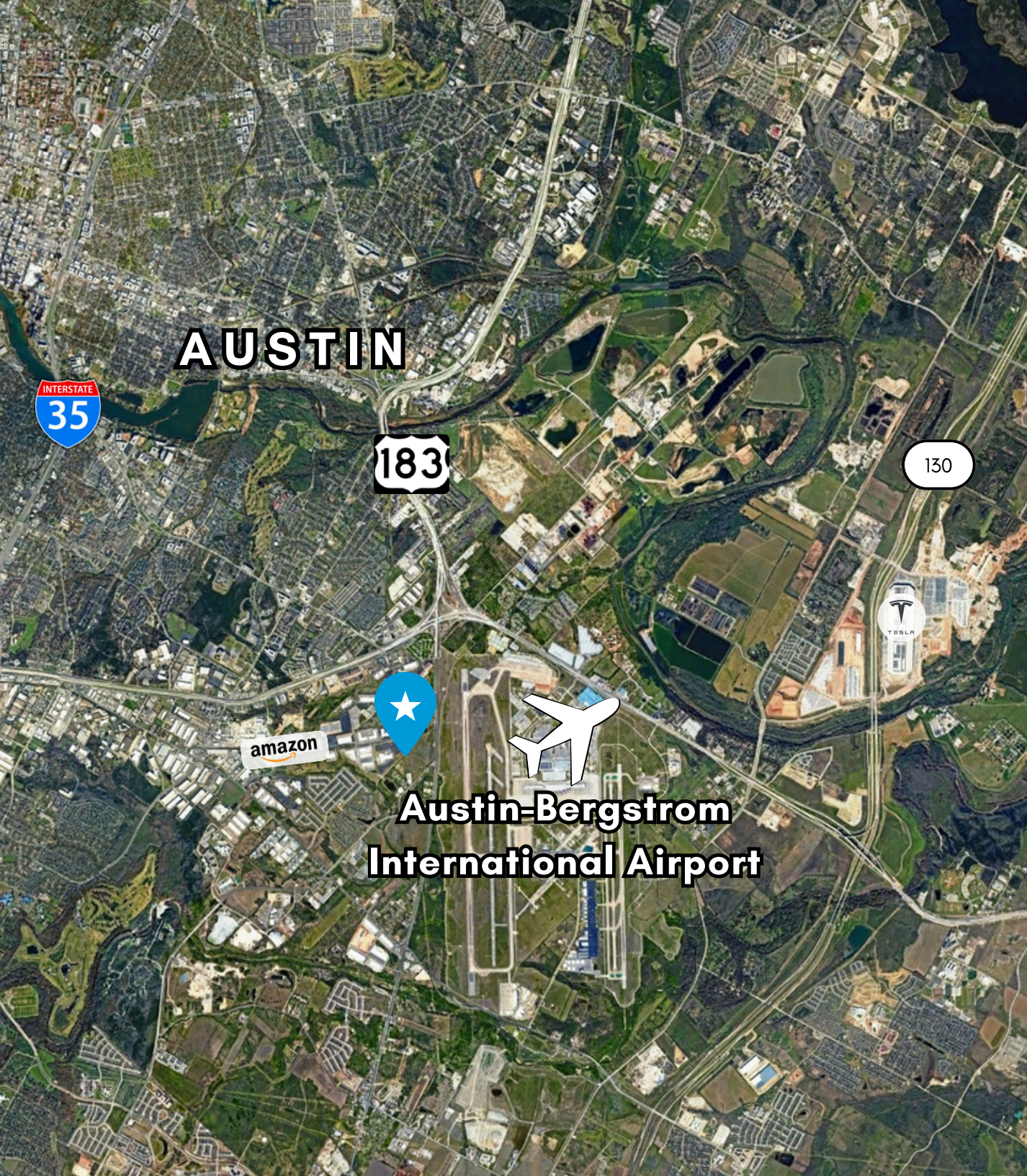
ADAM GREEN, SIOR
agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER
mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH
wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

LEE & ASSOCIATES

LIGHTSTONE



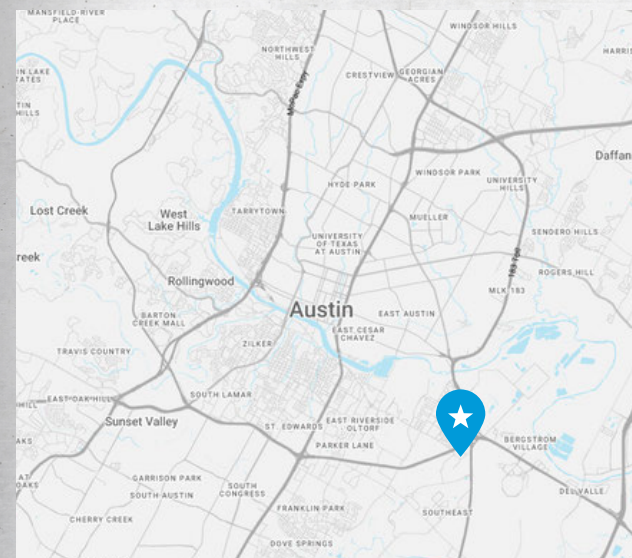
Drive Times

Austin Bergstrom International Airport	9 miles
Downtown Austin	20 miles
University of Texas, Austin	25 miles

Corporate Neighbors



amazon





ADAM GREEN, SIOR

agreen@lee-associates.com
D 512.410.8264
C 512.699.1103

MITCHELL BECKER

mbecker@lee-associates.com
D 512.410.8265
C 281.795.7906

WILL SMITH

wsmith@lee-associates.com
D 512.410.8268
C 406.788.8672

**SCAN FOR MORE
INFORMATION**



LIGHTSTONE