



BENCHMARK
BUSINESS PARKS

NOW PRE-LEASING · PFLUGERVILLE, TEXAS

MOVE-IN-READY FLEX INDUSTRIAL

2,910 – 7,730 SF | 24 UNITS | 2 BUILDINGS

1433 CHRIS LANE
PFLUGERVILLE, TX 78660

THE PROJECT

A NEW STANDARD FOR SMALL-BAY FLEX

Benchmark Business Parks Pflugerville serves the local trades and services industries with a unique blend of industrial and office flex space. Each of the 24 units is thoughtfully designed and outfitted with a wide array of customizable features — delivered move-in ready, so tenants open for business instead of waiting on a build-out.

2

BUILDINGS

24

UNITS

4

UNIT TYPES

20+

UNIT LAYOUTS

2,910 – 7,730 SF AVAILABLE

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FOUR REASONS TENANTS SIGN HERE

01

MOVE-IN READY

Class A office finishes, a built-out kitchen and a private restroom are delivered on day one. No general contractor, no TI schedule, no delay to occupancy.

02

TWO-LEVEL EFFICIENCY

Air-conditioned office on both levels sits over a 20' clear-height warehouse — more usable square footage per dollar of rent than single-story flex.

03

BUILT TO GROW

Four unit types and 20+ layout options, with adjacent suites that combine up to 7,730 SF as a tenant's business expands.

04

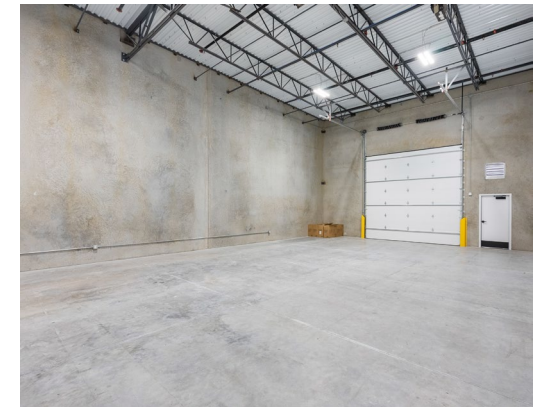
SH 130 CORRIDOR

Immediate access to SH 130 / Pickle Pkwy — 55,268 vehicles per day — and 8.5 miles from Samsung's \$17B Taylor fab.

PROPERTY & SUITE FEATURES

EVERY MOVE-IN-READY SUITE INCLUDES

- Class A office finishes
- Built-out kitchen & private restroom
- Two levels of air-conditioned office space
- 20' warehouse clear height
- 14' roll-up doors
- Rear grade-level loading
- ESFR sprinklered warehouse
- Customizable office layout options





ARCHITECTURE

BUILT TO LOOK LIKE AN OFFICE ADDRESS

INSIDE THE SUITE

TWO LEVELS OF CLASS A OFFICE

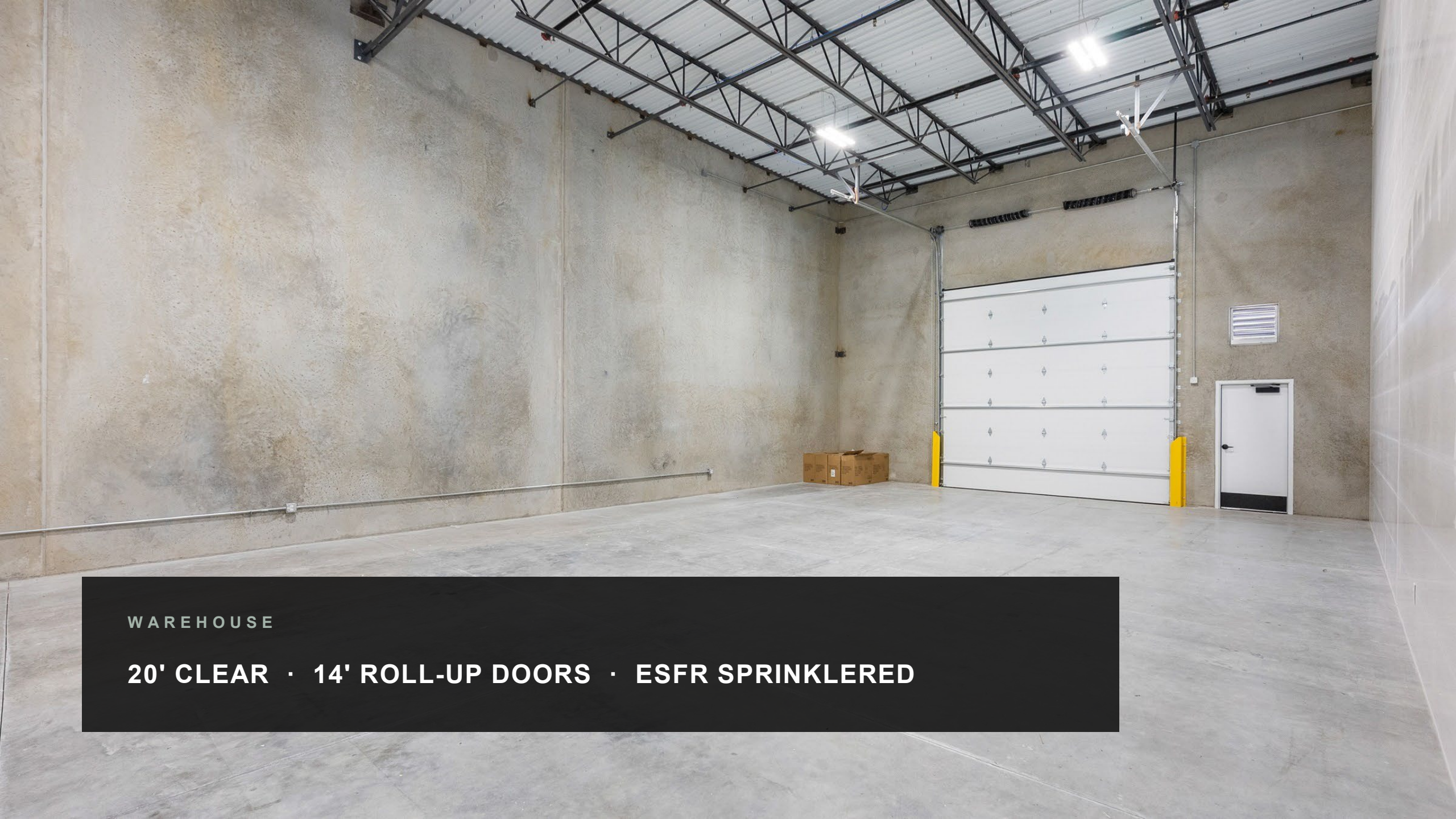


Second-level office — daylit on all sides, carpeted, fully conditioned

Office is finished, conditioned and connected on both floors — reception and support space at grade, open office or conference above. Layouts are customizable before delivery, with 20+ configurations already drawn.



Interior stair connecting Level 1 and Level 2



WAREHOUSE

20' CLEAR · 14' ROLL-UP DOORS · ESFR SPRINKLERED

WAREHOUSE & LOADING

SPACE THAT ACTUALLY WORKS

20'

Warehouse clear height — racking, mezzanine or lift-friendly

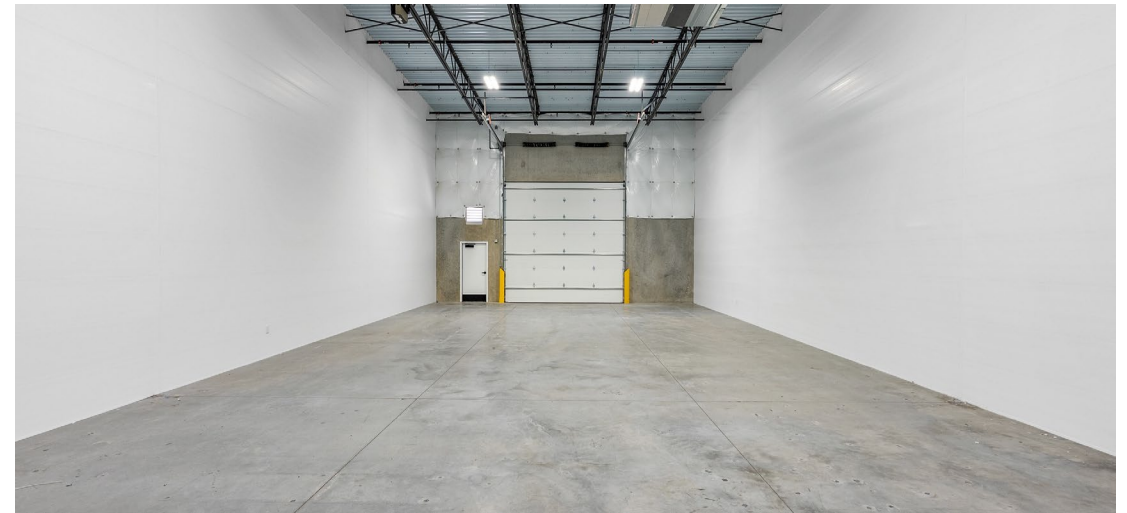
14'

Roll-up doors at rear grade level, drive-up loading

ESFR

Sprinklered warehouse for high-piled storage flexibility

Generous truck courts and a shared community forklift mean tenants load without owning the equipment.



PROPERTY AMENITIES

SHARED INFRASTRUCTURE, INCLUDED

01

CCTV MONITORING

Camera coverage across both buildings, drive aisles and parking — security a single tenant could not justify alone.

02

COMMUNITY FORKLIFT

A shared forklift on site, so tenants receive and stage palletized freight without buying or leasing equipment.

03

GIGABIT INTERNET

1 GB high-speed service available to every suite — enough for design, dispatch, POS and video without a carrier build-out.



SITE PLAN

TWO BUILDINGS · 24 UNITS

BUILDING 1

Suites 100 – 160, fronting Frankie Ln

BUILDING 2

Suites 200 – 250, on the interior drive

ACCESS

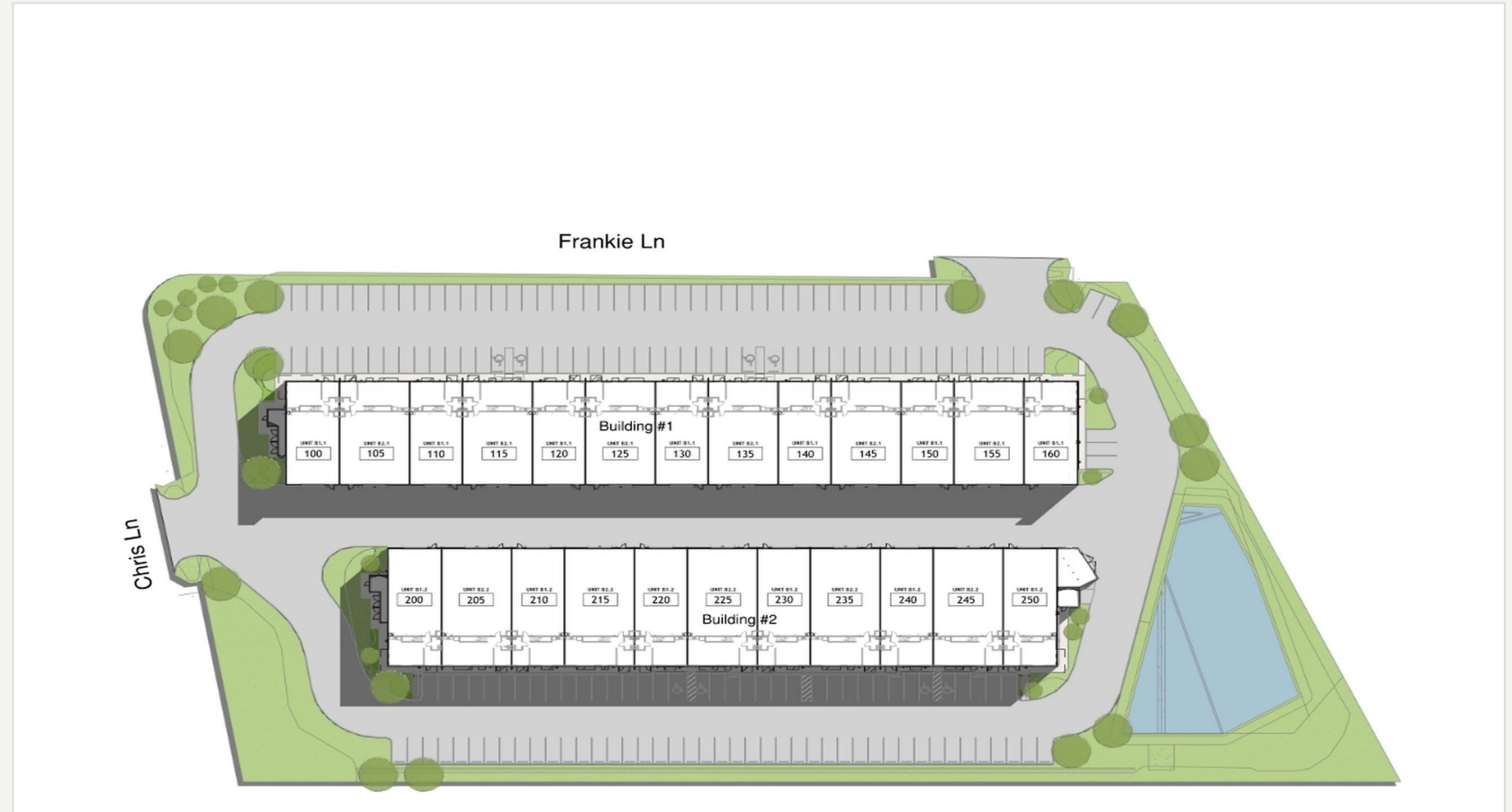
Chris Ln and Frankie Ln frontage

PARKING

Surface parking on both sides of each building

LOADING

Rear grade-level off the shared center drive



LOCATION

ON THE SH 130 GROWTH CORRIDOR

55,268

Vehicles per day, SH 130 / Pickle Pkwy

54,301

Vehicles per day, State Highway 45

203,887

Population within 5 miles

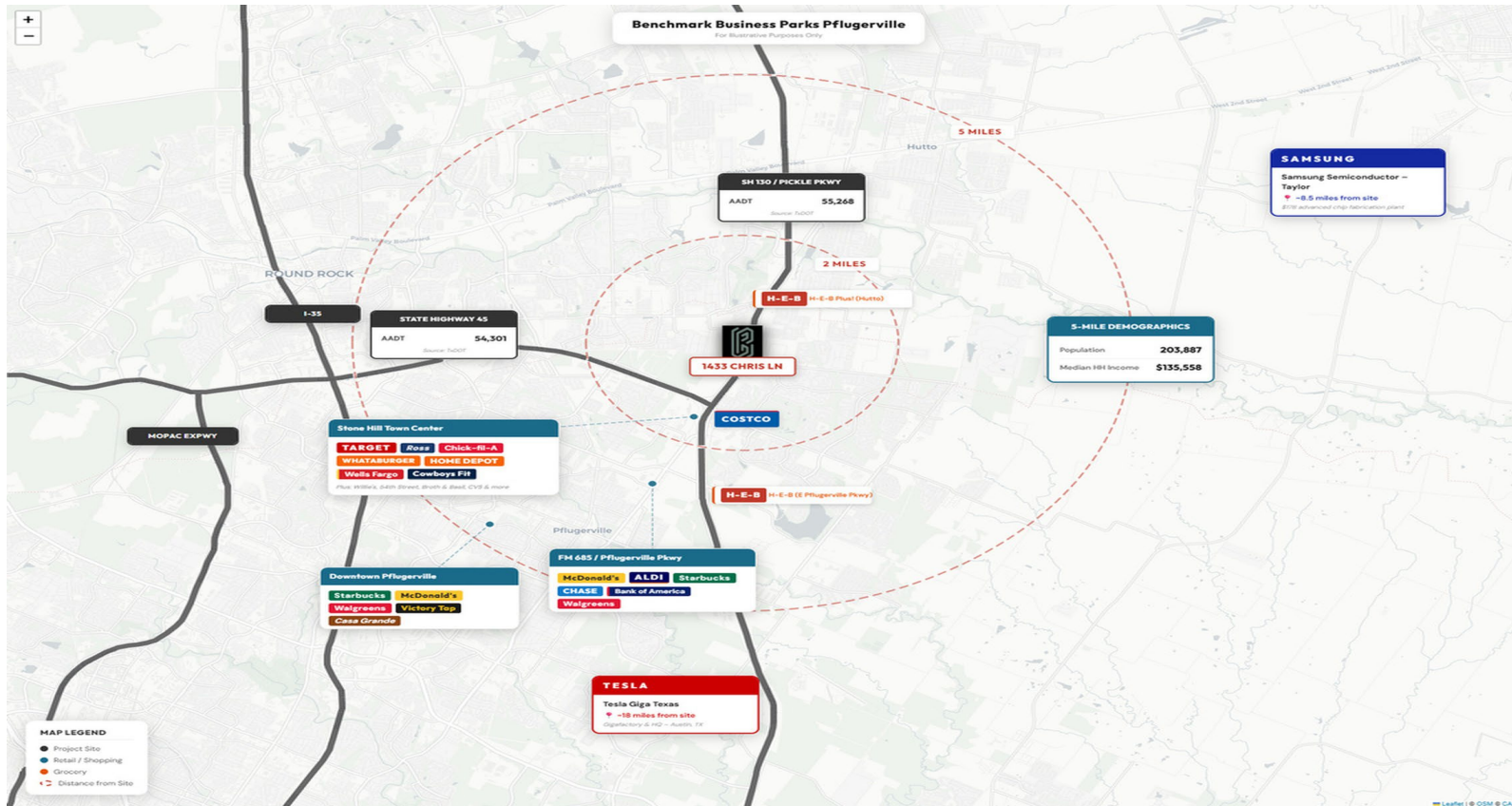
\$135,558

Median household income, 5 miles

Sources: TxDOT AADT counts; 5-mile demographics per property marketing materials.

AMENITY MAP

MINUTES FROM EVERYTHING TENANTS USE



Map for illustrative purposes only.

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WHO IT FITS

BUILT FOR THE TRADES AND SERVICES

01

SPECIALTY CONTRACTORS

HVAC, electrical, plumbing, roofing and mechanical firms needing shop, storage and a real office.

02

HOME SERVICES & SHOWROOM

Remodelers, flooring, cabinetry and design-build firms who bring clients on site.

03

MEDICAL, DENTAL & OPTICAL LABS

Conditioned, finished space with clean warehouse behind it.

04

LAST-MILE & LIGHT DISTRIBUTION

Grade-level loading, ESFR and 20' clear for small-footprint 3PL and e-commerce.

05

FABRICATION & INSTALLATION

Millwork, glass, signage and equipment dealers needing height and door width.

06

PROFESSIONAL SERVICES + STORAGE

Firms consolidating an office lease and a storage unit into one address.



BENCHMARK
BUSINESS PARKS

NOW PRE-LEASING

LET'S GET YOUR CLIENT IN A SUITE

2,910 – 7,730 SF available · Inquire for rates

EMAIL leasing@benchmarkbusinessparks.com

PHONE 512-489-6192

ADDRESS 1433 Chris Lane, Pflugerville, Texas 78660

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