



CLARION PARTNERS

For Lease



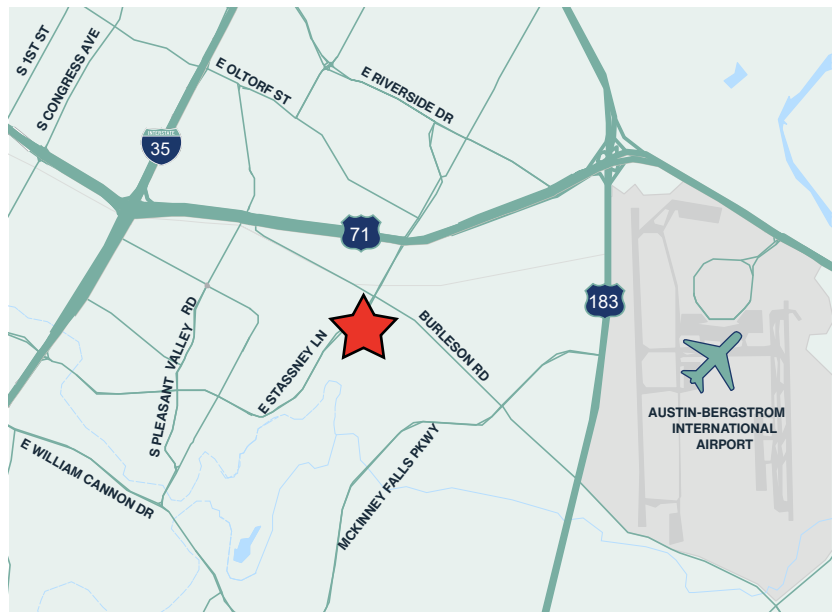
Expo Business Park - Building 11
6231 E Stassney Ln - Suite 100
Austin, TX 78744

±64,800 Square Feet Available



BUILDING HIGHLIGHTS

- ±64,800 SF available
- ±14,696 SF of office
- ±28' clear height
- ESFR sprinkler system
- 11 dock high, 1 ramp
- 40' x 45' column spacing
- 195' concrete truck court
- Rear load configuration
- 100% HVAC
- 180' X 723' dimensions

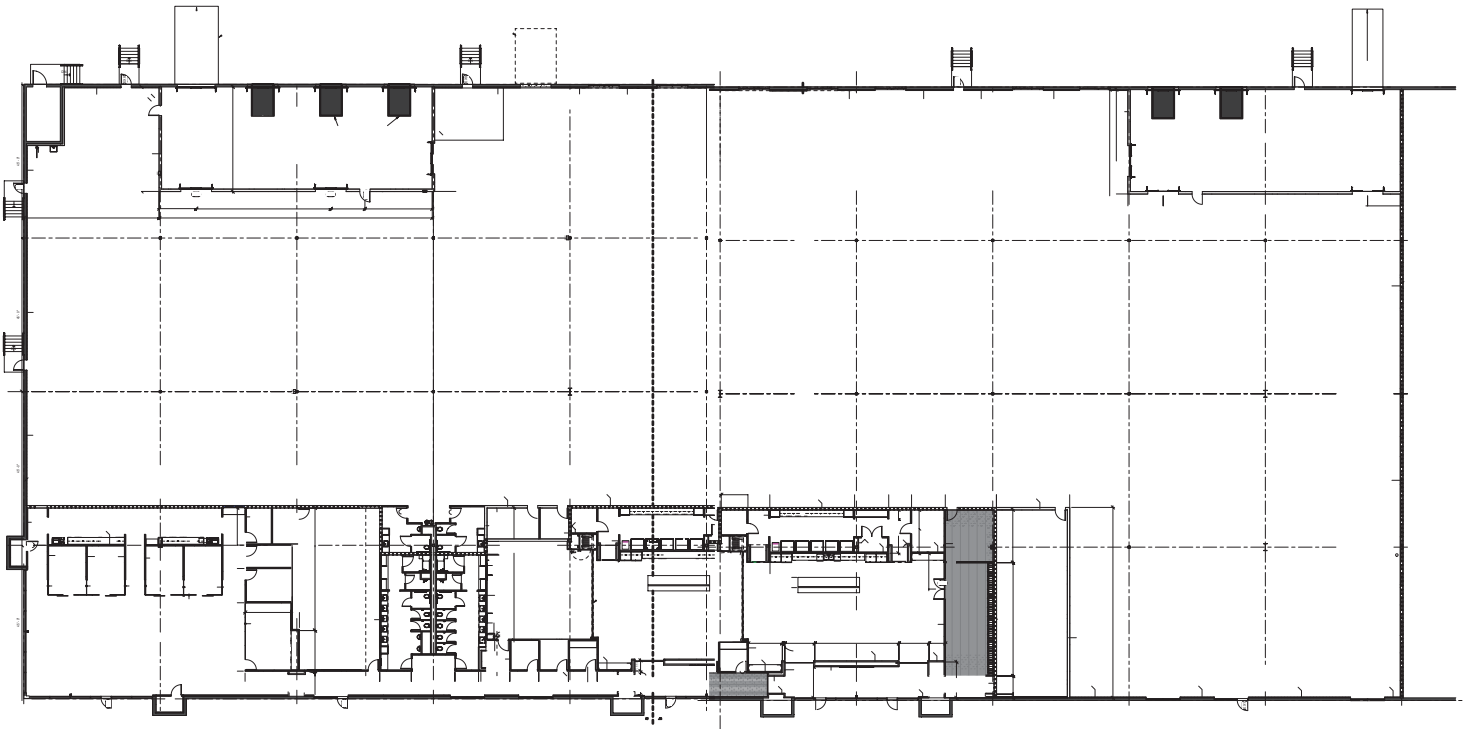
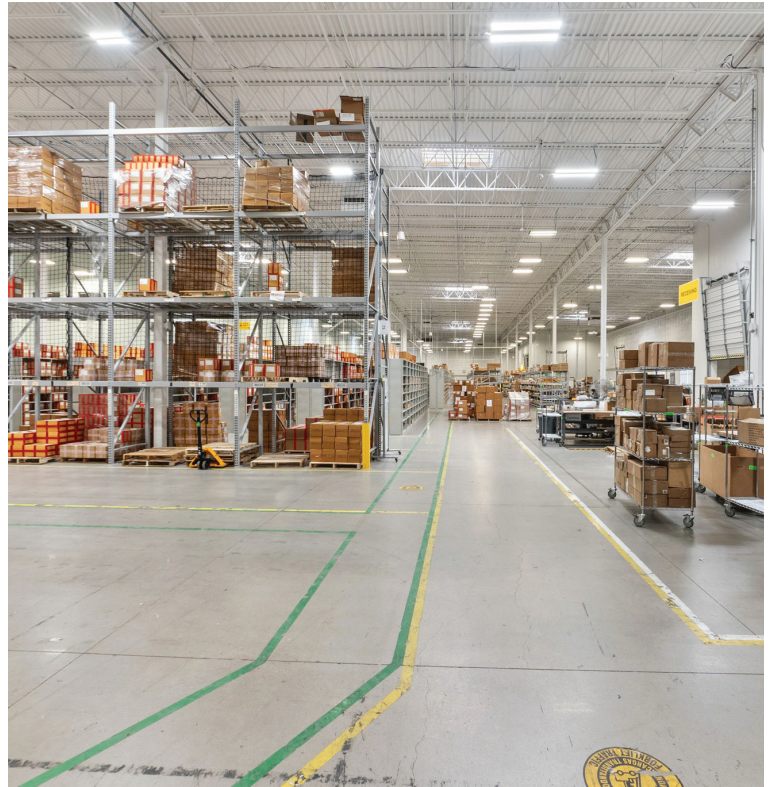


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



CLARION PARTNERS

Expo Business Park - Building 11 - Suite 100





CLARION PARTNERS

Expo Business Park - Building 11 - Suite 100



Positioned in Southeast Austin, Expo Business Park is a modern bulk distribution facility offering exceptional access for both local and regional logistics operations.

Situated within an established Triple Freeport Zone, the property provides valuable tax advantages for businesses maintaining high-value inventory.



CLARION PARTNERS

A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact:



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

Darryl Dadon
512.410.8276
ddadon@lee-associates.com

Olivia Reed
512.410.8277
oreed@lee-associates.com