

18,496 SF

Industrial Space For Lease



Prologis Techridge Two.1



401 Center Ridge Drive, Suite 121
Austin, TX 78753 USA

LOCATION

- Comprised of industrial, flex space and over two million square feet of retail space
- Easy access to I-35 Corridor
- Convenient to major employers: Applied Materials, US Farathane, Flextronics, HID Global and Samsung Semiconductor
- Less than 10 miles to CBD

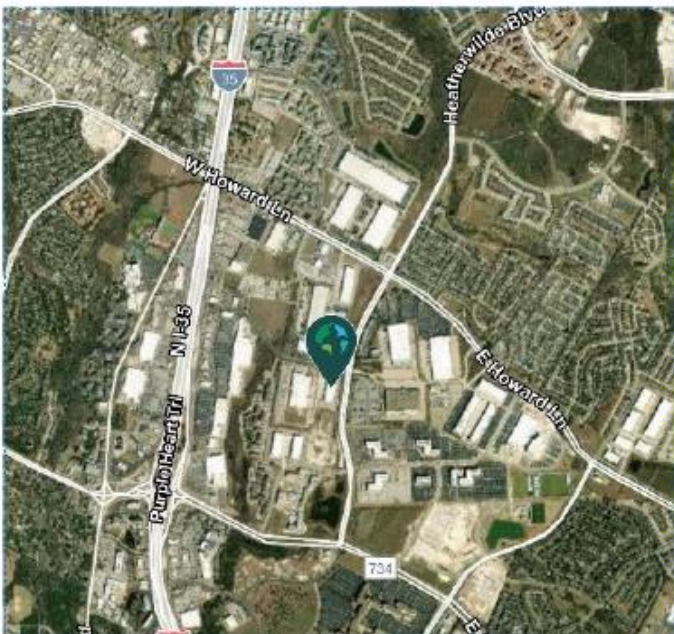
FACILITY

- 18,946 sf available
- 4,620 sf office
- 24' clear height
- 3 dock high doors, 1 with edge of dock leveler
- 1 grade level ramp
- ESFR sprinkler system

ADVANTAGES AND AMENITIES

- Triple Freeport and Foreign Trade Zone Tax Abatement Available
- Rear load configuration
- Access to [Prologis Essentials](#) platform, which includes:
 - [Operations Essentials](#)
 - [Workforce Essentials](#)
 - [Transportation Essentials](#)

Your single-source service for efficient move-in and operations: prologisessentials.com

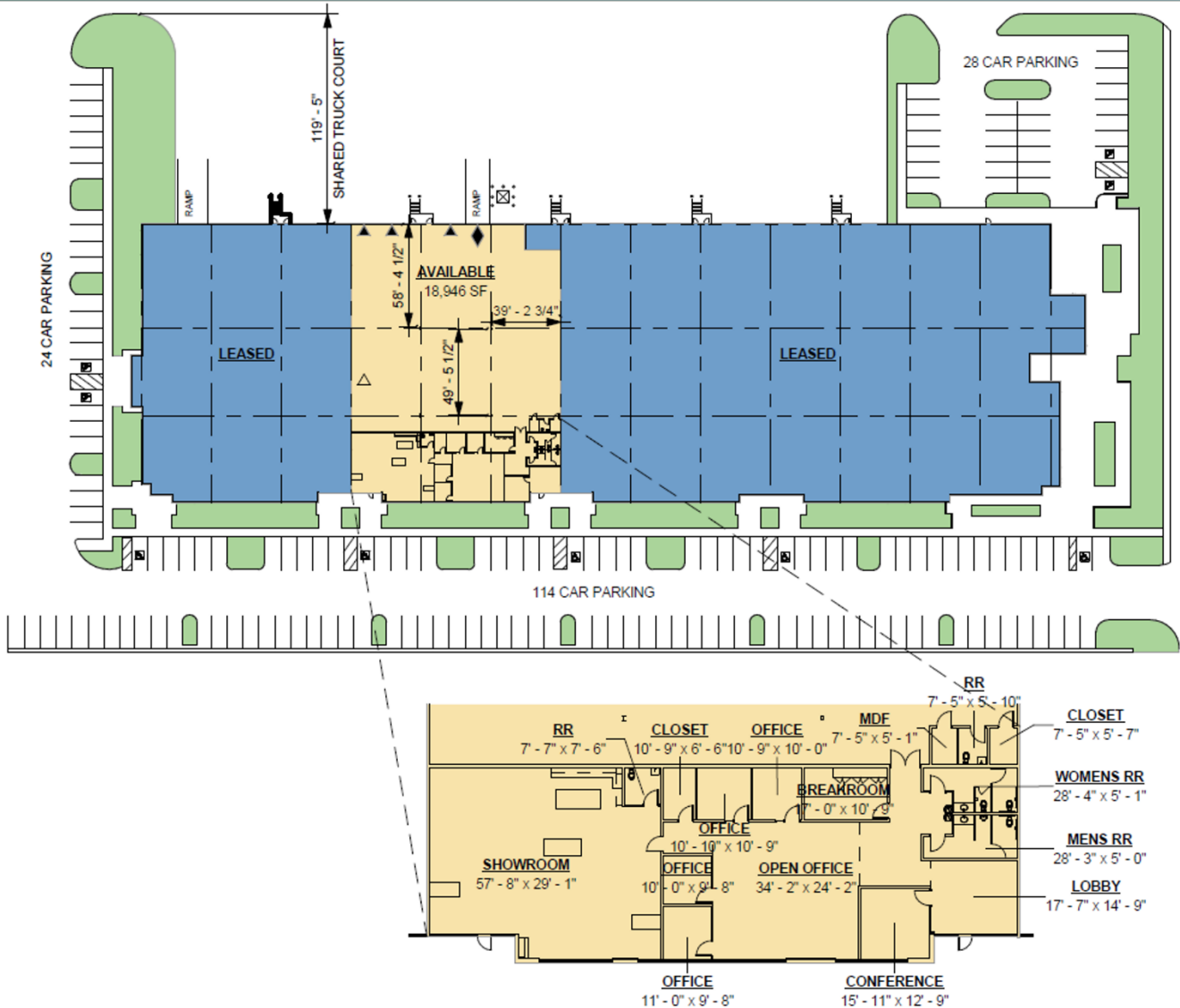


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