



CLARION PARTNERS

For Lease



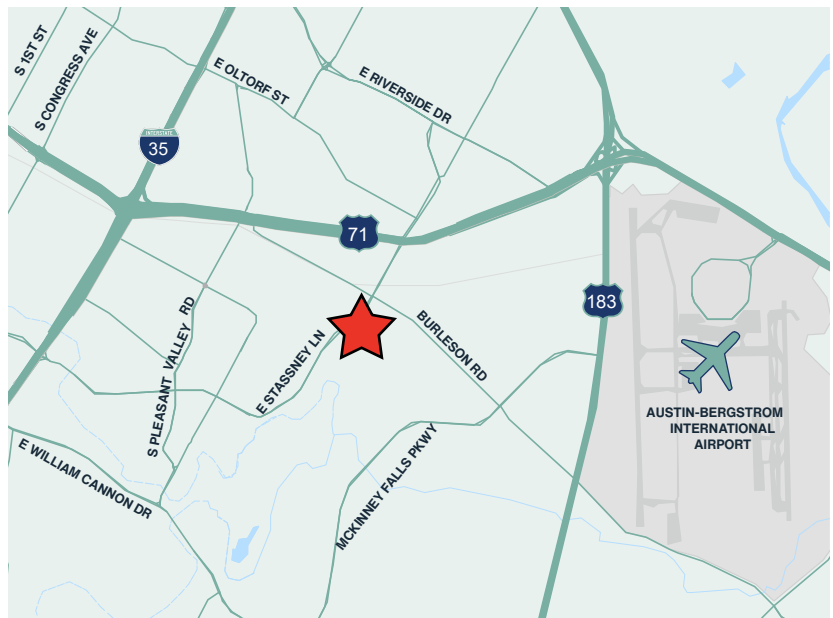
Expo Business Park - Building 11
6231 E Stassney Ln - Suite 200
Austin, TX 78744

±43,200 Square Feet Available



BUILDING HIGHLIGHTS

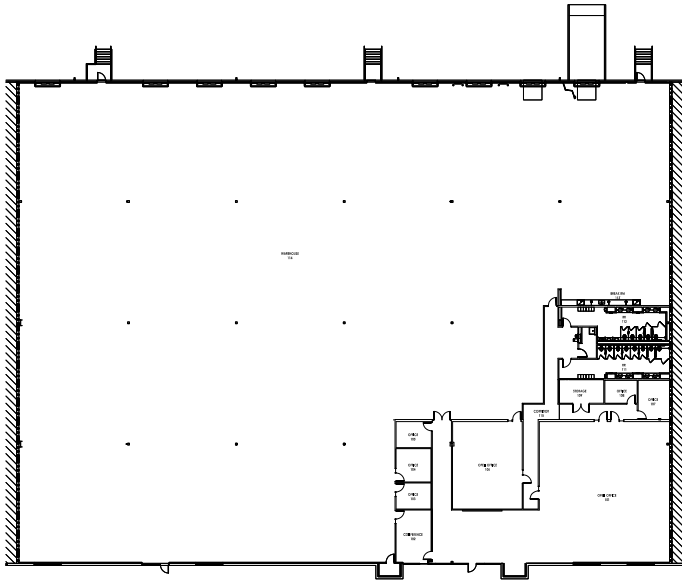
- ±43,200 SF available
- ±7,400 SF of office
- ±28' clear height
- ESFR sprinkler system
- 9 dock high doors
- 40' x 45' column spacing
- 180' x 723' dimensions
- Rear load configuration
- 3 Phase, 1000 AMP, 480V (upgradable)
- 100% HVAC





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Expo Business Park - Building 11 - Suite 200



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.



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact:

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