

FOR LEASE

6,000 SF AVAILABLE
8107 SPRINGDALE ROAD | AUSTIN, TEXAS
NORTHEAST INDUSTRIAL SUBMARKET



AVAILABLE 1/1/2025



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DOWNTOWN AUSTIN



TUSCANY WAY

SPRINGDALE ROAD



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SPACE FOR LEASE - INFORMATION

- **6,000 SF AVAILABLE**
- **16' CLEAR HEIGHT**
- **100' BUILDING DEPTH**
- **+/- 60' TRUCK COURT DEPTH**
- **MIDDLE OF NORTHEAST SUBMARKET**
- **AMPLE EMPLOYEE PARKING**
- **2 DOCK HIGH DOORS**
- **NEW TPO ROOF (2020)**
- **0.66 MILES EAST OF HWY 183**
- **0.28 MILES SOUTH OF HWY 290**
- **FIRE PROTECTIVE SPRINKLER SYSTEM**

MARKETED BY:

LEIGH ELLIS

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SPRINGDALE ROAD

290

COMMERCIAL PARK DRIVE



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