



ARES
INDUSTRIAL
MANAGEMENT

TUSCANY CENTER 5

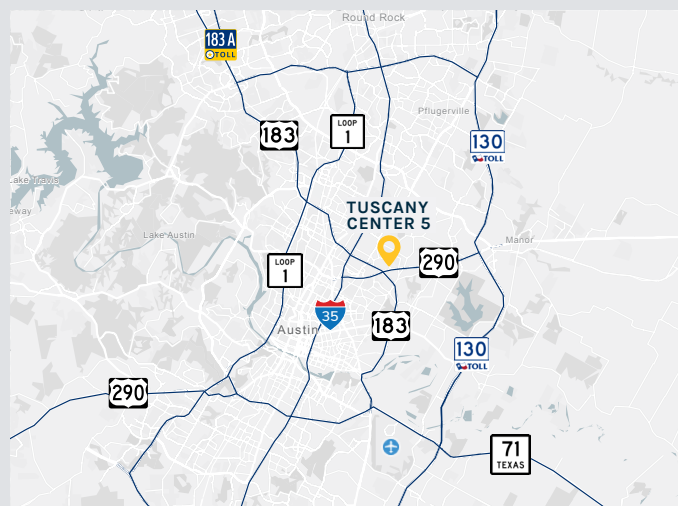
8410 TUSCANY WAY, AUSTIN, TX, 78754

107,445 SF | Standalone Class A Industrial For Lease | Ability to Demise



BUILDING HIGHLIGHTS

- Full Building Available for Lease (Ability to Demise)
- Northeast Submarket
- 40' x 40' Typical Column Spacing
- 20% Office | 80% Warehouse
- 100% HVAC
- Loading: 10 Dock-High Doors, 2 Ramps, 6 Pit Levelers with Shelters (Can add additional 12 Dock-High Doors)
- Clear Height: +/-24'
- 110' Concrete Truck Court



SAM OWEN

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CLAUDIA TAYLOR

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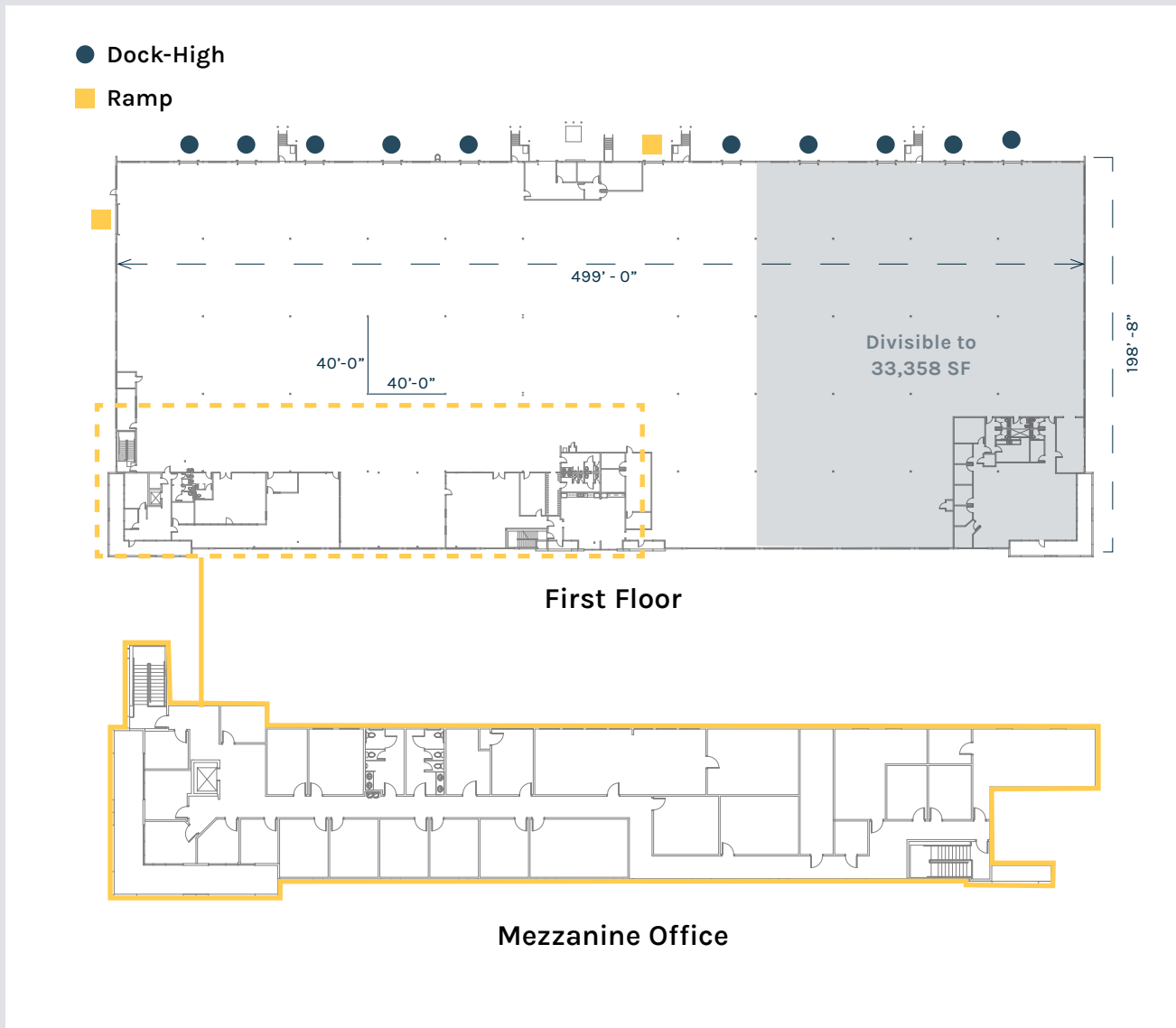


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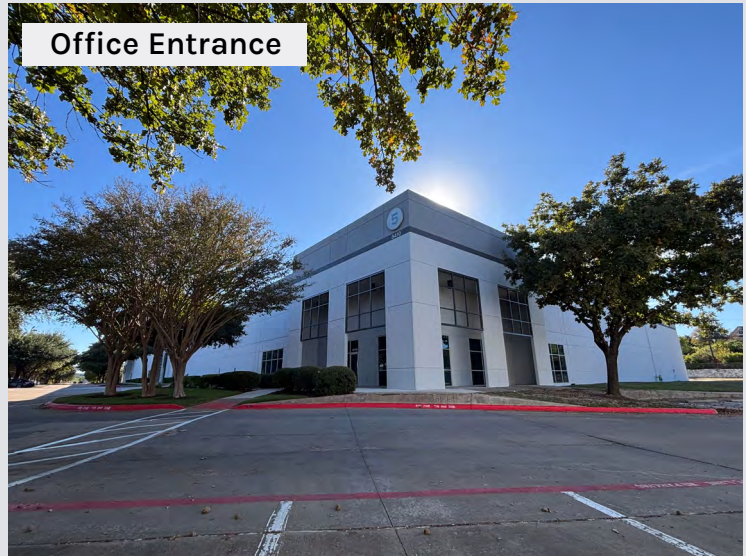
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Warehouse



Office Entrance



Break Area



Office



Reception

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