



# For Lease

**19,600 SF**  
on +/- 2.00 Acres

## Property Highlights

Warehouse SF: 13,626 SF  
Office SF: 5,974 SF

Lease Rate:  
Contact Broker

Specs:  
140' Building Depth  
24'-28 Clear Height

Loading:  
2 Dock High, 2 Grade Level  
148' Truck Court

Highlights:  
Fully Fenced



# 8020 Exchange Dr

Austin, TX 78754

## 19,600 SF Industrial Warehouse

8020 Exchange Drive offers 19,600 square feet of functional industrial space situated on ±2 acres in Northeast Austin. The property features 13,626 square feet of warehouse area and 5,974 square feet of office space, providing an ideal balance for a range of operational needs. Conveniently located with quick access to major Austin arteries- including U.S. 290, SH-130, and I-35- the site ensures easy connectivity to Downtown Austin, ABIA Airport, and surrounding business hubs. The fully fenced property also includes a 148' truck court, 2 dock-high doors, and 2 grade-level doors for efficient logistics.

Please contact us for additional information or to schedule a tour:

**Luke Watson**  
luke.watson@streamrealty.com  
T: 512.481.3056

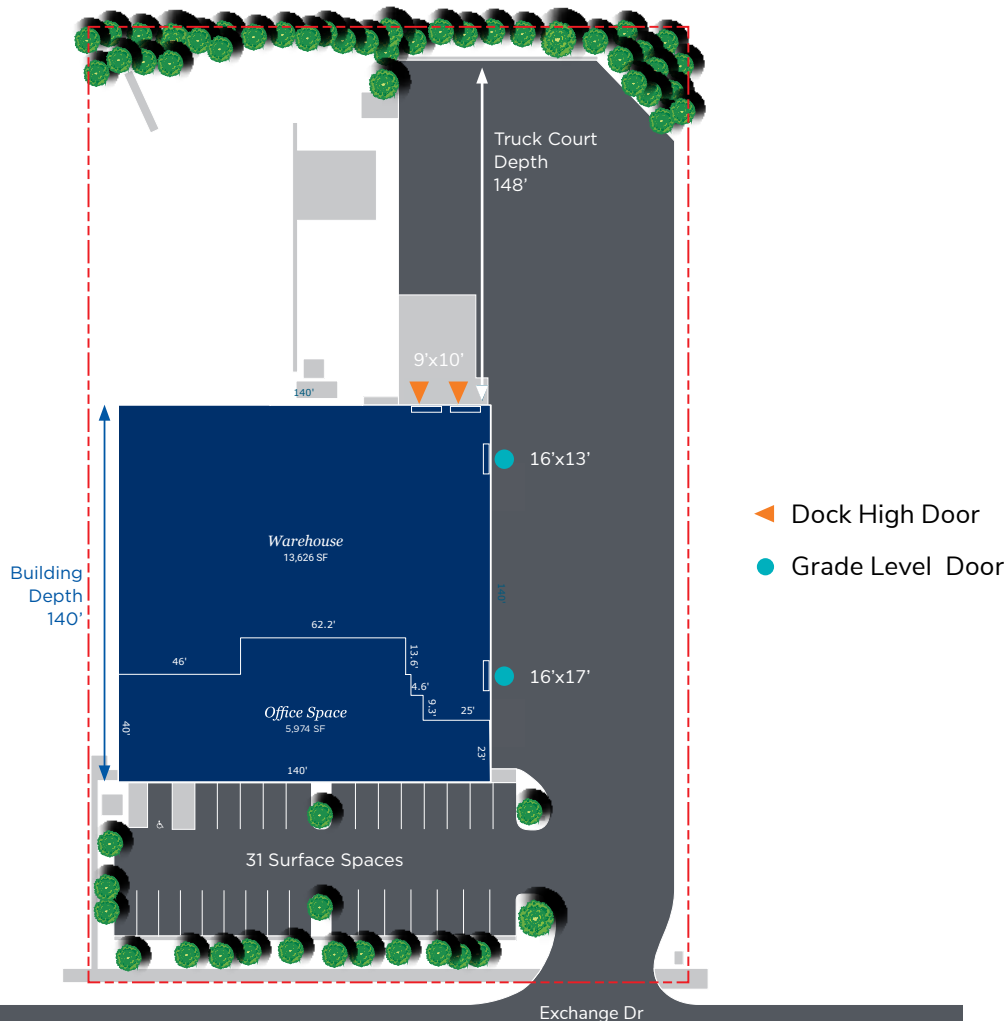
**Tucker Rice**  
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5,974 SF Office



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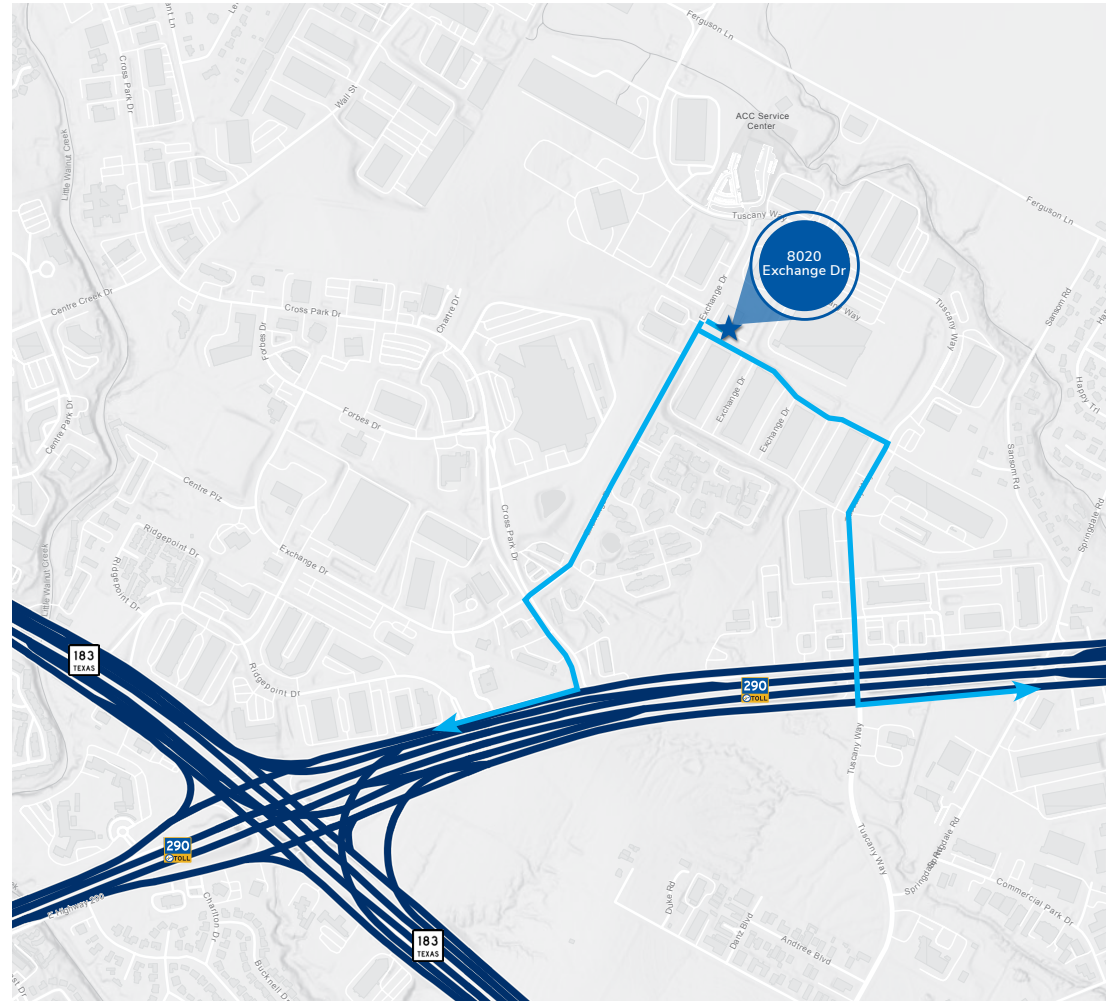
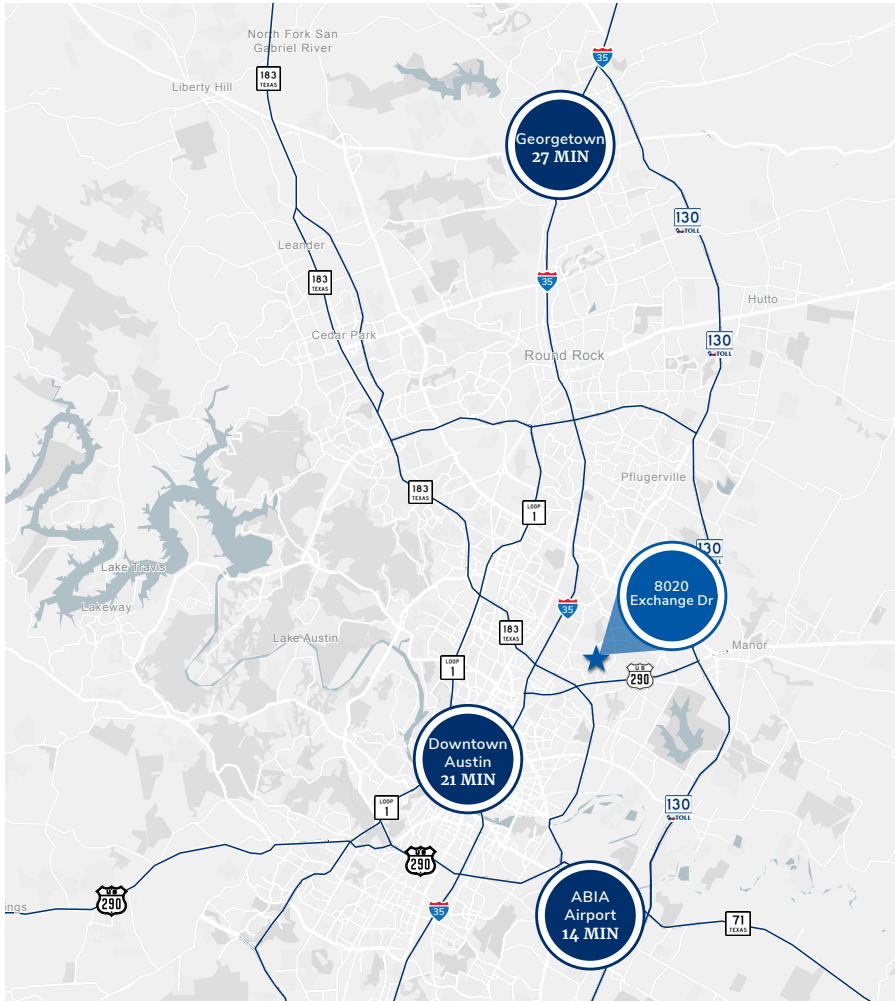
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