

# FOR LEASE

10,279 SF AVAILABLE  
8107 SPRINGDALE ROAD | AUSTIN,  
TEXAS NORTHEAST INDUSTRIAL  
SUBMARKET



RENOVATIONS RECENTLY COMPLETED





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**DOWNTOWN AUSTIN**

183

TUSCANY WAY

SPRINGDALE ROAD

SUITE 106  
10,279 SF  
AVAILABLE





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## SPACE FOR LEASE - INFORMATION

- **10,279 SF AVAILABLE**
- **3,442 SF OF OFFICE**
- **16' CLEAR HEIGHT**
- **100' BUILDING DEPTH**
- **+/- 60' TRUCK COURT DEPTH**
- **AMPLE EMPLOYEE PARKING**
- **5 SEMI DOCK HIGH DOORS**
- **1 GRADE LEVEL DOOR**
- **NEW TPO ROOF (2020)**
- **0.66 MILES NORTHEAST OF HWY 183; 0.28 SOUTH OF HWY 290**

## MARKETED BY:

**LEIGH ELLIS**

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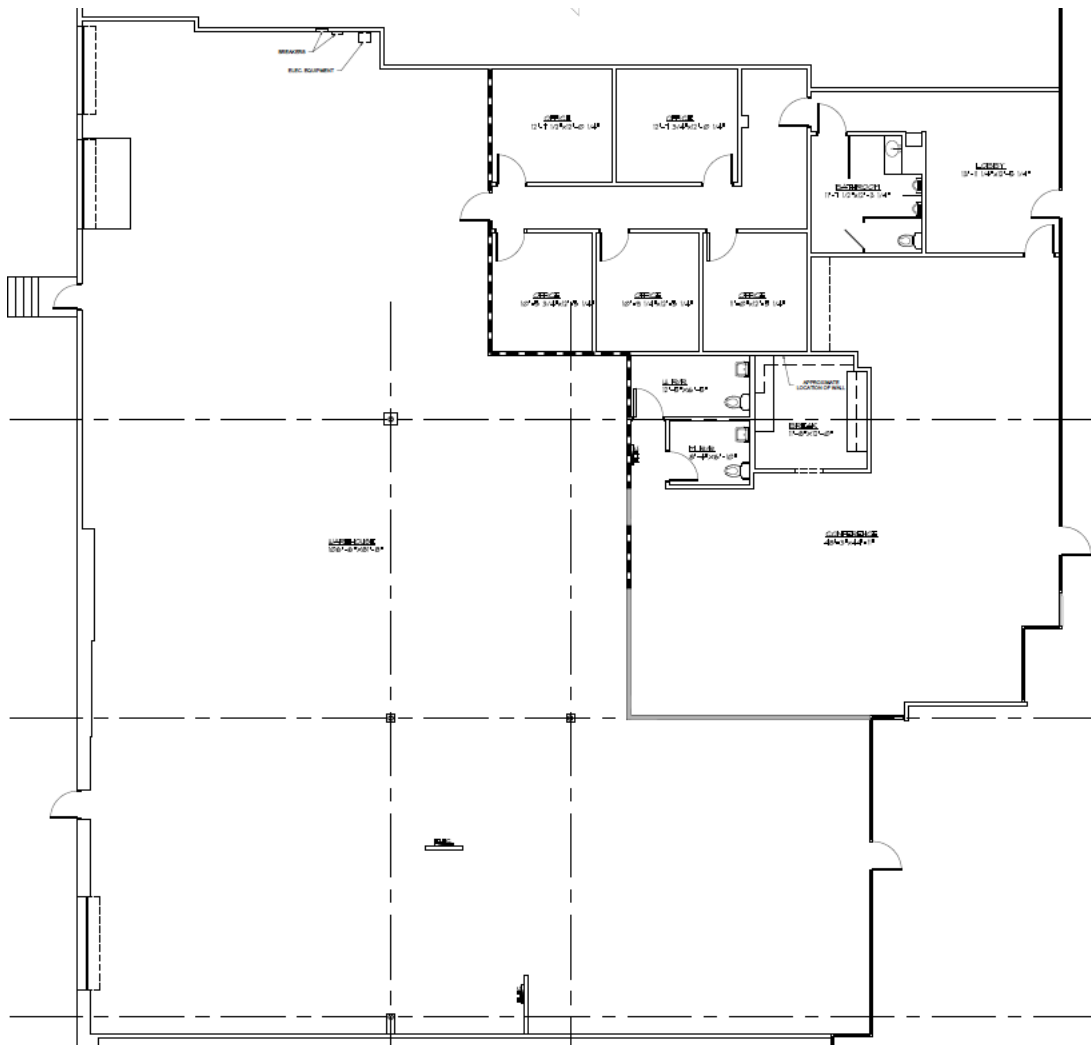


## RENOVATIONS RECENTLY COMPLETED

- **10,279 SF AVAILABLE**
- **3,442 SF OFFICE**
- **16' CLEAR HEIGHT**
- **5 SEMI DOCK HIGH DOORS**
- **1 GRADE LEVEL DOOR**
- **NEW PAINT AND LED IN WAREHOUSE**
- **NEW PAINT AND CARPET IN OFFICE**
- **NEW LED FIXTURES IN OFFICE**
- **NEW BREAK ROOM IN OFFICE**
- **UPDATED RESTROOM IN OFFICE**
- **UPDATED RESTROOM IN WAREHOUSE**

## **New Area Breakdown**

Warehouse	6,837-sf
Office	3,442-sf
<b>Total Area</b>	<b>10,279-sf</b>





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SUITE 106  
10,279 SF  
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COMMERCIAL PARK DRIVE



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