

FOR LEASE

Owned and Operated by



BEN WHITE 1 - SUITE 160

4210 S. Industrial Drive, Austin TX 78744

13,360 SF



LEASING INFO & CONTACT

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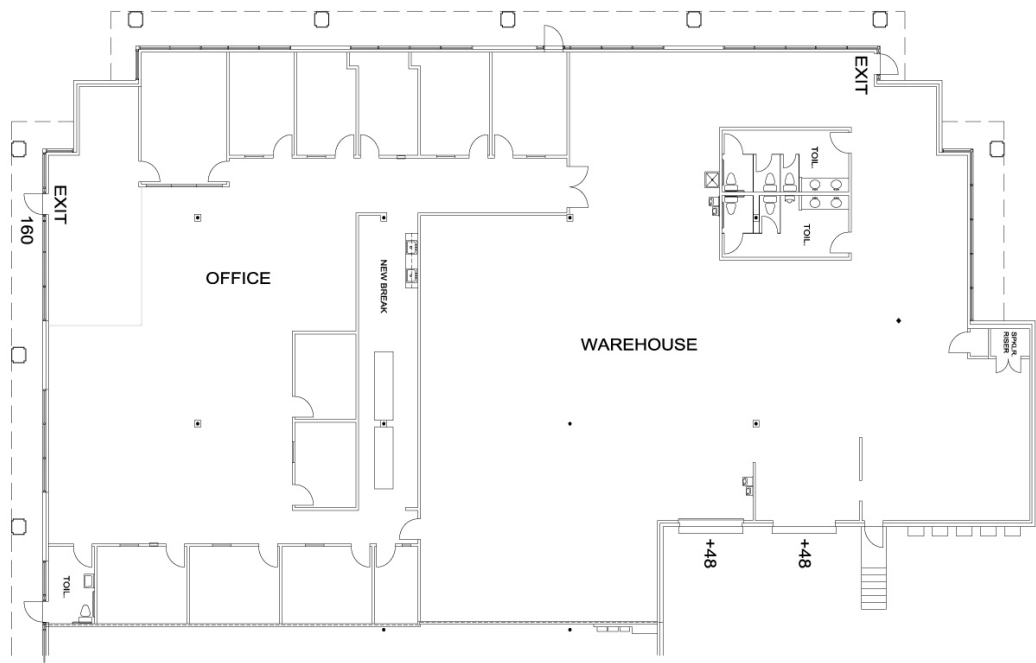
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Madison Lewis

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



SUITE 160

Total Available	13,360 SF
Date Available	Immediately
Space Layout	50% Office / 50% Warehouse
Parking Ratio	2:1,000
Clear Height	16'

HVAC	100% HVAC
Loading	1 dock-high and 1 semi-dock loading door
Space Layout	Break area, conference room, 10 hardwall offices

TRANSIT OVERVIEW

Located just southeast of the IH-35 and SH-71 intersection, Ben White Business Park is conveniently situated with easy access to Austin's major thoroughfares.

TRANSPORTATION

US-290/SH-71	0.5 miles
IH-35	1 mile
Loop 360	4 miles
US-183	4.4 miles
Mopac (Loop 1)	5.6 miles
ABIA Airport	6 miles
SH-130	8.3 miles

NEARBY ATTRACTIONS & EMPLOYERS

University of Texas (UT)	5.5 miles
Circuit of the Americas	8.9 miles
Q2 Stadium	13.7 miles
The Domain	14 miles
The Arboretum	17 miles
Tesla Gigafactory	10 miles
Infineon Technologies	3 miles
Amazon	3 miles
Tokyo Electron	2.8 miles

MAJOR TEXAS CITIES

Downtown Austin	4.5 miles
Round Rock	27 miles
Georgetown	36 miles
San Marcos	27 miles
San Antonio	76 miles
Houston	160 miles
Fort Worth	200 miles
Dallas	193 miles



BEN WHITE SITE PLAN

