



STAND-ALONE INDUSTRIAL BUILDING FOR LEASE

29,332 SF AVAILABLE

8200 CROSS PARK DRIVE | AUSTIN, TX | 78754

LOCATED IN NORTH CENTRAL AUSTIN

FOR MORE INFORMATION, CONTACT STREAM:

DRA
ADVISORS

STREAM

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Building Overview

Located just north of US-290 and Hwy-183, this property is well-situated in Austin's North Central submarket. This standalone building offers users a unique single-tenant opportunity. The infrastructure allows for office, manufacturing, and production use. 8200 Cross Park is 100% HVAC, has both dock-high and grade-level loading, as well as ample employee parking.



PROPERTY FEATURES

Standalone Building

29,332 Total SF

Easy Access to US-290, US-130 & IH-35

Loading: 1 Dock-High & 1 Grade Level

Power: 800 Amps at 480V 3 Phase

Year Built: 1999



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SITE PLAN

29,332 SF AVAILABLE

Parking: 2.23/1,000

Clear Height: +/- 20'

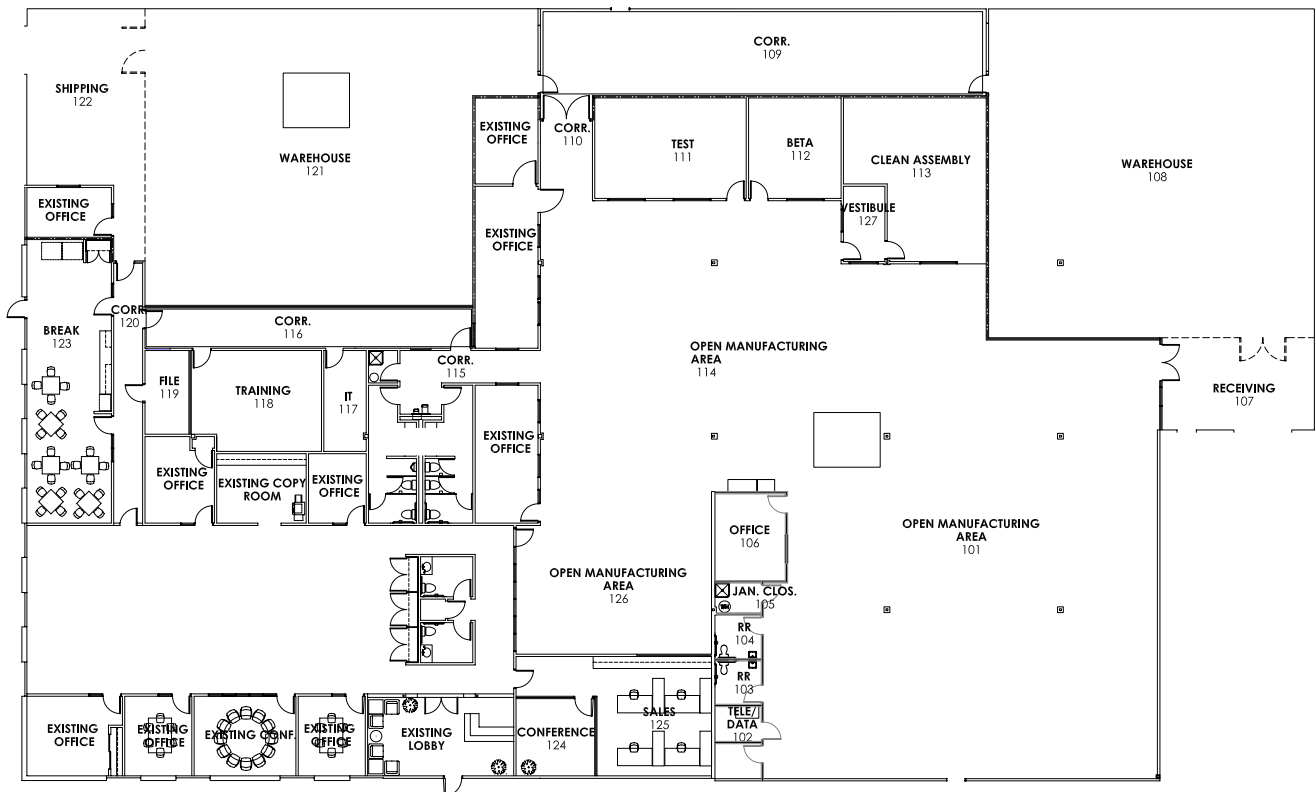
Loading: Dock and Grade Level

Building Depth: 135'

Office: +/- 5,000 SF

Typical Column Spacing: 30' x 30'

Manufacturing and Production: +/- 10,000 SF



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DRIVE TIMES

DOWNTOWN AUSTIN
7 miles

THE DOMAIN
7 miles

**SAMSUNG AUSTIN
SEMICONDUCTOR**
5 miles

**AUSTIN BERGSTROM
INTERNATIONAL AIRPORT**
10 miles

DELL WORLD HQ
13 miles

ROUND ROCK
14 miles

DALLAS
192 miles

HOUSTON
156 miles

SAN ANTONIO
86 miles



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