

Quarter
CROSSING



For Lease

Up to 108,319 RSF
10111 Hill Lane Manor, TX
78653





About the property

Located conveniently off Highway 290 with proximity to US-183 and SH-130, Quarter Crossing is a newly constructed rear-load industrial building with 108,139 RSF remaining for lease. The suite is available for immediate move in.



Highlights

108,139 RSF remaining for lease

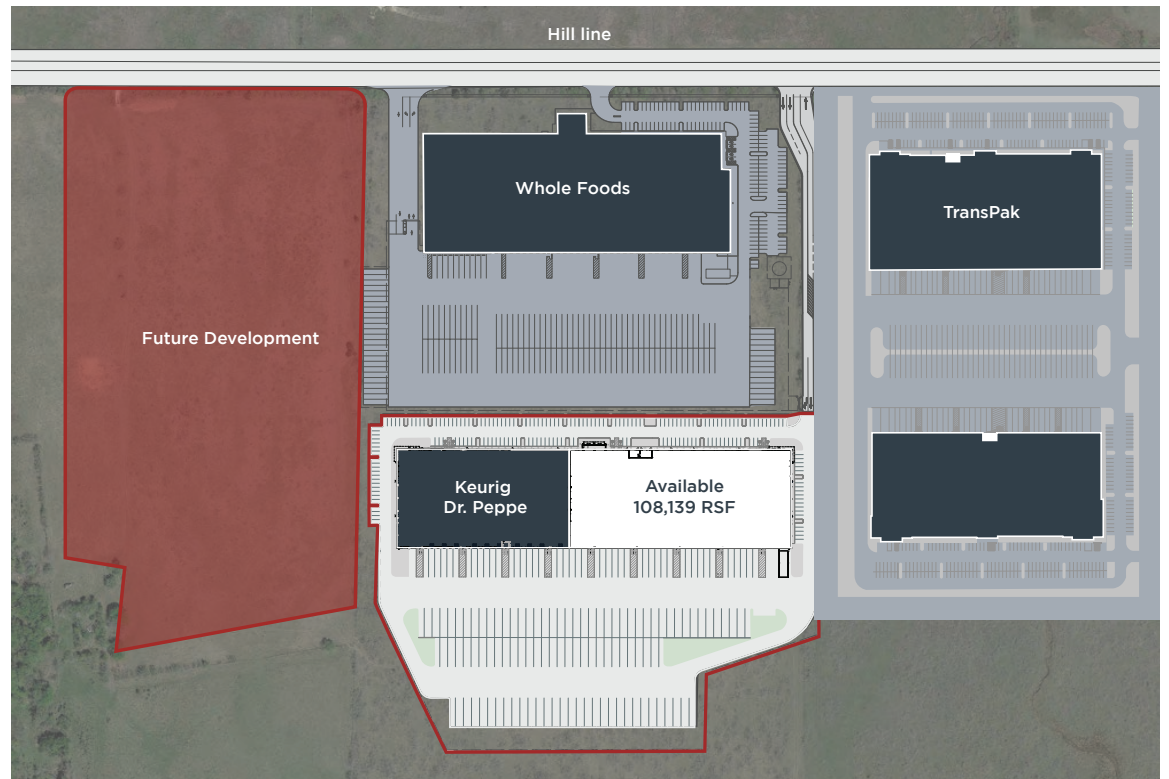
+/- 36' clear height

Close to major employers including Samsung, Applied Materials and Amazon

Multiple access points through SH-130, US-290, Parmer Lane and E. Howard Lane

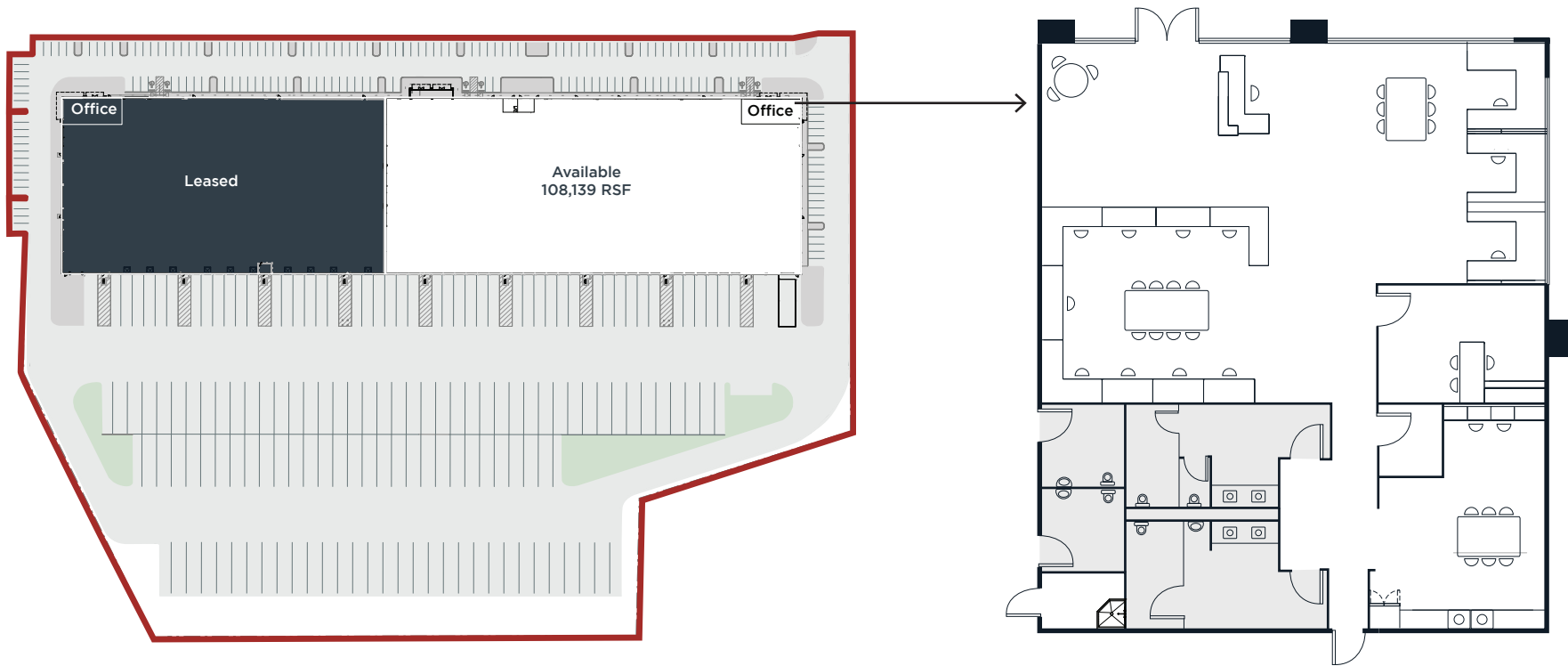
Solar panel ready

Ready for immediate move in



Available space specs

Divisible to 36K SF



108,139 RSF
Total available space

+/-3,100 SF
Spec office

+/-36'
Clear height

50'x54'
Column spacing

ESFR
Fire sprinklers

1,400 Amps
Power

220'x870'
Building size

67
Trailer parks available

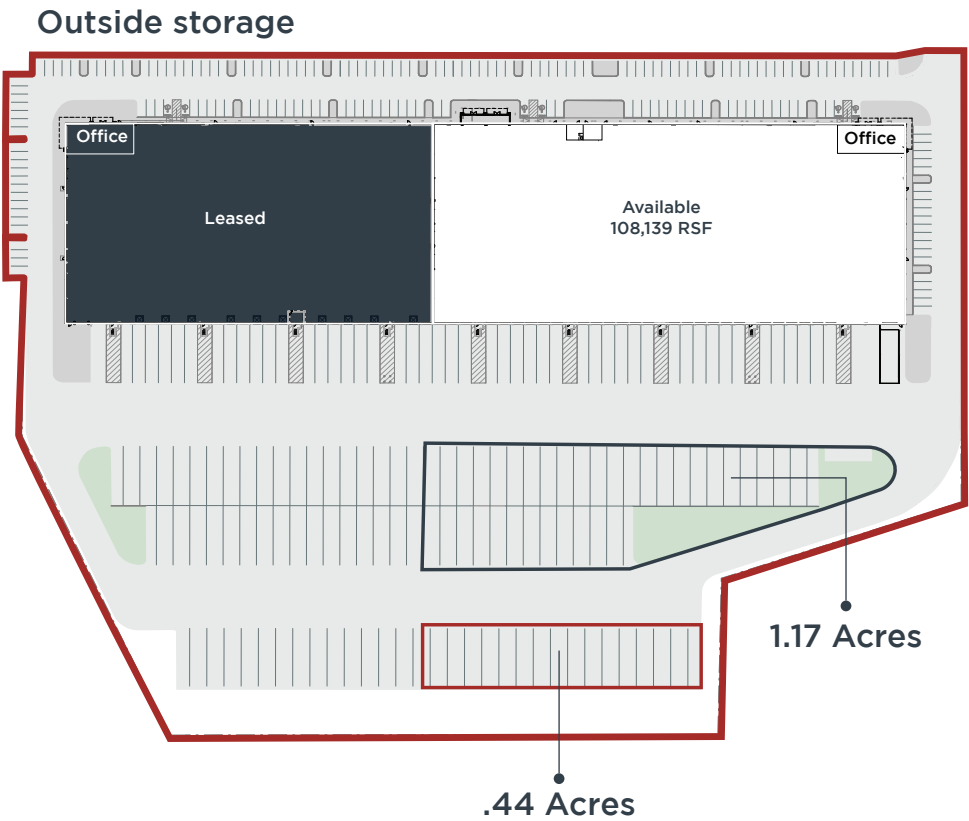
108
Auto parks available

185'
Truck court

1
Ramp available

28
Dock doors available

Modified scenarios



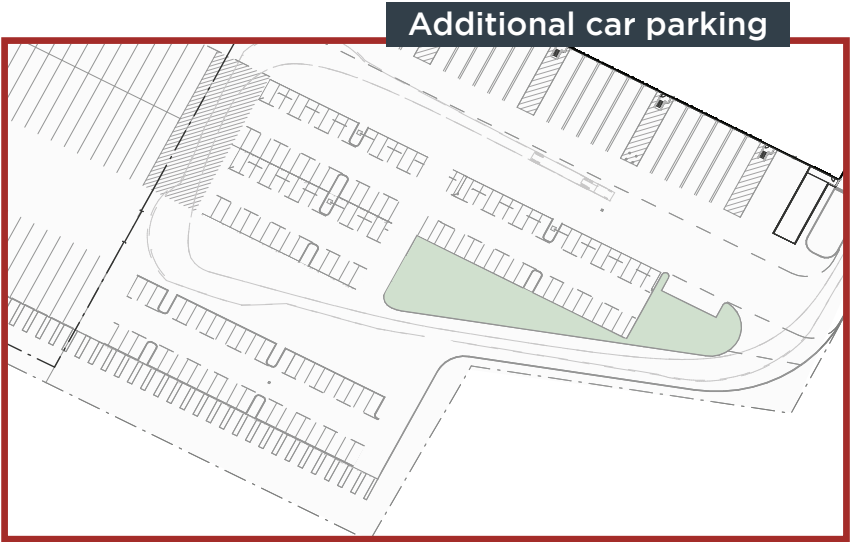
As-Is Scenario

67 Trailer

Parking spots available

108 Auto

Parking spots available



Modified Scenario

0 Trailer

Parking spots available

160 Auto

Parking spots available

Road improvements in the area

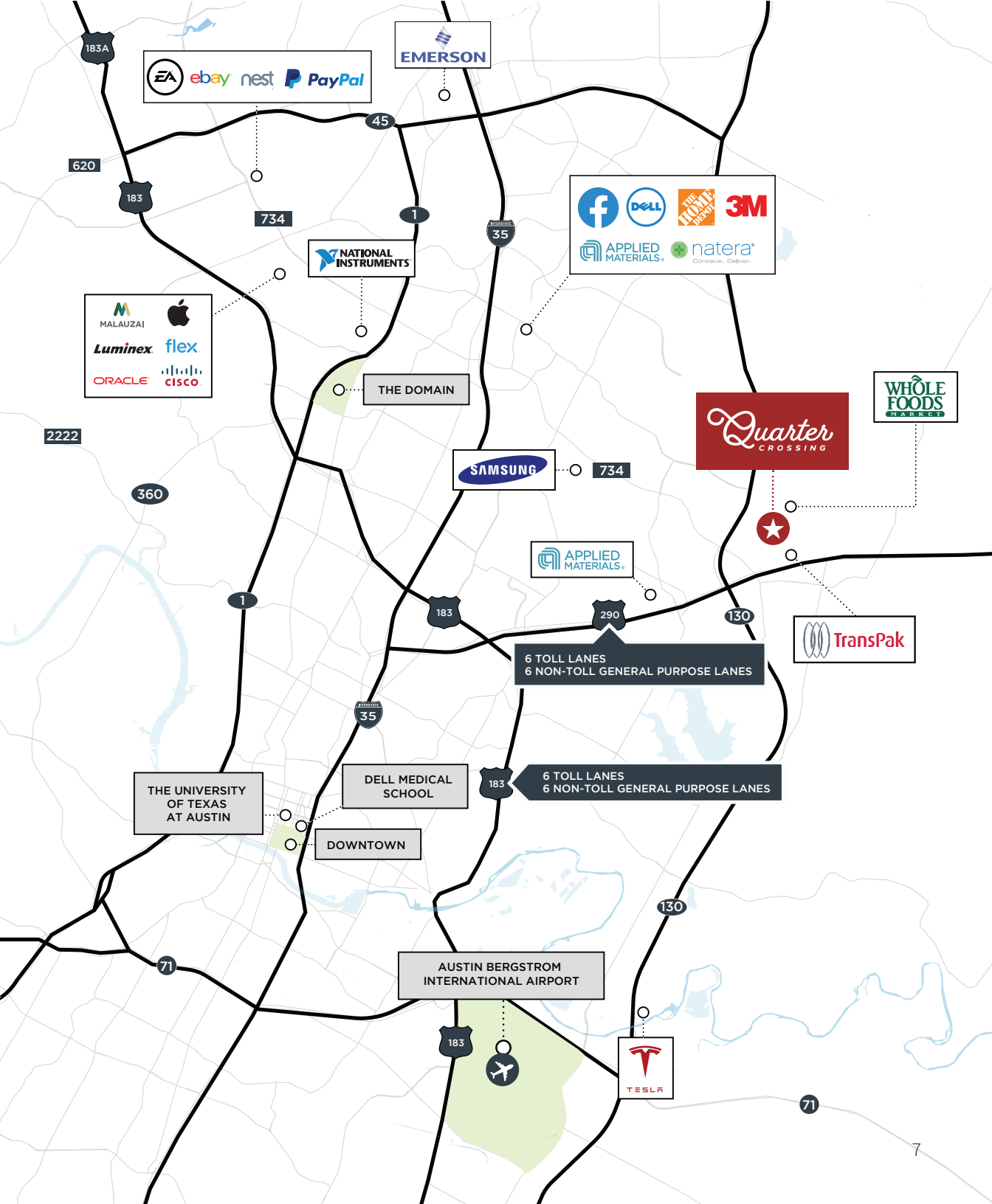
Seamless access to the property is now complete with brand new roads connecting to US-290.

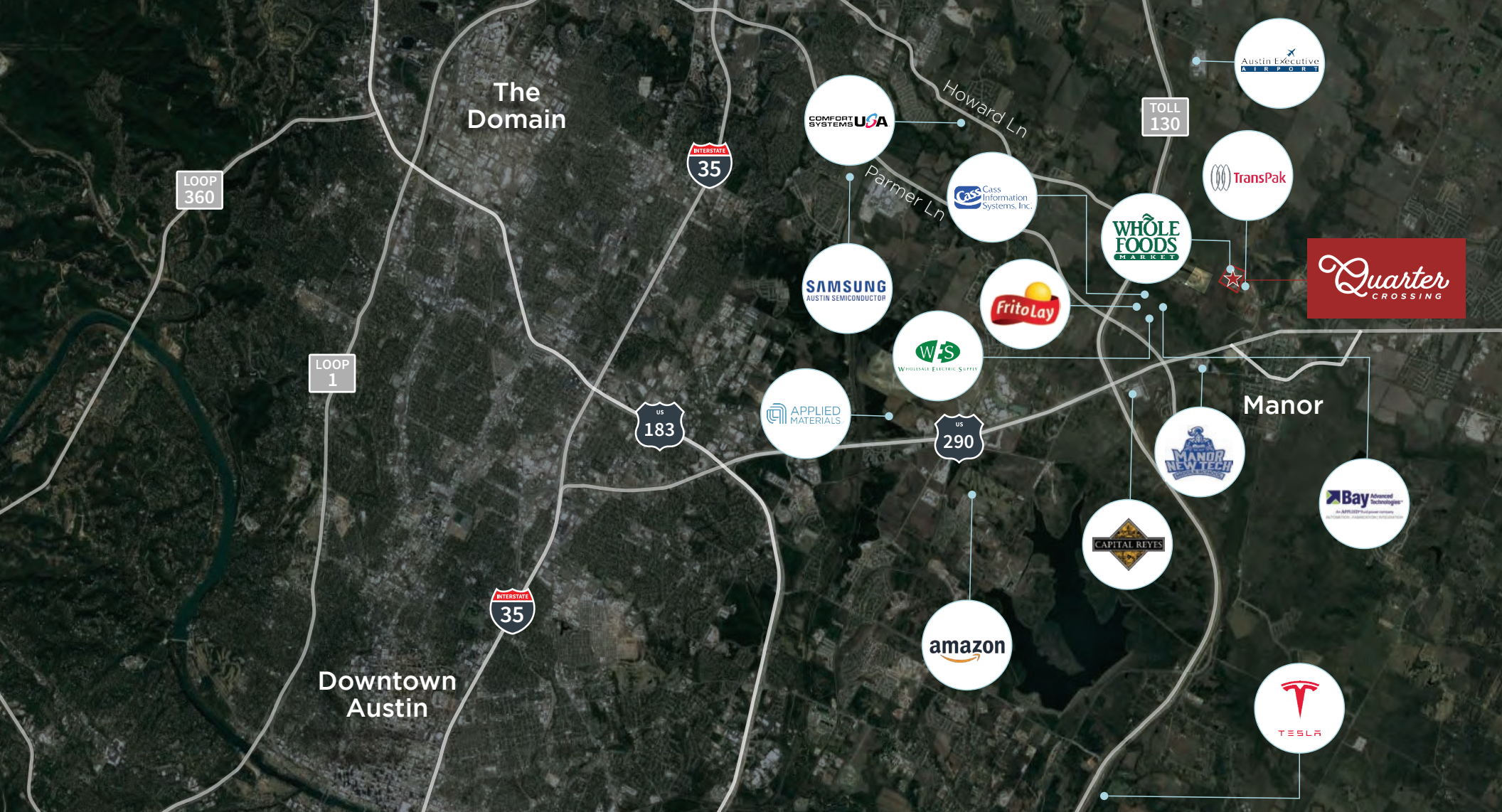


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Site location and drive times

Destination	Distance	Drive time
Samsung	4 mi.	7 min.
Applied Materials	6 mi.	12 min.
Tesla Gigafactory	12 mi.	25 min.
The Domain	15 mi.	22 min.
Downtown Austin	15 mi.	25 min.
ABIA Airport	15 mi.	25 min.





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