

Quarter
CROSSING



For Lease

Up to 108,107 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 108,107 RSF remaining for lease. The suite is available for immediate move in.



Highlights

108,107 RSF remaining for lease

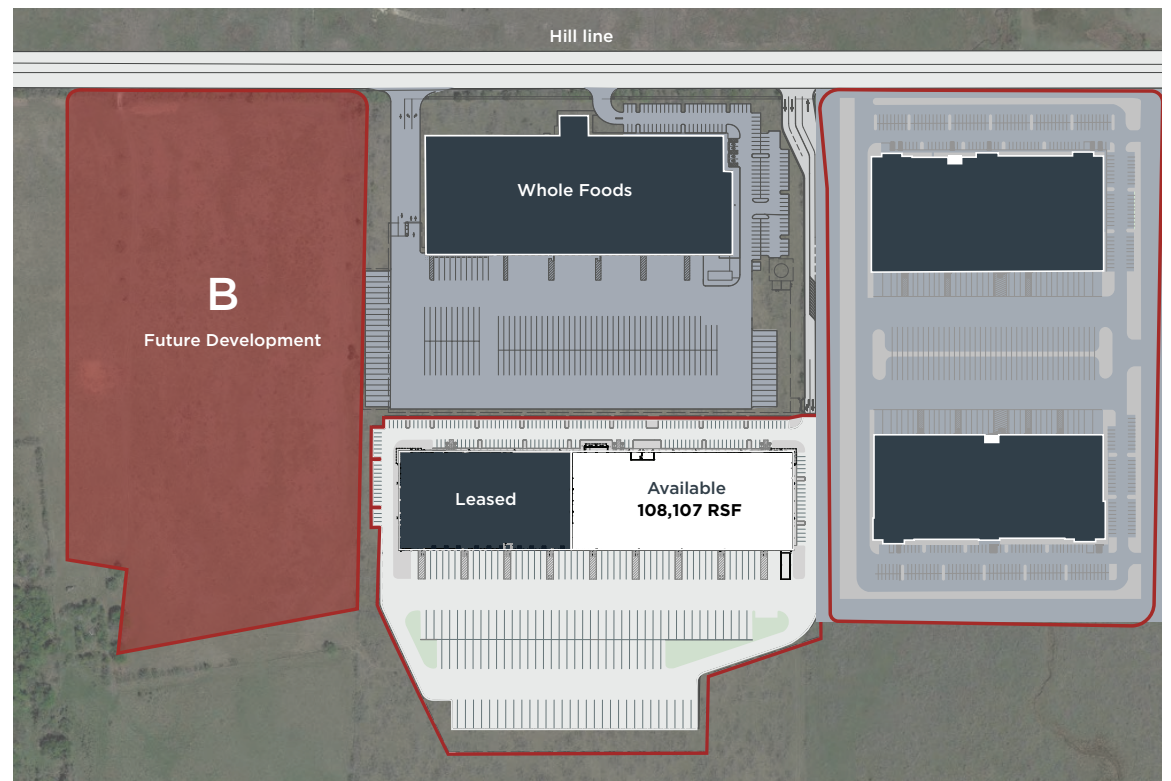
+/- 36' clear height

Close to major employers including Samsung, Applied Materials and Amazon

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

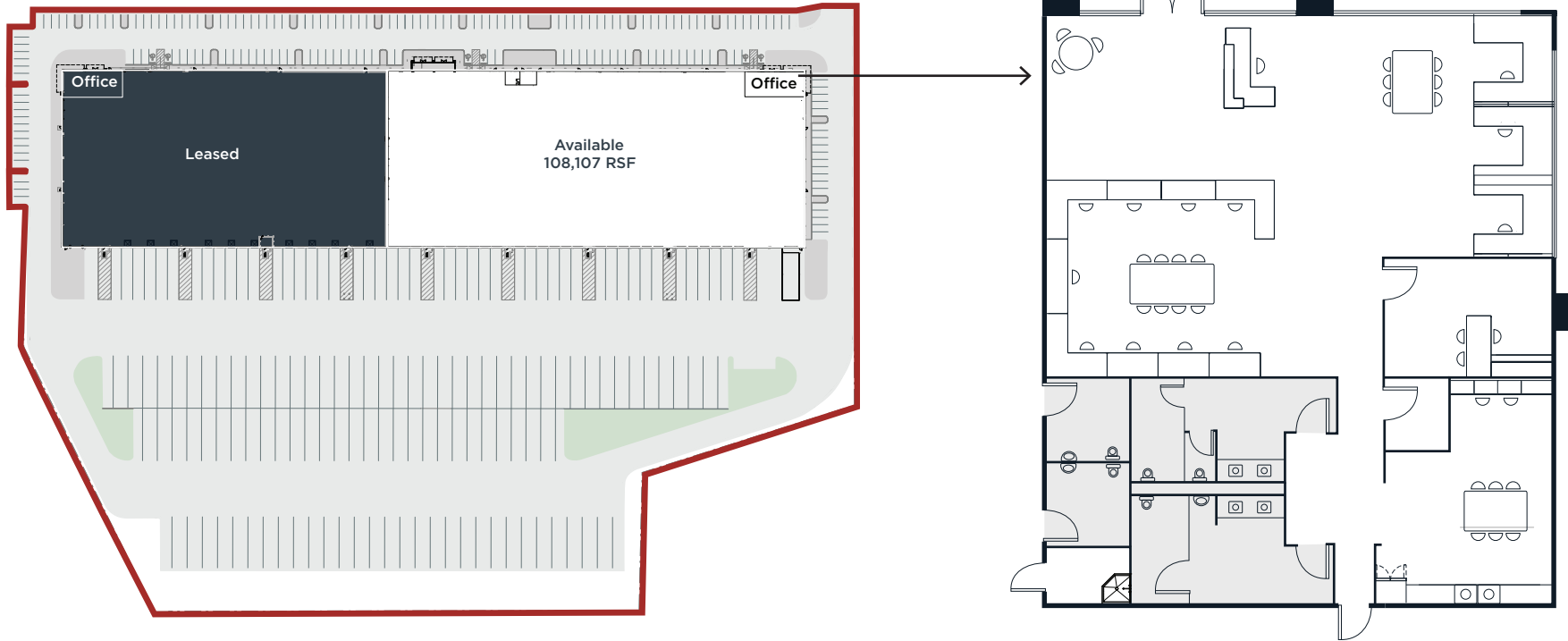
Solar panel ready

Ready for immediate move in



Available space specs

Divisible from 36K to 72K SF



108,107 RSF
Total available space

2,975 SF
Spec office

+/-36'
Clear height

50'x54'
Column spacing

ESFR
Fire sprinklers

1,000 Amps
Power

220'x870'
Building size

67
Trailer parks available

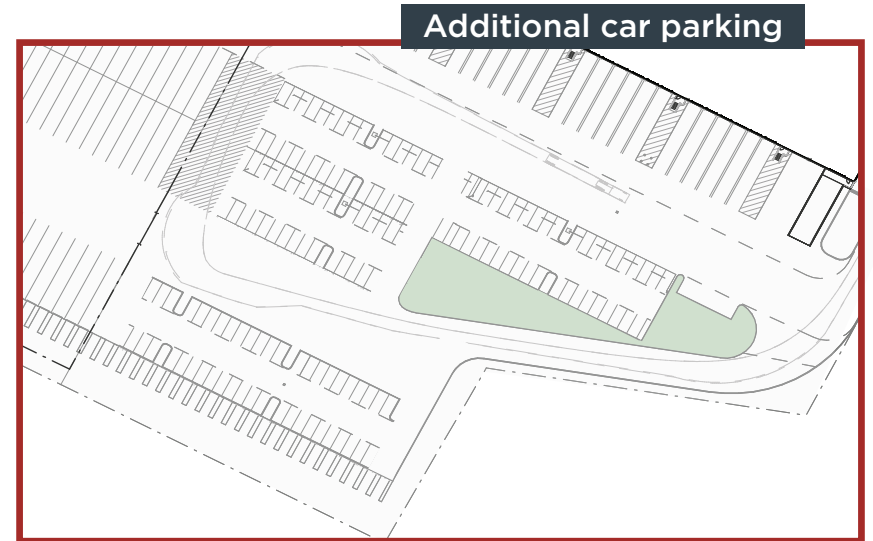
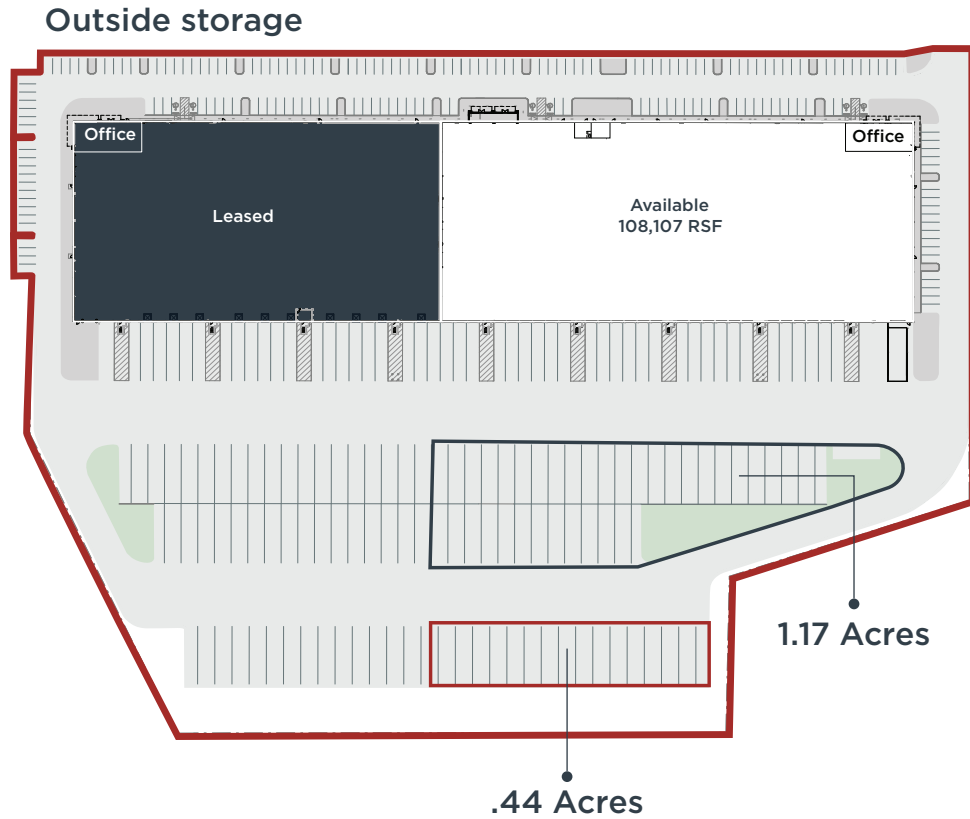
108
Auto parks available

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.



10111 Hill Lane Manor / TX 78653

Site location and drive times

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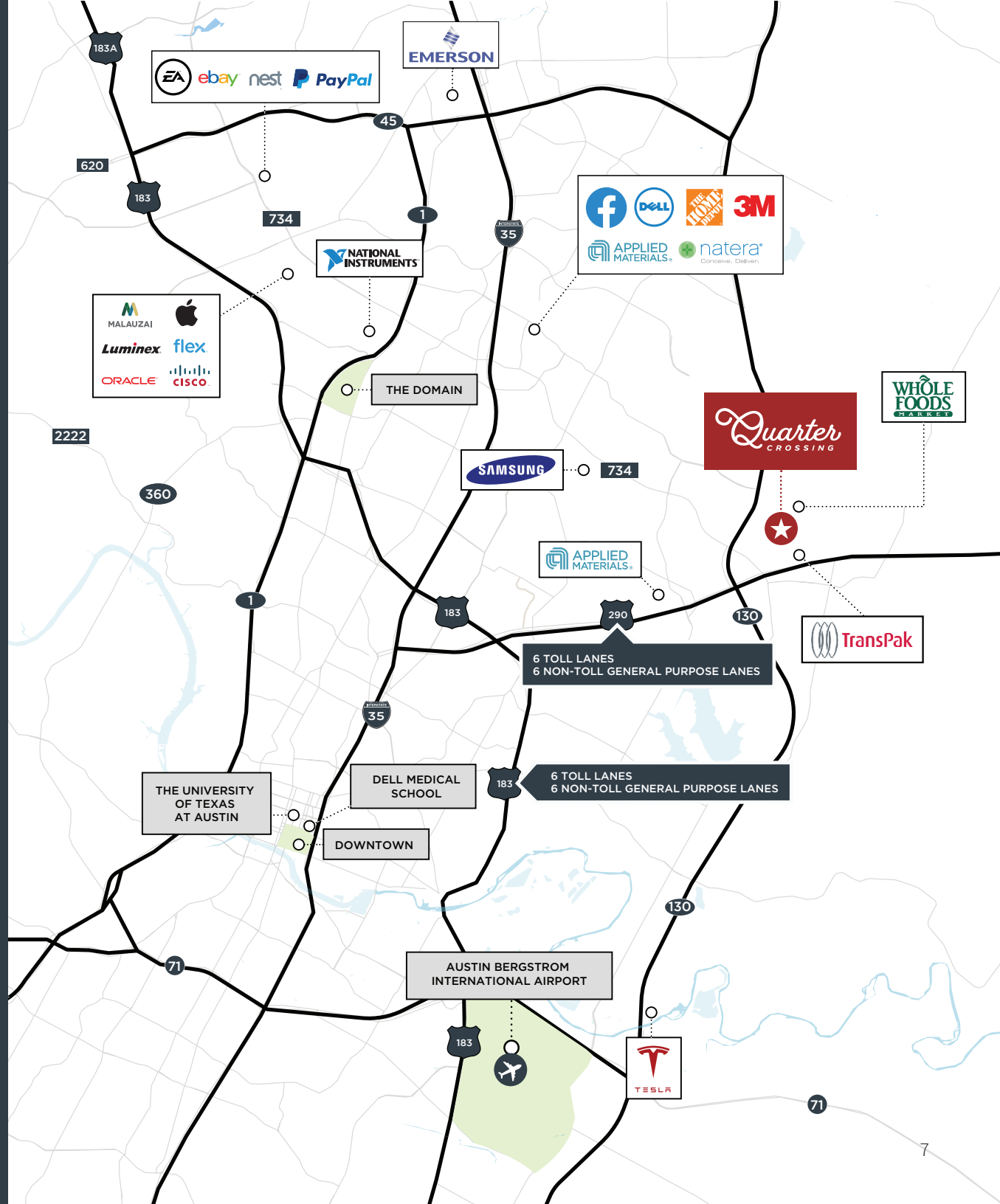
Applied Materials	6 mi.	12 min.
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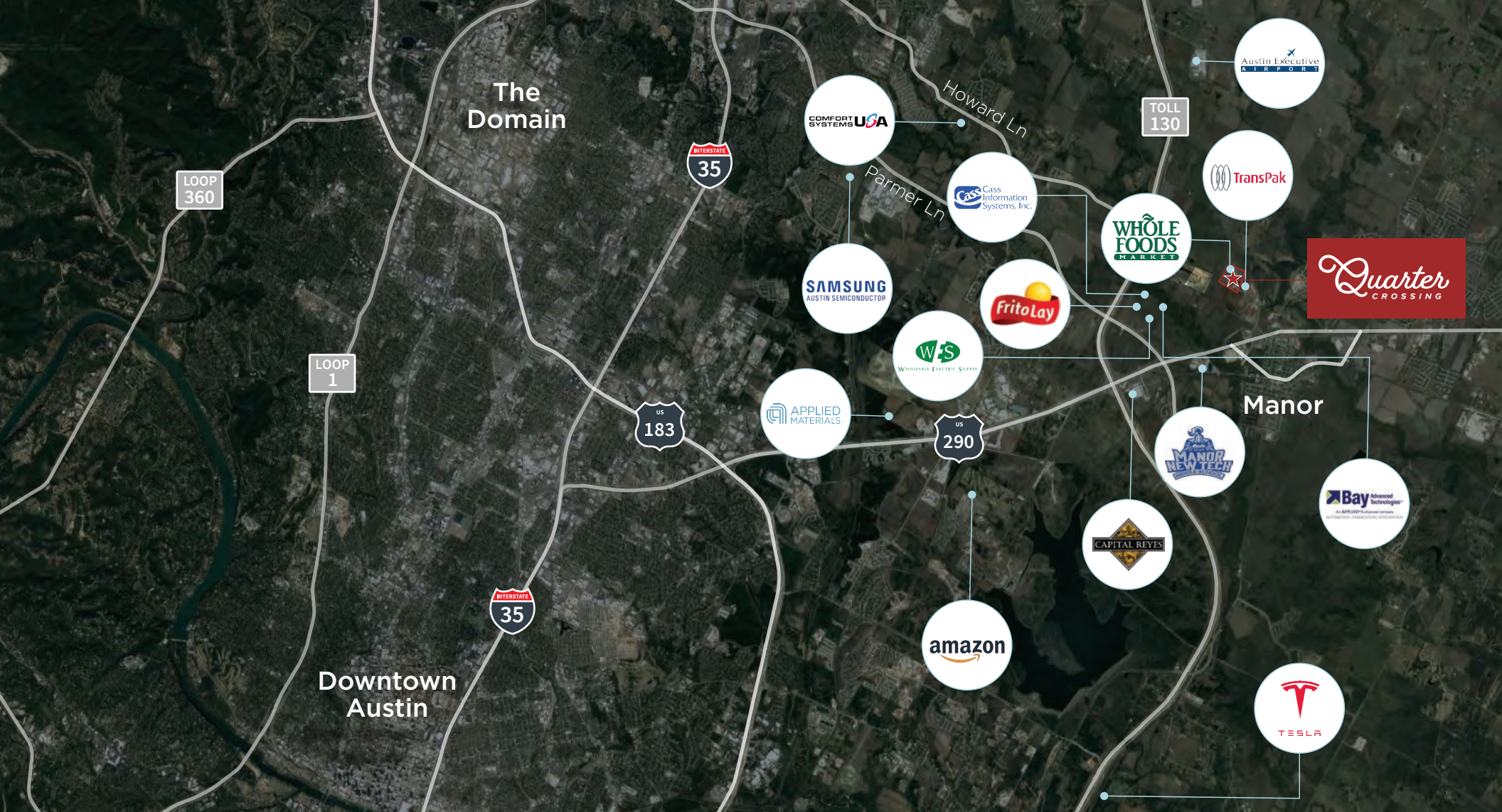
Tesla Gigafactory	12 mi.	25 min.
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The Domain	15 mi.	22 min.
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Downtown Austin	15 mi.	25 min.
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ABIA Airport	15 mi.	25 min.
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