



CLASS "A" INDUSTRIAL/FLEX PROJECT IN CENTRAL TEXAS

118,132 SF REMAINING



spaulding & slye
INVESTMENTS

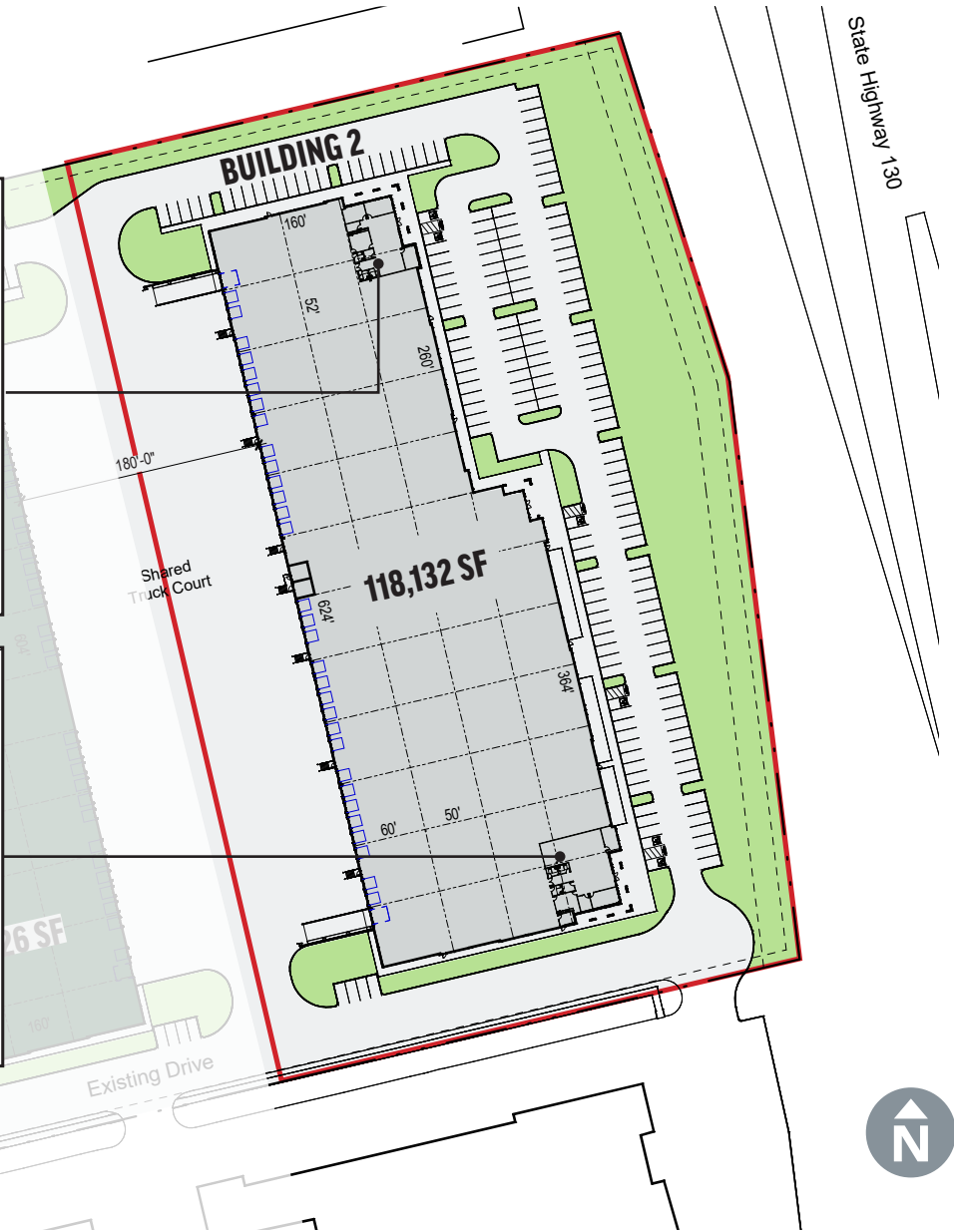
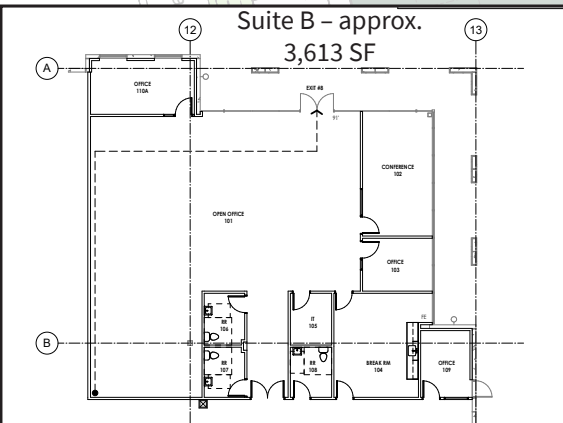
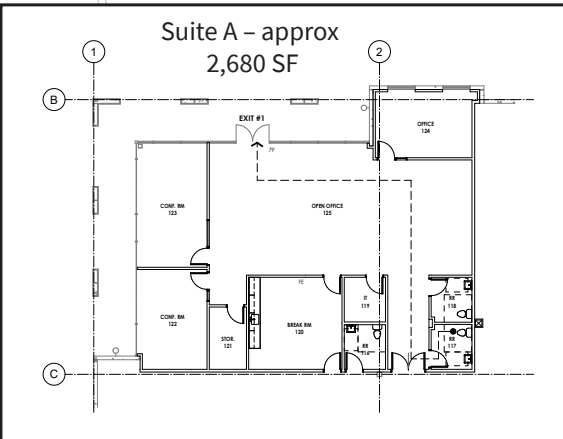
15825 IMPACT WAY | PFLUGERVILLE, TEXAS | 78660



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Building 2



BUILDING SIZE	118,132 SF	GRADE LEVEL DOORS	2 (12' x 14')
AVAILABLE SPACE	118,132 SF	CONFIGURATION	Rear Load
CLEAR HEIGHT	32'	PARKING	179 spaces
DOCK HIGH DOORS	31 (9' x 10')	SPRINKLER SYSTEM	ESFR

Project Highlights



SH 130
FRONTAGE



32'
CLEAR HEIGHT



118,132 SF
TOTAL AVAILABLE



15.56 Acres
SITE



Strategic Location

15825 IMPACT WAY
PFLUGERVILLE, TEXAS 78660



**3.8 MSF
Online Retailer
Fulfillment Center**

**Direct Access to
SH 45 & I-35**

VIA MAJOR HIGHWAYS

Austin Executive Airport	3 miles (5 min)
Pflugerville	5 miles (10 min)
Round Rock	12 miles (20 min)
Downtown Austin	17 miles (30 min)
Austin-Bergstrom Airport	20 miles (30 min)
San Antonio	98 miles (1 hr 40 min)
Houston	154 miles (2 hr 35 min)
Dallas/Fort Worth	185 miles (2 hr 45 min)

COURTYARD
BY MARRIOTT

BILTMORE
LUXURY APARTMENTS

FedEx
Ground

130
LOGISTICS
CENTER

THE DOMAIN
12 miles
23 minutes

DOWNTOWN
17 miles
30 minutes

ABIA
20 miles
30 minutes

**TESLA
GIGA TEXAS**
17 miles
20 minutes

**Austin Executive
Airport**

**Direct Access to
SH 290 & SH 71**

LEASING CONTACTS

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