

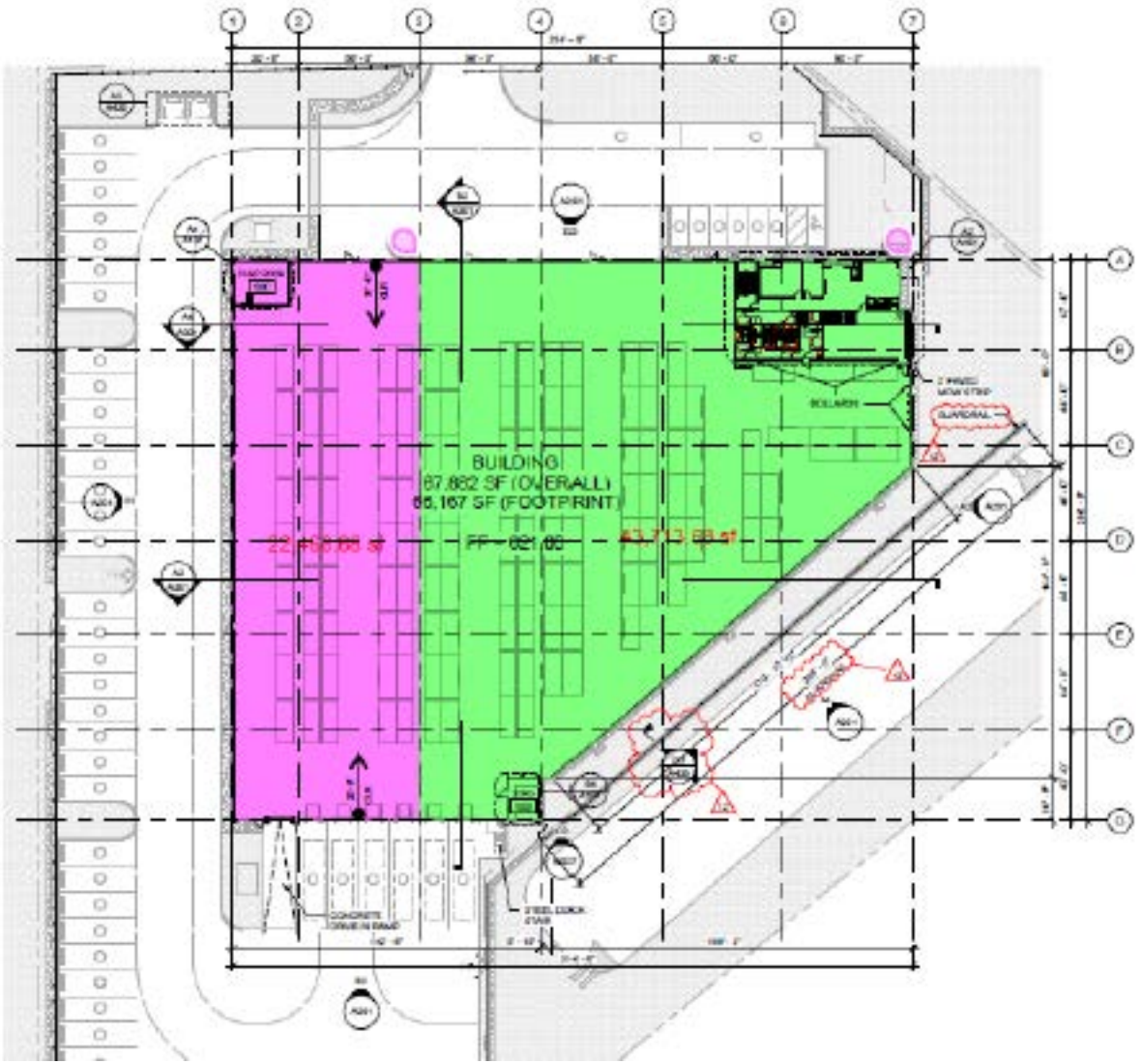
For lease

9989 1/2 E US Hwy 290
Austin, TX 78724

JLL SEE A BRIGHTER WAY

Property highlights

- Flexible lease terms (six months minimum)
- +/- 28’ clear height
- 1 ramped door
- 5 dock high doors
- 7,000 + SF available (dead storage)
- Minimum 22,469 SF for space with a dedicated office
- 100% HVAC
- Fully fenced



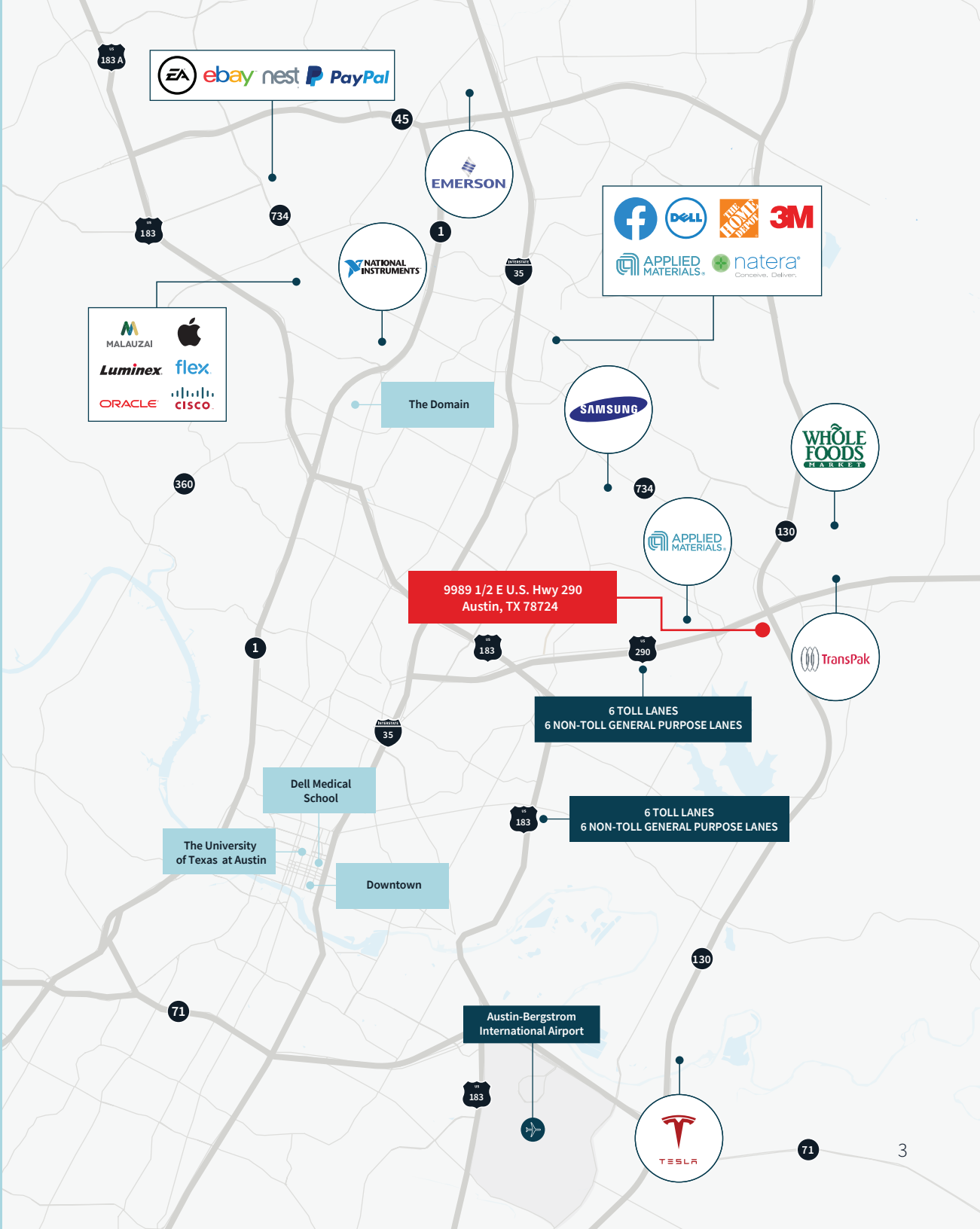
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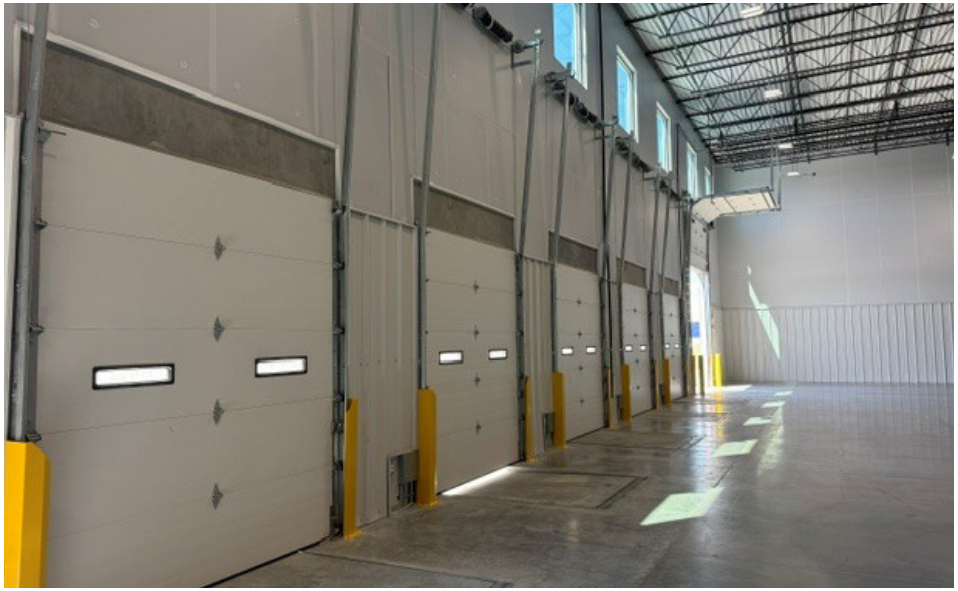
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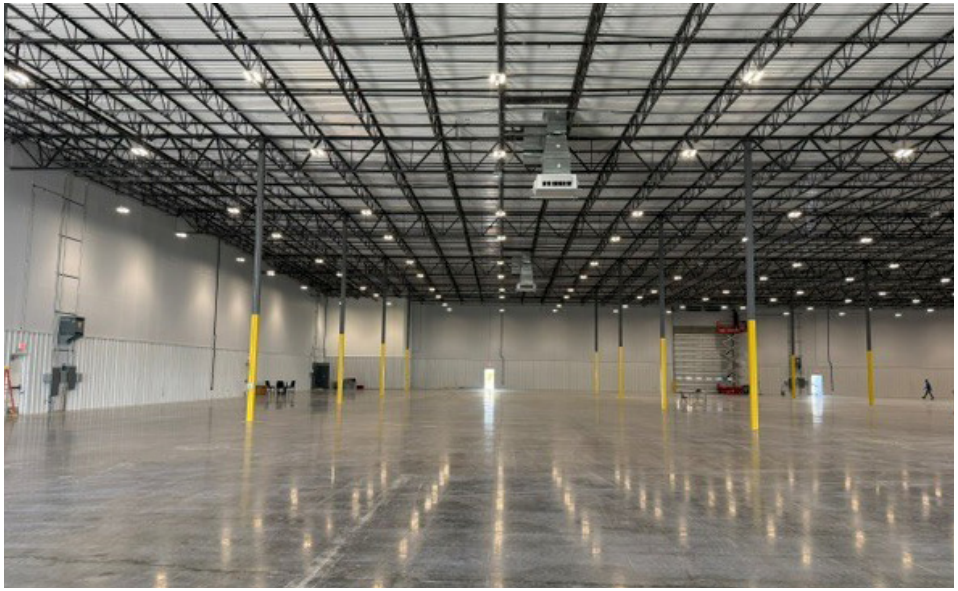
Site location and drive times

Destination	Distance	Drive time
Samsug (Parmer)	5 miles	10 minutes
Applied Materials	2.3 miles	5 minutes
Tesla Gigafactory	11 miles	15 minutes
The Domain	13 miles	17 minutes
Downtown Austin	12 miles	20 minutes
ABIA Airport	15 miles	18 minutes

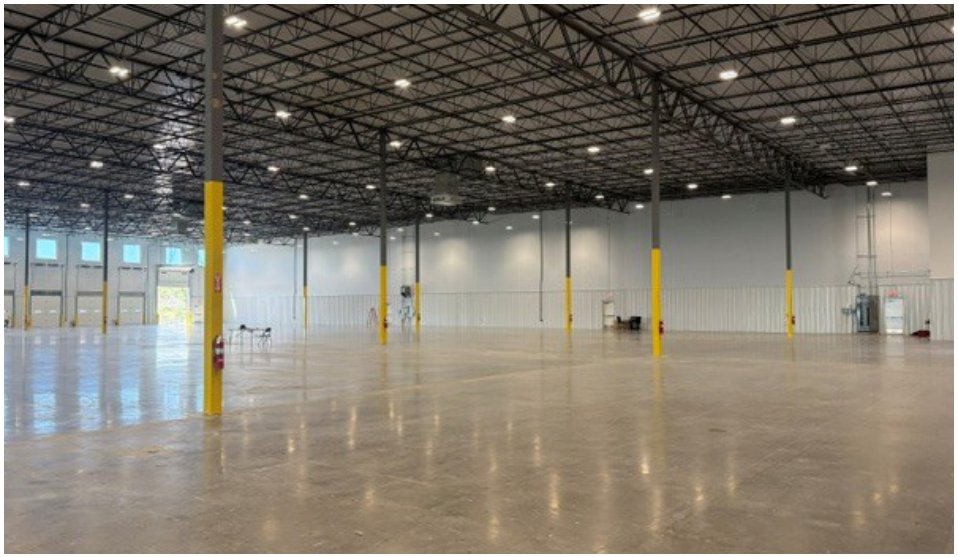
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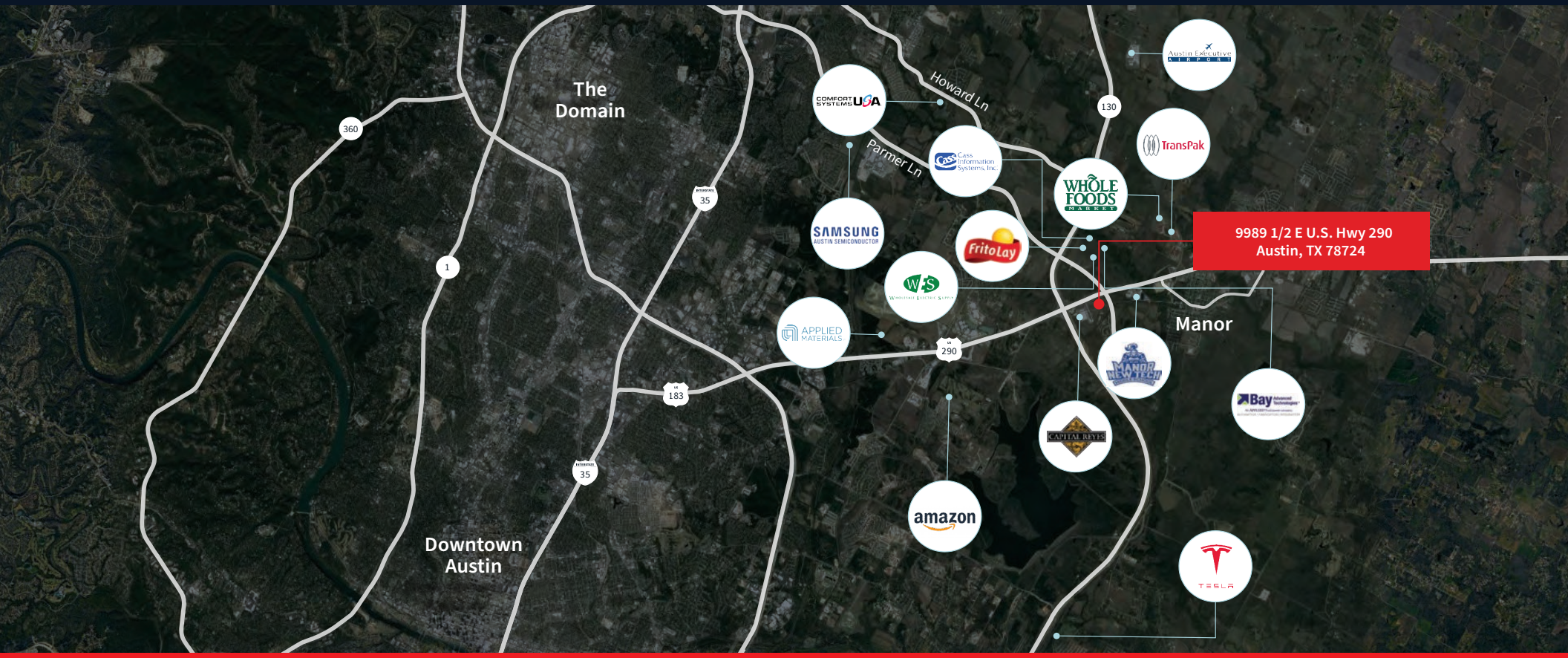






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