130 LOGISTICS CENTER

CLASS "A" INDUSTRIAL/FLEX PROJECT IN CENTRAL TEXAS

118,132 SF REMAINING



15825 IMPACT WAY | PFLUGERVILLE, TEXAS | 78660

JLL®

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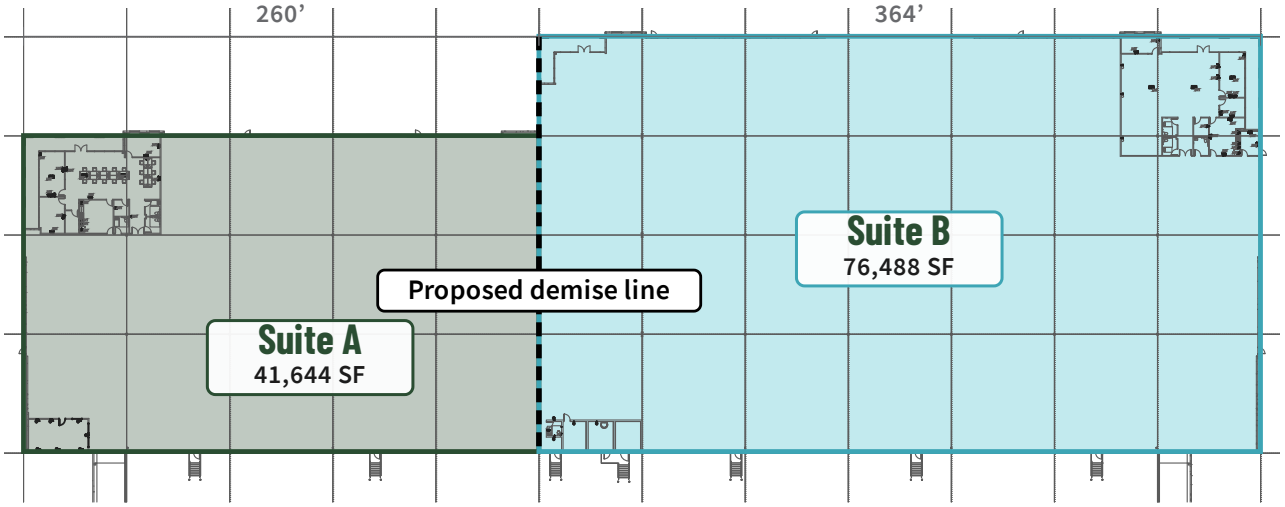
Jones Lang LaSalle Brokerage, Inc.

Demised Floor Plan

15825 IMPACT WAY
PFLUGERVILLE, TEXAS 78660

BUILDING 2	CLEAR HEIGHT	CONFIGURATION	SPRINKLER	PARKING	POWER	FRONTAGE
118,132 SF	32’	Rear load	ESFR	179 spaces	1,400 Amps	SH 130

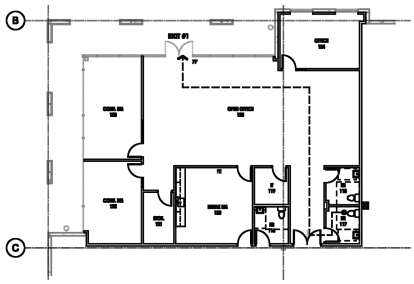
BUILDING 2 IS NOT CURRENTLY DEMISED
118,132 SF, DIVISIBLE INTO TWO SUITES



SUITE A
41,644 SF

Open office, private office, 2 conference rooms, break room, storage, IT room, 3 restrooms

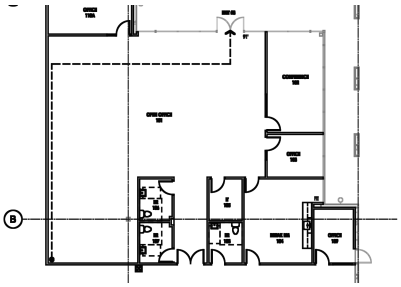
OFFICE	2,680 SF
DOCK-HIGH DOORS	14 (9’ x 10’)
RAMPED DOOR	1 (12’ x 14’)
CLEAR HEIGHT	+/- 32’



SUITE B
76,488 SF

Open office, 3 private offices, conference room, break room, IT room, 3 restrooms

OFFICE	3,613 SF
DOCK-HIGH DOORS	17 (9’ x 10’)
RAMPED DOOR	1 (12’ x 14’)
CLEAR HEIGHT	+/- 32’



Floor plan not to scale. Building is not currently demised; proposed demise line shown at the column line between Suite A and Suite B. Suite and office areas are approximate.

LEASING CONTACTS

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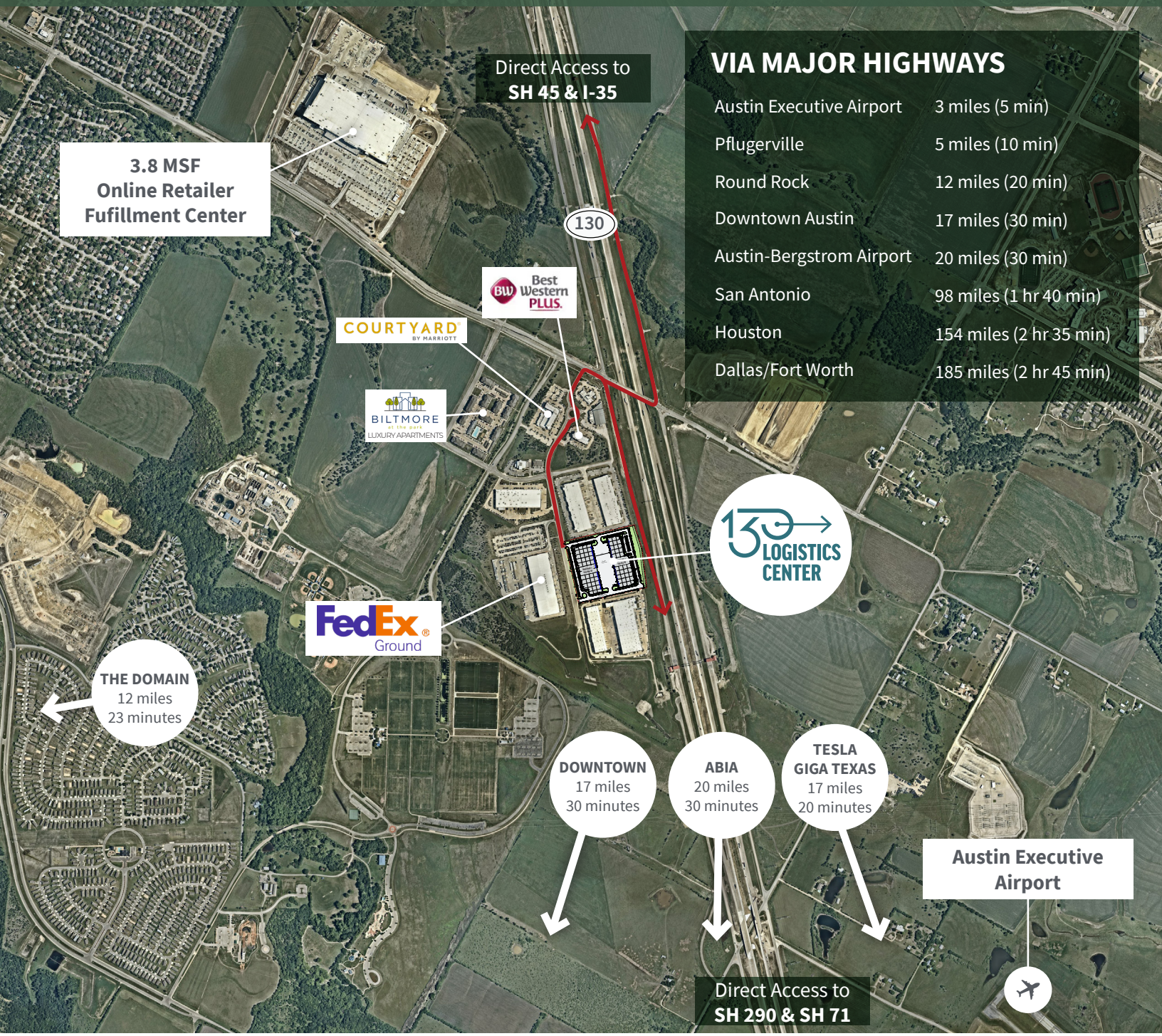
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Strategic Location

15825 IMPACT WAY
PFLUGERVILLE, TEXAS 78660



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)

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