



- Multi-tenant industrial park offering efficient warehouse layouts
- Ground-level loading and on-site parking
- Convenient connectivity to major Austin transportation routes

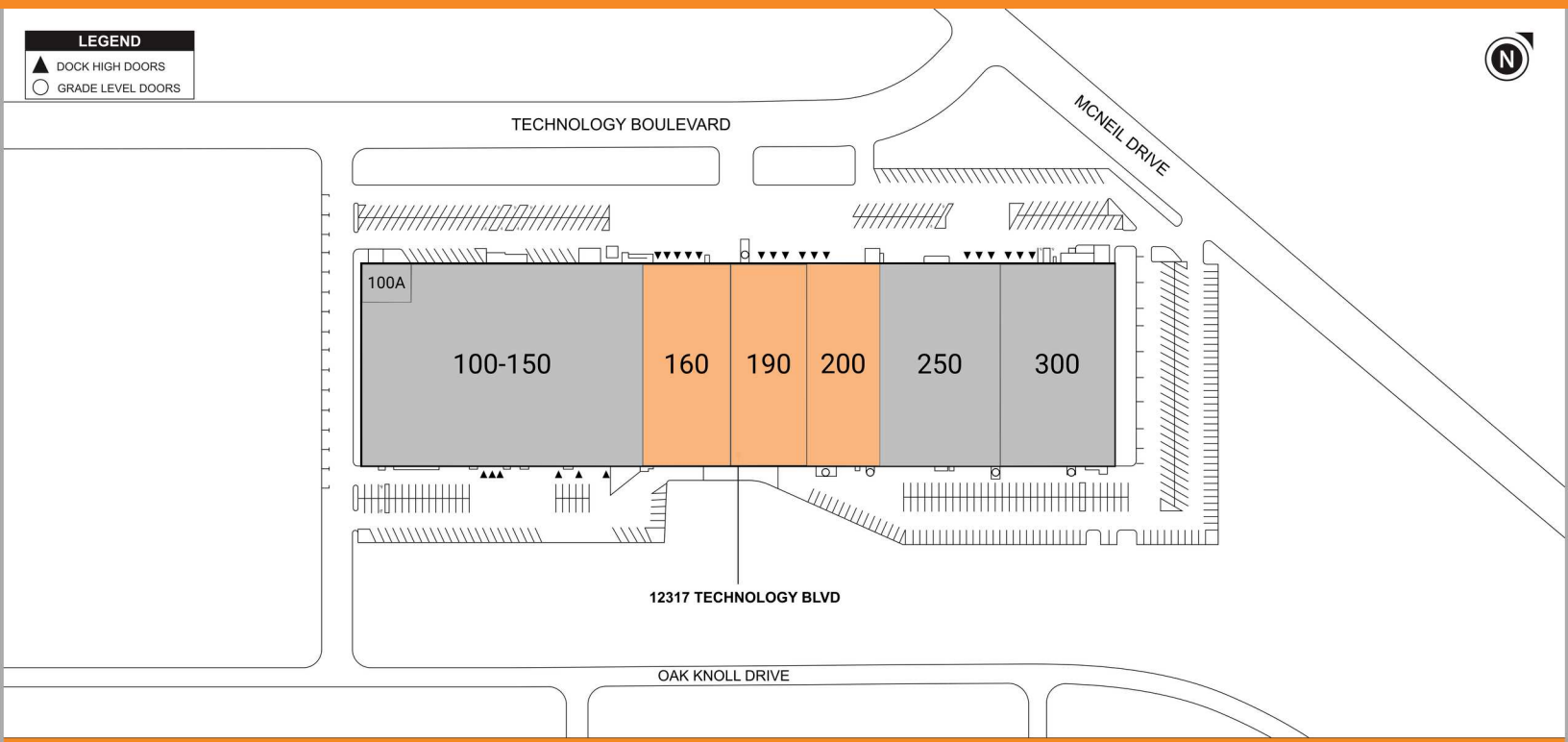
Property Summary

AVAILABLE SF	24,207-25,560 SF
BUILDING SIZE	246,390 SF
RENOVATED	2022
MARKET	Austin

For more information, please contact:

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E.



AVAILABLE

OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
12317	160	24,207	1,535	6	IND	0	9	
12317	190	24,519	0	0	IND	1	8	
12317	200	25,560	2,026	8	IND	1	7	

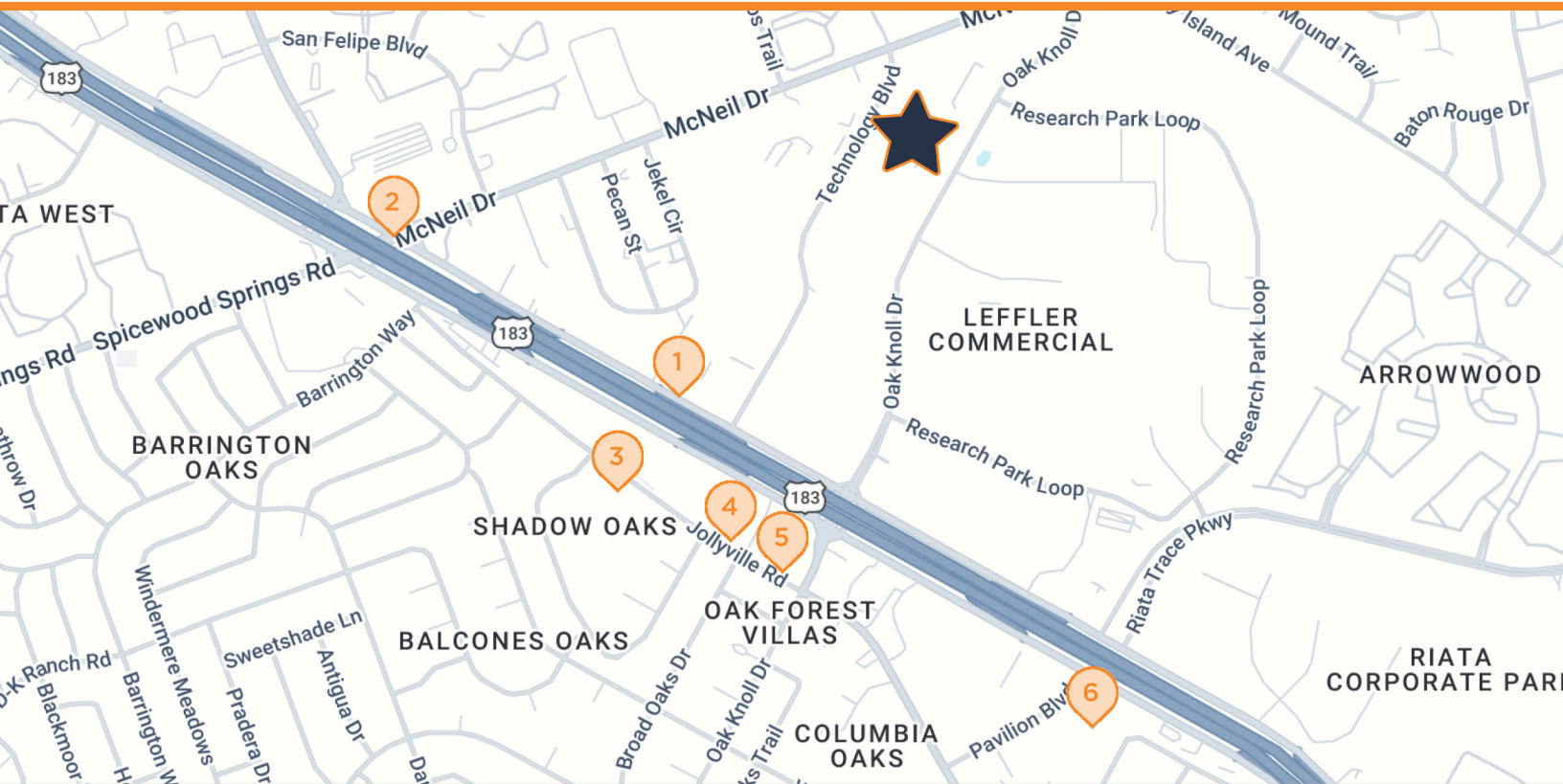
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12611 Research Blvd, Austin, TX

2 WALGREENS
7410 McNeil Dr Walgreens, Austin, TX

3 PIZZA HUT
12636 Research Blvd, Austin, TX

4 BANK OF AMERICA
12574 Research Blvd, Austin, TX

5 SHELL
12518 Research Blvd, Austin, TX

6 DUNKIN
12200 Research Blvd, Austin, TX