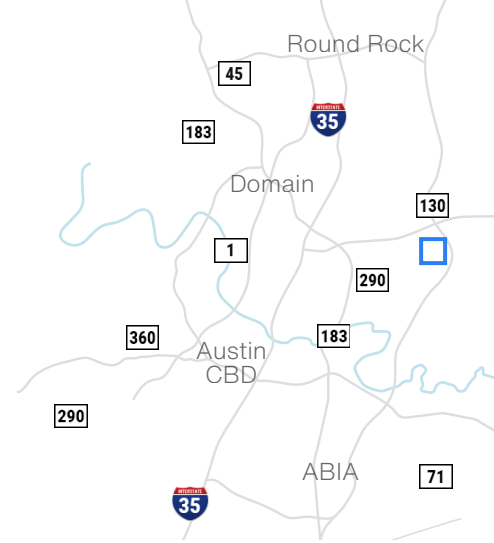




8400 East Parmer Ln - Austin, TX 78653

196,560 SF Bulk Warehouse Building



Available Suites

Full Building - 196,560 SF

Building Features



**Class A
Industrial Building**



32' Clear Height



**Cross Dock Loading,
49 Dock High Doors**



**4 Oversized
Drive-In Doors**



**52'x50' Typical
Column Spacing**



**86 Trailer Parking
Spaces**



**Ability to Add
Loading Ramps**



**130'-183'
Truck Courts**



**Triple Freeport
Tax Exempt**



30MW of Power



CROSSROADS

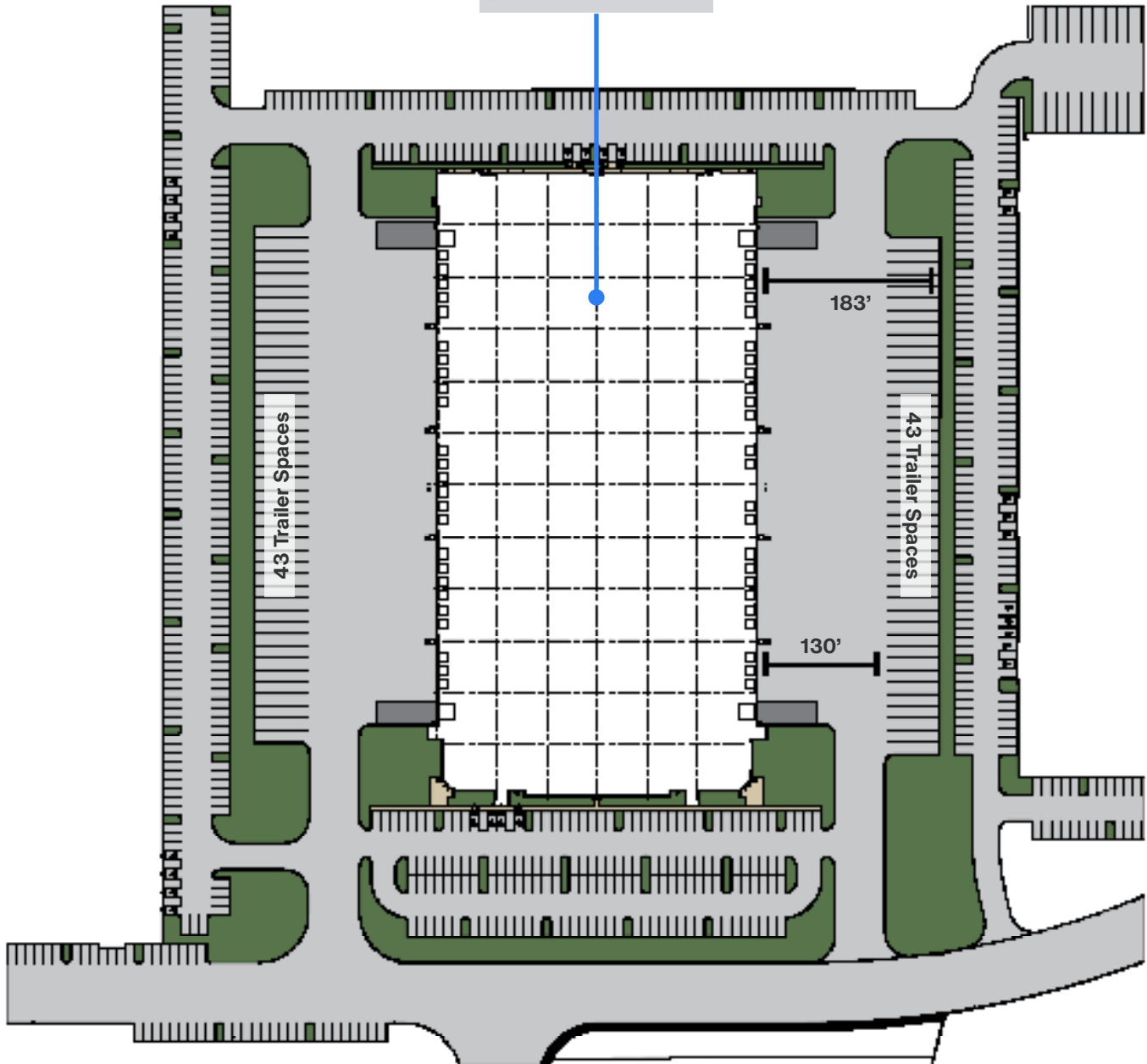
LOGISTICS CENTER
BUILDING 6

196,560 SF
Bulk Warehouse
Building

8400 East Parmer Ln - Austin, TX 78653

Building 6
196,560 SF

 **30 MW of Power!**



AN **HPI** DEVELOPMENT

Davis Bass
bass@hpitx.com
(512) 203-5130

Brooks Benkendorfer
brooksb@hpitx.com
(512) 848-2582

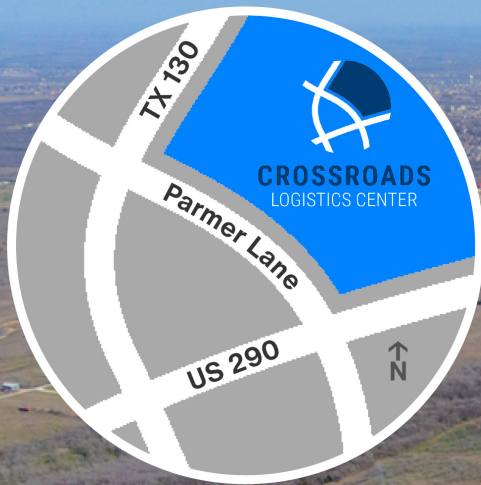
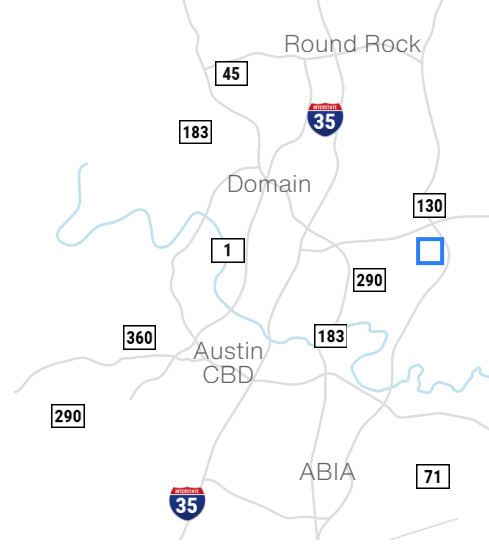
Will Thomas
wthomas@hpitx.com
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8400 East Parmer Ln - Austin, TX 78653

196,560 SF Bulk Warehouse Building



Building 6
196,560 SF

⚡ 30 MW of Power!

Building 8
318,720 SF

⚡ 30 MW of Power!

Suite 510 - 35,541 SF

Suite 425 - 12,212 SF

New Development

Available for Lease

AN **HPI** DEVELOPMENT

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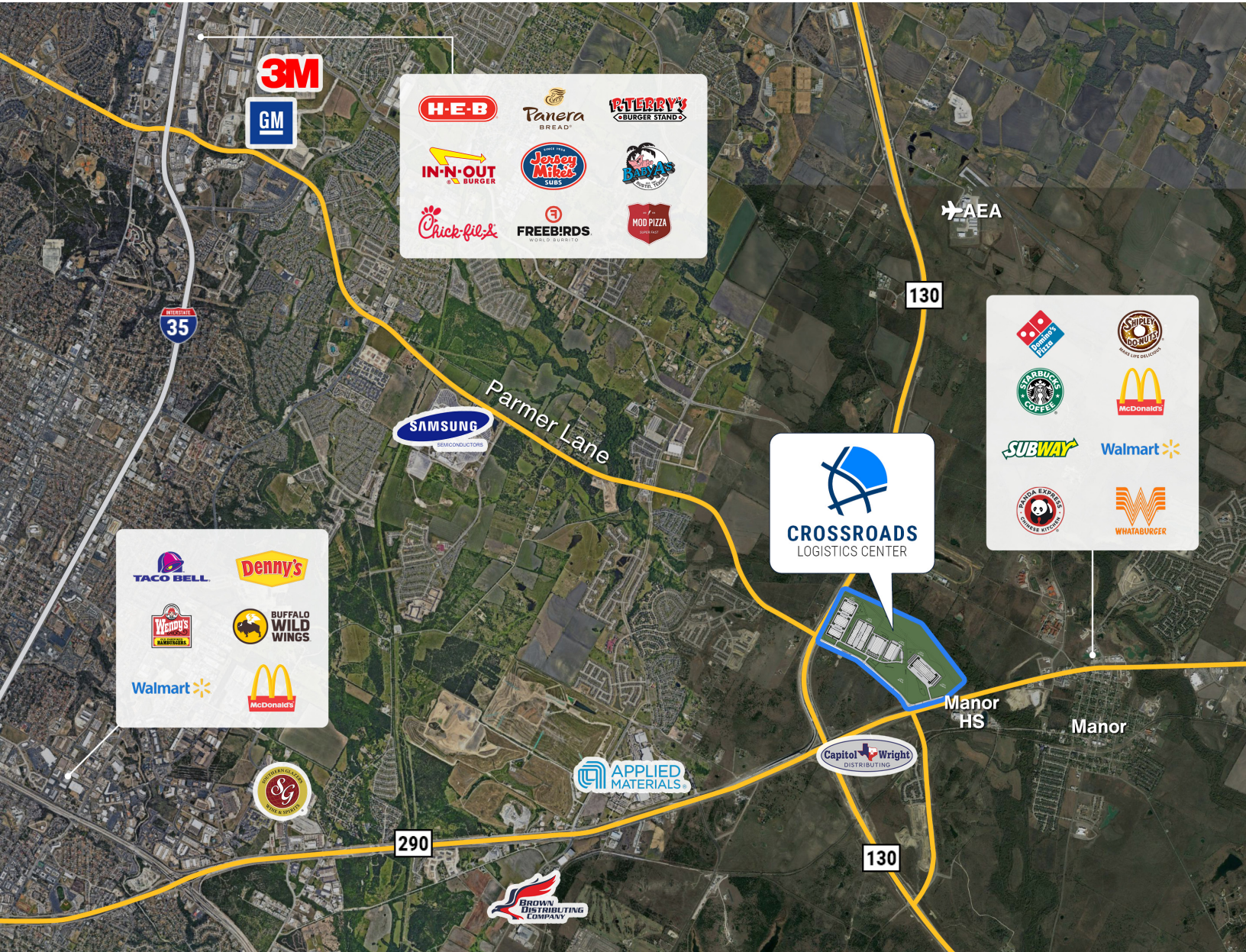
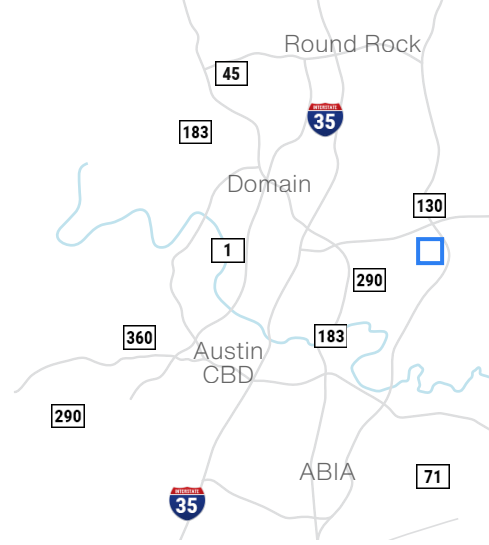
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196,560 SF Bulk Warehouse Building





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196,560 SF Bulk Warehouse Building

Triple Freeport Location With Efficient Routes In & Out of Austin

