

8400 East Parmer Lane - Austin, TX 78653

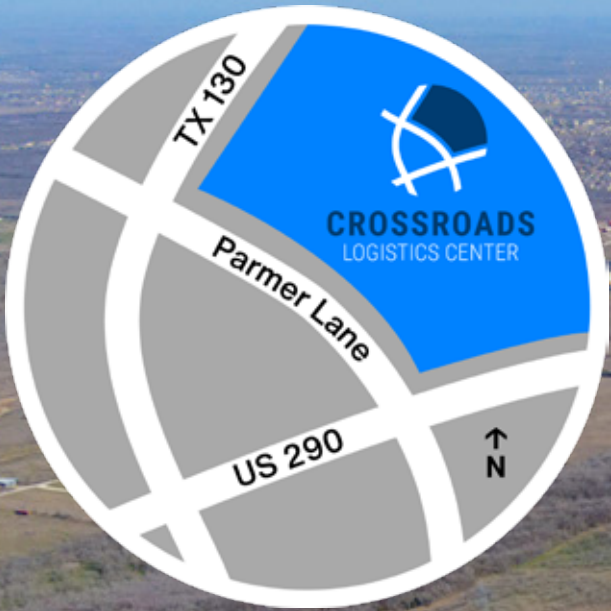


CROSSROADS

LOGISTICS CENTER

AN **HPI** DEVELOPMENT





Building 6
196,560 SF

 **30 MW of Power!**

Building 8
318,720 SF

 **30 MW of Power!**

Suite 425 - 12,212 SF

Parmer Lane
Parmer Lane

130

290

New Development

Available for Lease

Triple Freeport Location With Efficient Routes In & Out of Austin

Austin To **Dallas**

190 mi. / 2 hr. 45 mins.

Austin To **Houston**

151 mi. / 2 hr. 15 mins.

Austin To **San Antonio**

137 mi. / 1 hr. 15 mins.



INTERSTATE
35

3M

GM

H-E-B

Panera
BREAD

STERRY'S
BURGER STAND

IN-N-OUT
BURGER

Jersey
Mikes
SUBS

BABY'S

Chick-fil-A

FREEBIRDS
WORLD BARBERS

MOD PIZZA

AEA

130

SAMSUNG
SEMICONDUCTORS

Parmer Lane



CROSSROADS
LOGISTICS CENTER

Domino's
Pizza

SHIPLEY'S
DONUTS

STARBUCKS
COFFEE

McDonald's

SUBWAY

Walmart

PANDA EXPRESS
CHINESE KITCHEN

WHATABURGER

TACO BELL

Denny's

Wendy's

BUFFALO
WILD
WINGS

Walmart

McDonald's

SG

290

APPLIED
MATERIALS

Capitol Wright
DISTRIBUTING

130

Manor
HS

Manor

BROWN
DISTRIBUTING
COMPANY

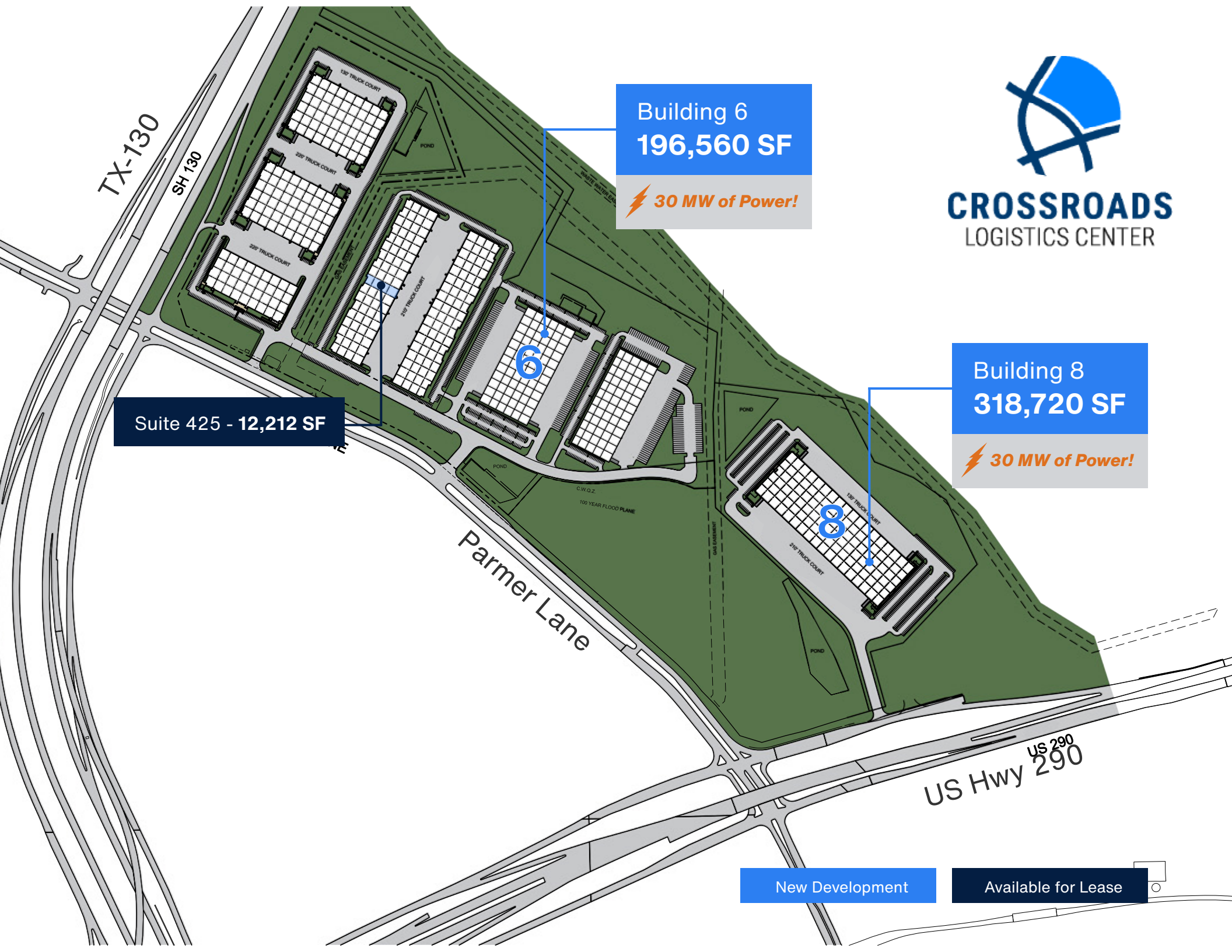


CROSSROADS LOGISTICS CENTER

Building 6
196,560 SF
⚡ 30 MW of Power!

Building 8
318,720 SF
⚡ 30 MW of Power!

Suite 425 - 12,212 SF



New Development

Available for Lease

Phase II

Suite 425
12,212 SF

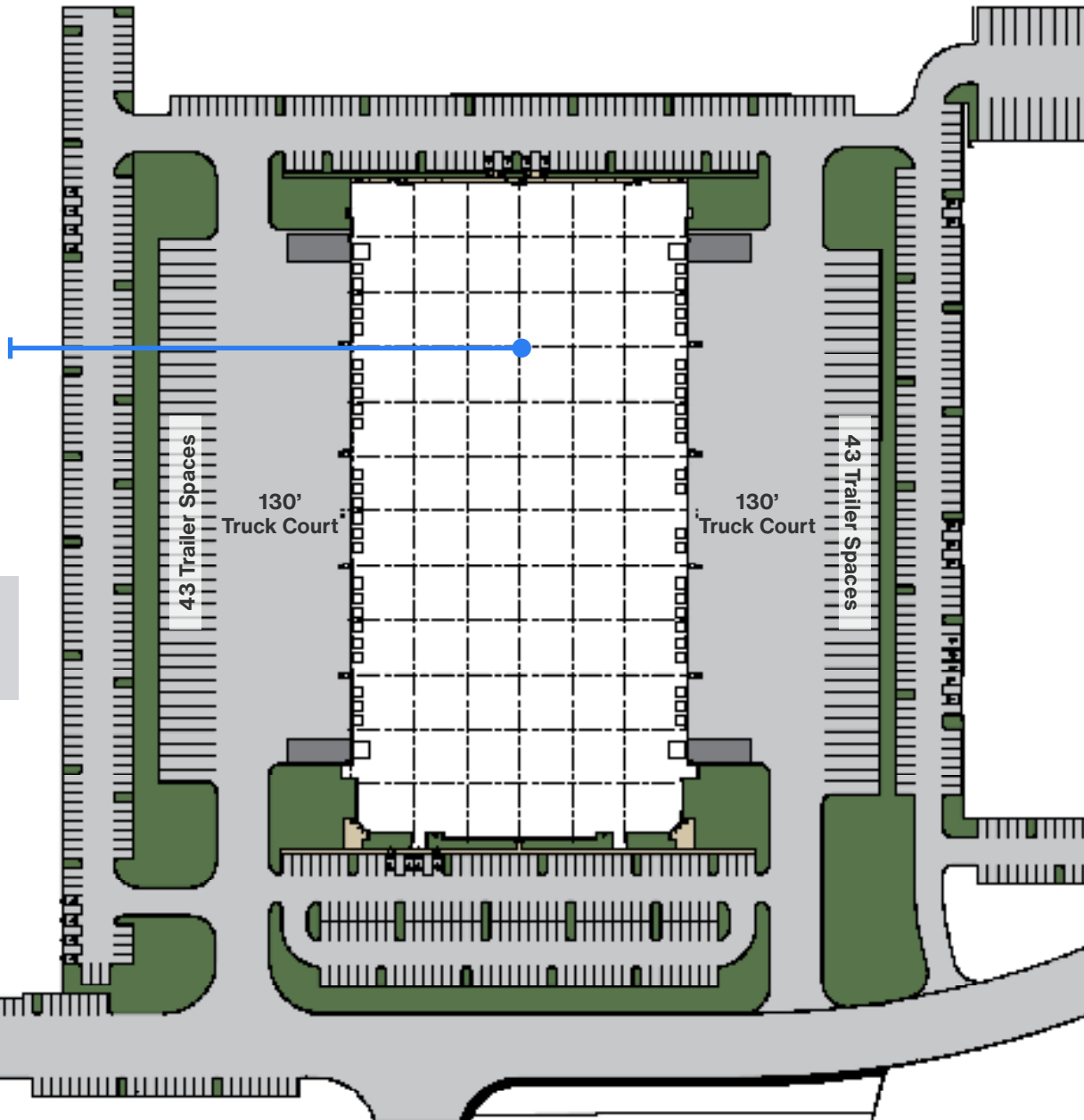
- 32' Clear Height
- 56' x 50' Column Spacing
- Rear Loading
- 2 Dock High Doors



Phase III

Bldg. 6 196,560 SF

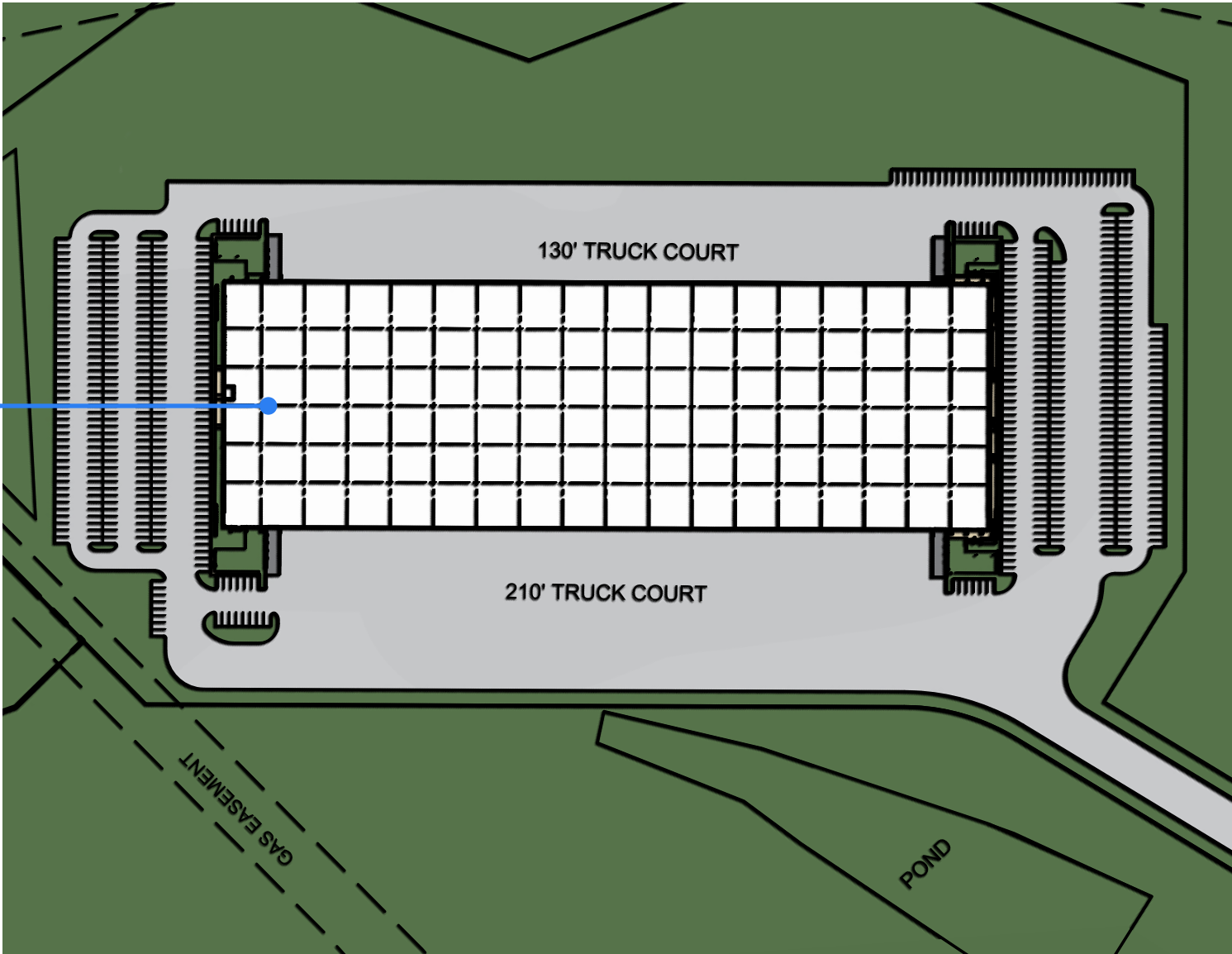
- 32' Clear Height
- 52' x 50' Column Spacing
- Cross Dock Loading
- 49 Dock High Doors
- 4 Oversized Drive-In Doors
- 86 Trailer Parking Spaces
- 130' Truck Courts



 **30 MW of Power!**



Phase IV



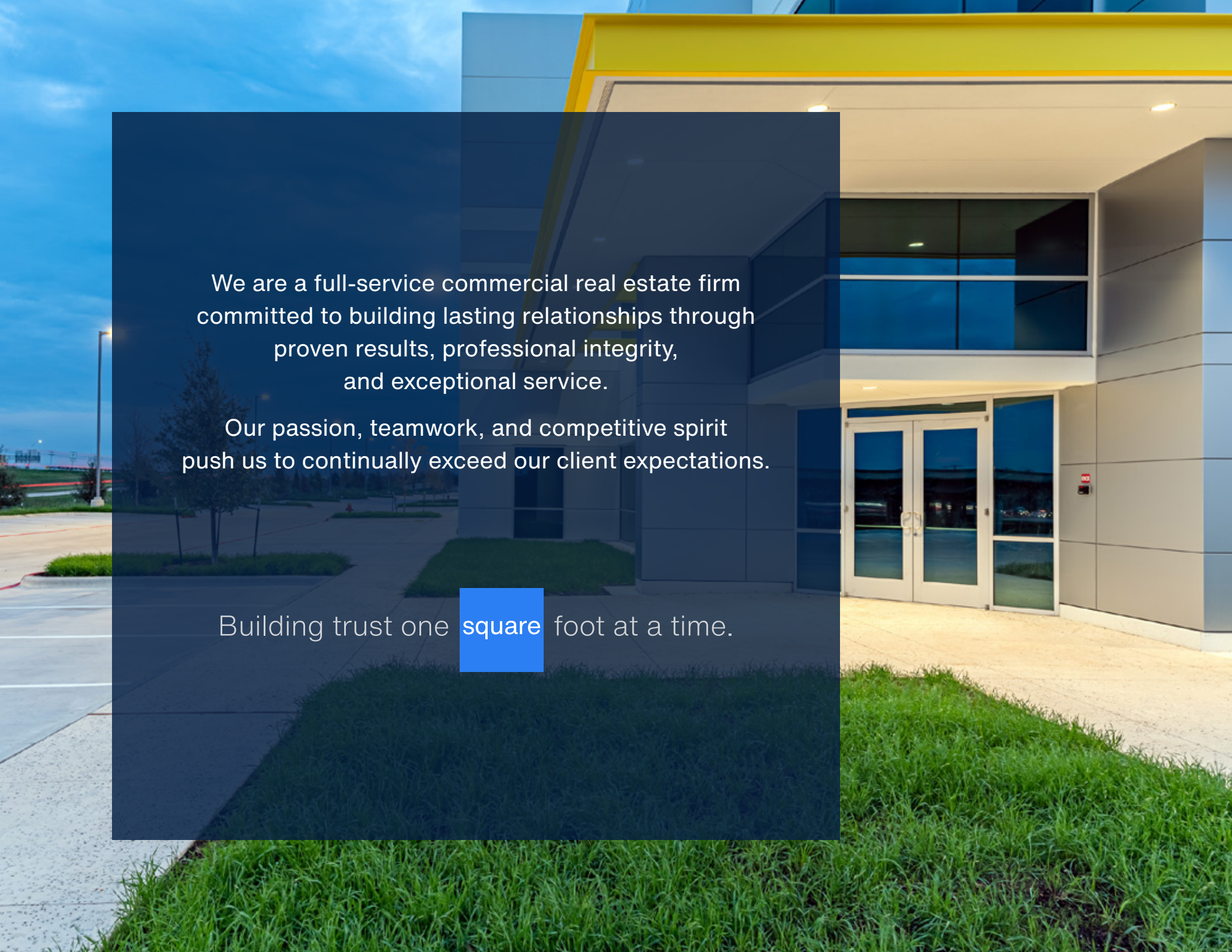
Bldg. 8
318,720 SF
Cross Dock Loading

 **30 MW of Power!**







A photograph of a modern commercial building at dusk. The building features a prominent yellow horizontal band near the top and large glass windows and doors. The sky is a deep blue, and the building's interior lights are visible through the glass. In the foreground, there is a concrete walkway and a patch of green grass.

We are a full-service commercial real estate firm committed to building lasting relationships through proven results, professional integrity, and exceptional service.

Our passion, teamwork, and competitive spirit push us to continually exceed our client expectations.

Building trust one **square** foot at a time.

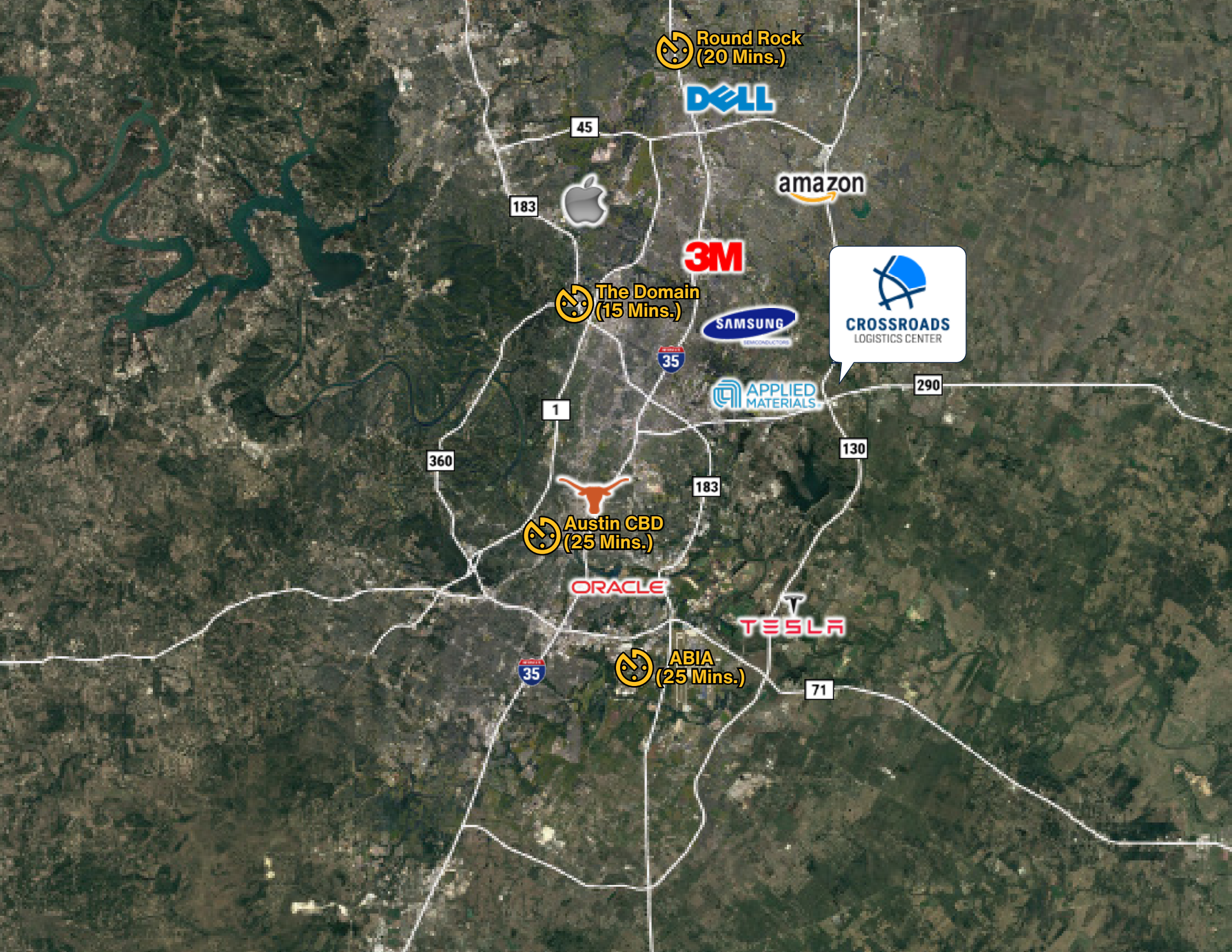
hpicrossroads.com

AN  DEVELOPMENT

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(512) 203-5130

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

Will Thomas
wthomas@hpitx.com
(512) 835-4455



Round Rock
(20 Mins.)

DELL

45

183



amazon

3M

The Domain
(15 Mins.)

SAMSUNG
SEMICONDUCTORS


CROSSROADS
LOGISTICS CENTER

35

APPLIED
MATERIALS

290

1

360

130



183

Austin CBD
(25 Mins.)

ORACLE

TESLA

35

ABIA
(25 Mins.)

71

CENTRAL TEXAS LOCATION



TX

#1

Job Creator
In the Nation

9th

Largest Economy
in the World

14.2M

Civilian Labor Force

55+

Fortune 500
Company HQ's