



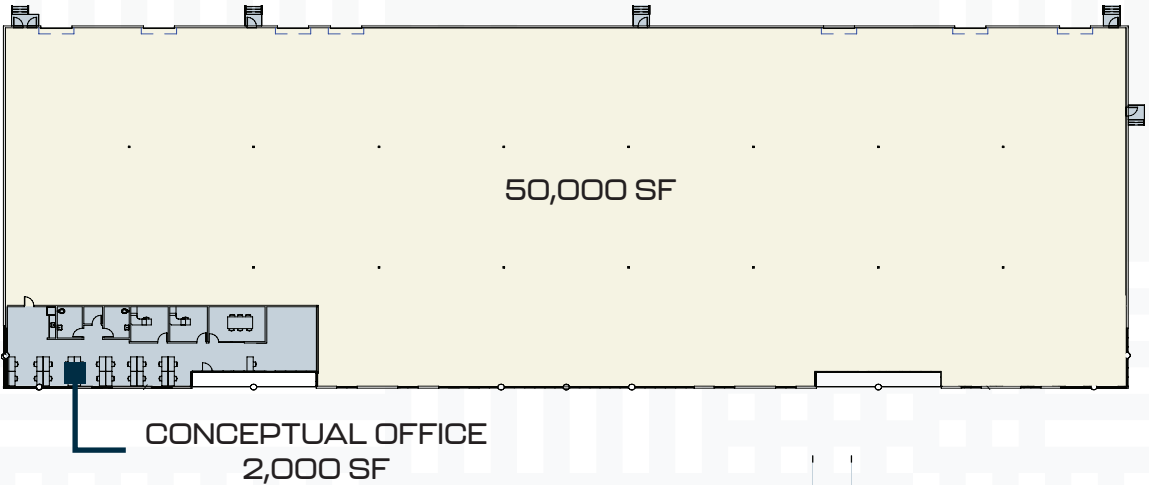
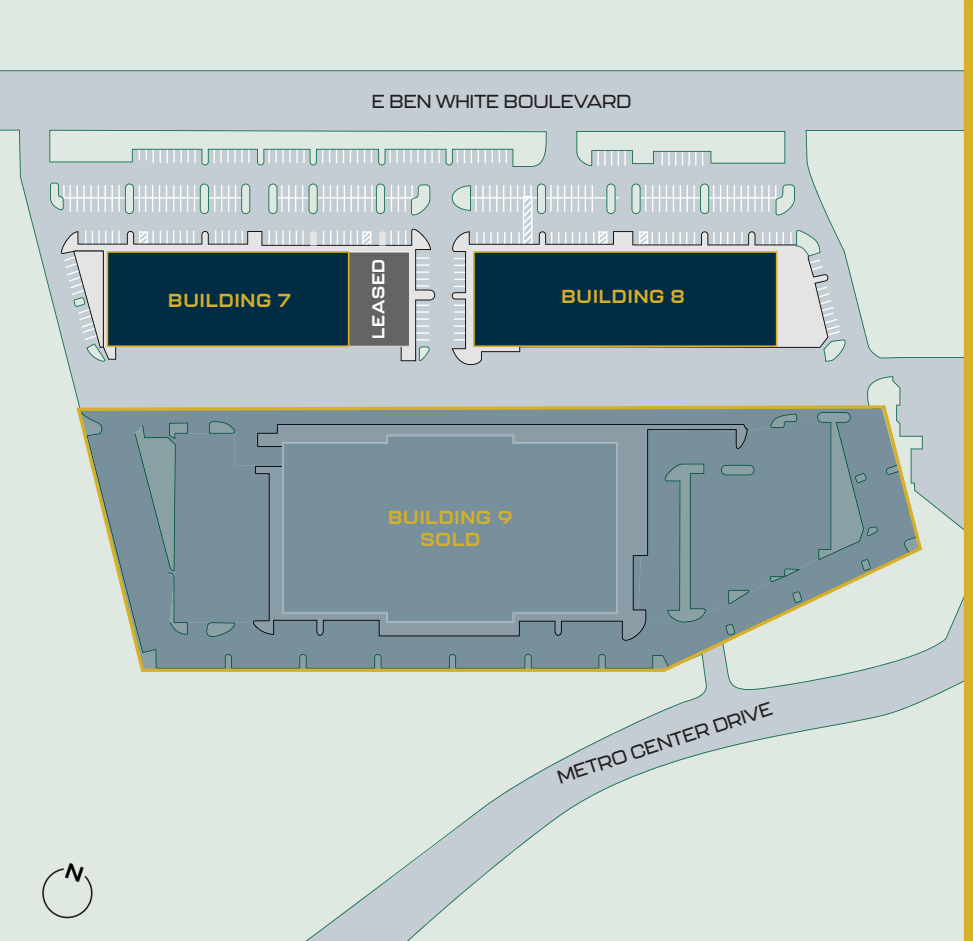
MetTECH CENTER

BUILDINGS 8, 6 AND 7
10,000 TO 50,000 SF AVAILABLE



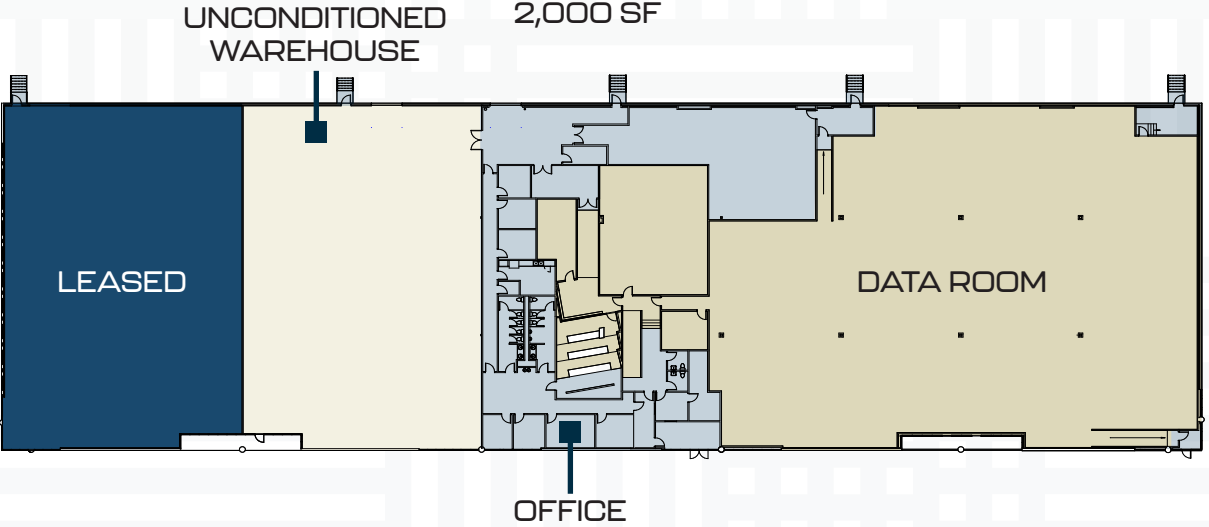
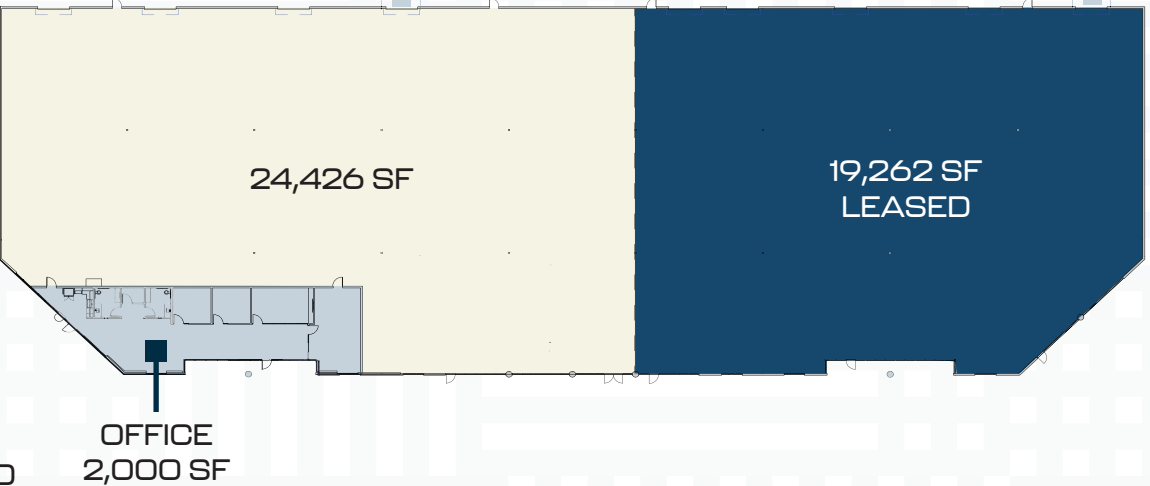
INDUSTRIAL/FLEX PARK | AUSTIN, TX

SITE OVERVIEW



- BUILDING 8**
- 50,000 SF Available
 - Divisible to 10,000 SF

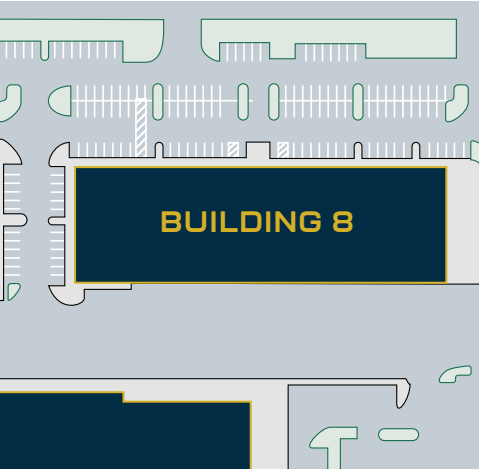
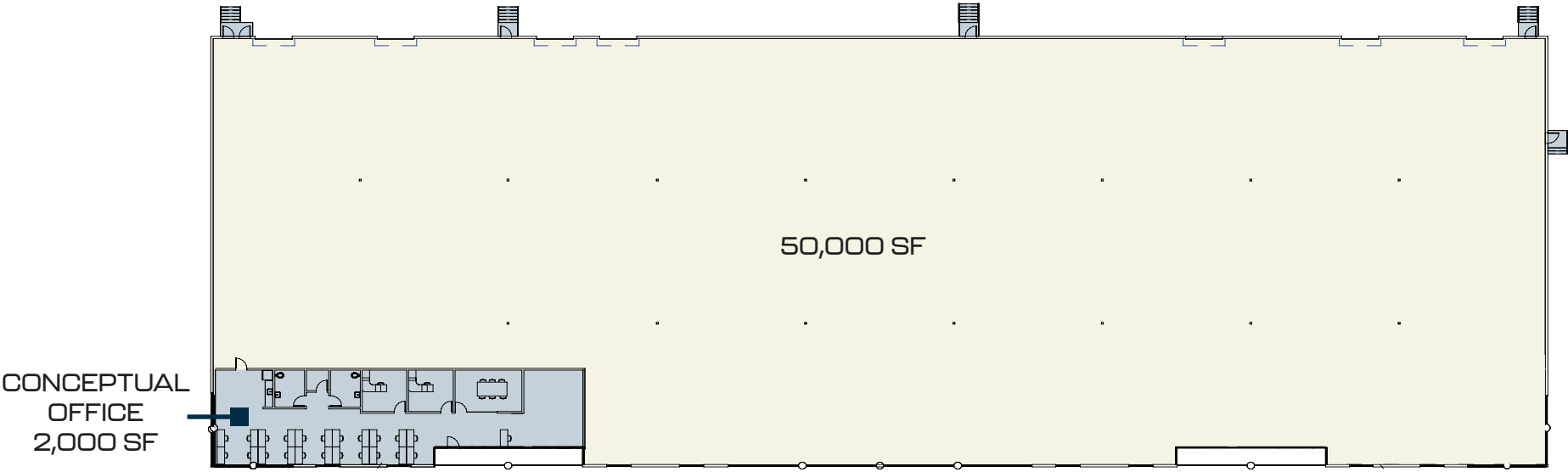
- BUILDING 6**
- 24,426 SF Available
 - Divisible to 10,000 SF
 - 2,000 SF Spec office



- BUILDING 7**
- 40,000 SF Available
 - Divisible to 10,000 SF
 - 9,000 SF Office
 - 21,000 SF Data room
 - 10,000 SF Warehouse

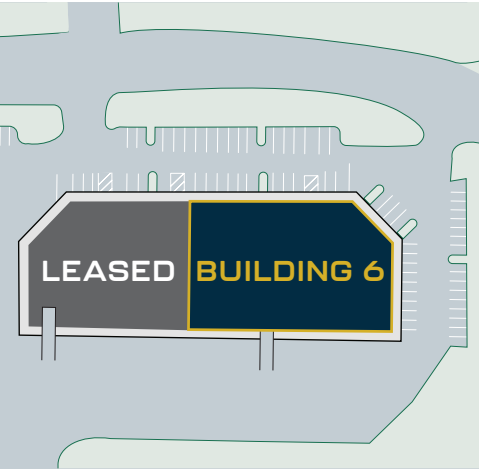
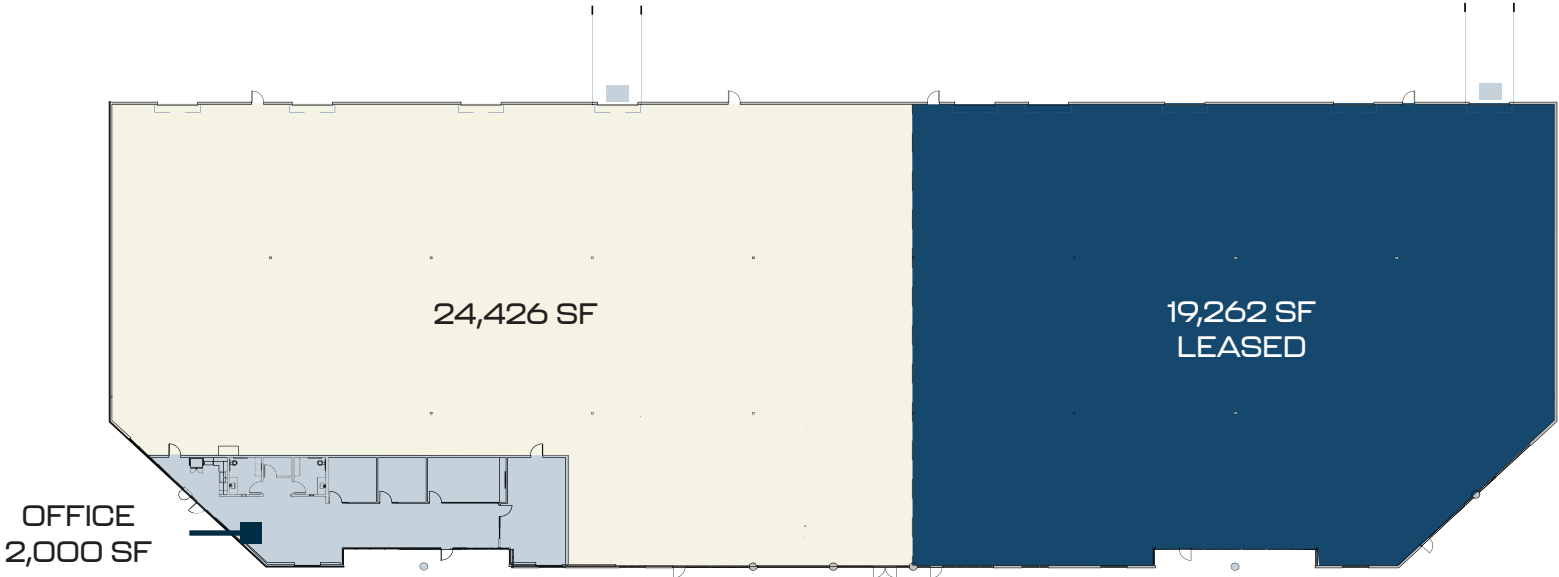
BUILDING 8 | 7401 E BEN WHITE BLVD

- 50,000 SF Available
- Divisible to 10,000 SF
- 2,000 SF Spec office
- 17' Clear height
- 124.9' Building depth
- 40' x 41.67' Column spacing
- Approx. 5,000 SF bays
- 9 Dock high loading positions
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 5,200 Amps (expandable)
- 160 Parking spaces (3.0/1,000)



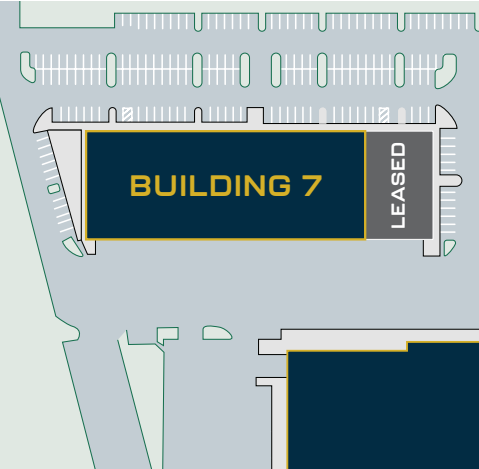
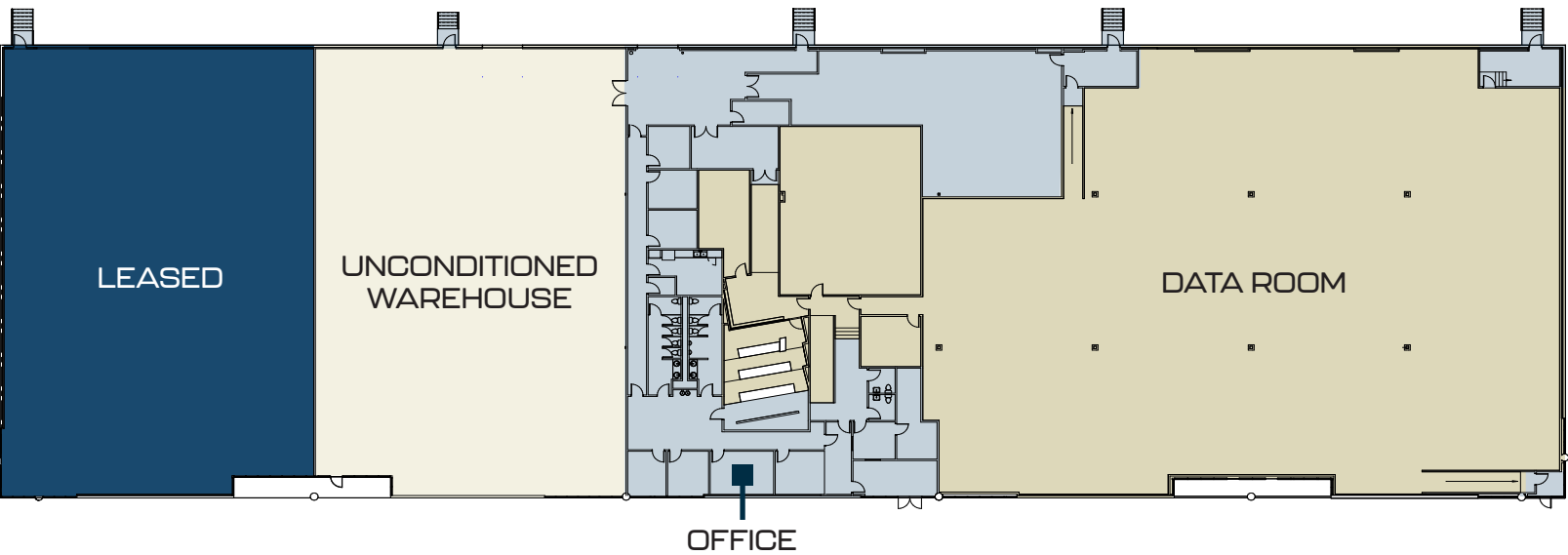
BUILDING 6 | 8201 E RIVERSIDE DR

- 24,426 SF Available
- Divisible to 10,000 SF
- 2,000 SF Spec office
- 17' Clear height
- 120' Building depth
- 40' x 41.67' Column spacing
- Approx. 5,000 SF bays
- 4 Dock high loading doors
- 1 Drive-in ramp
- 120' Truck court
- Fully sprinklered
- HVAC Warehouse capable
- 2,400 Amps (expandable)
- 82 Parking spaces (2.0/1,000)

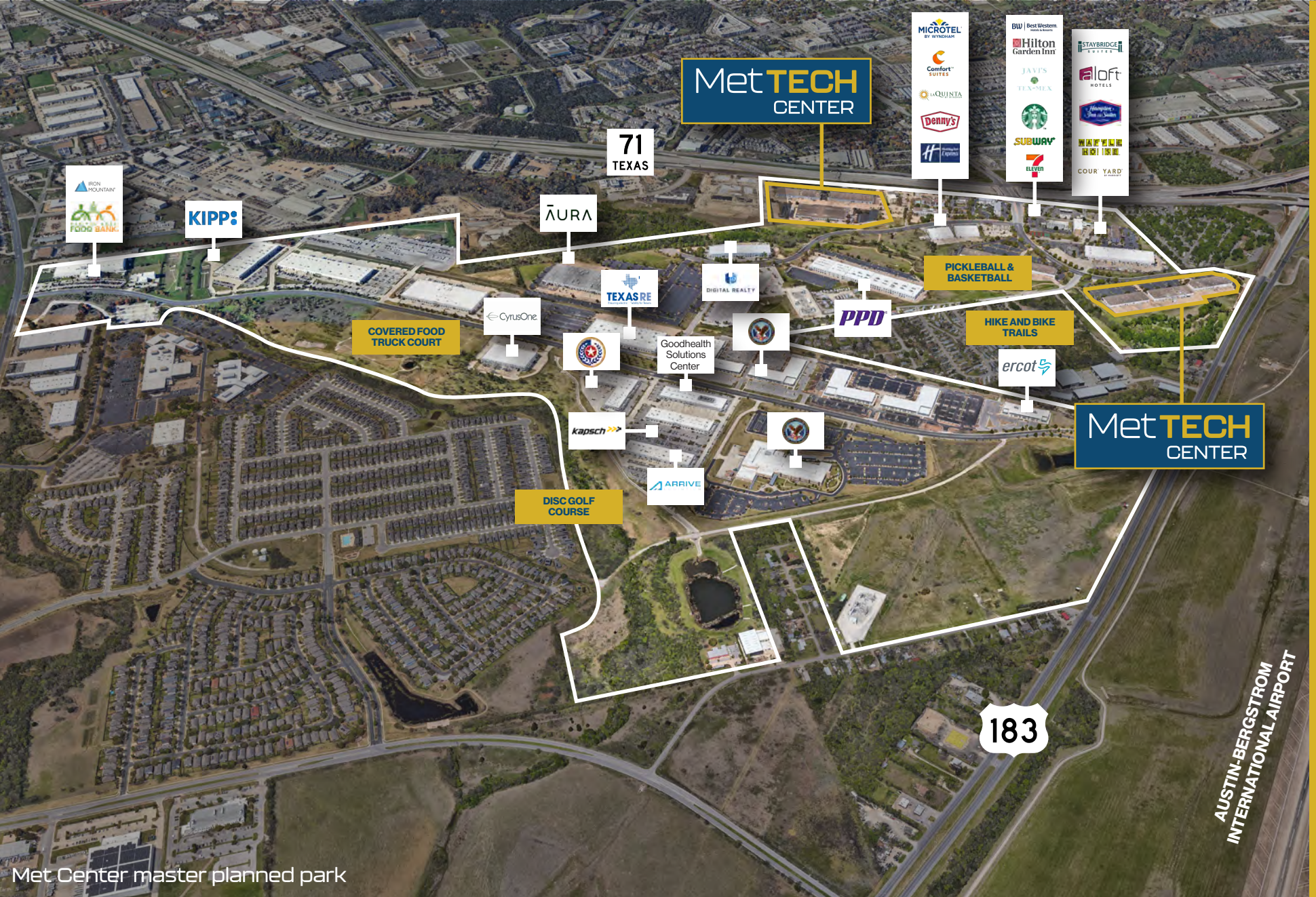


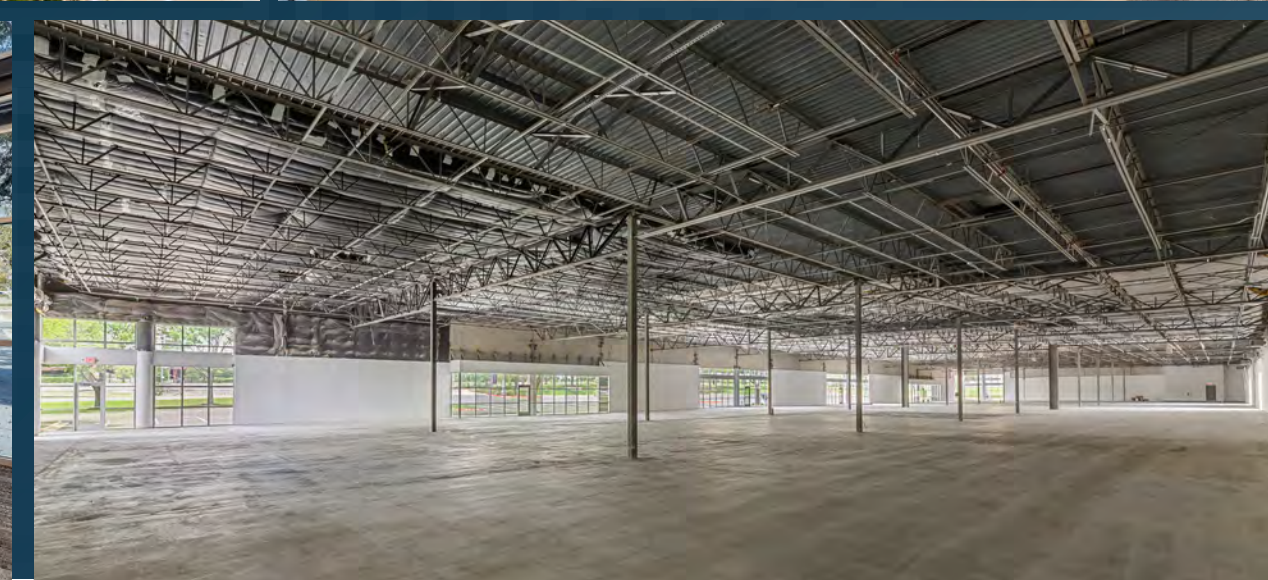
BUILDING 7 | 7401 E BEN WHITE BLVD

- 40,000 SF Available (divisible to 10,000 SF)
 - 9,000 SF Office
 - 21,000 SF POP and Data room
 - 10,000 SF Unconditioned warehouse
- 17' Clear height
- 124.9' Building depth
- 40' x 41.67 Column spacing
- 8 Dock high loading doors
- 120' Truck court
- Fully sprinklered (10" Pre-Action and 6" wet-pipe fire lines)
- (3) Trane rooftop RTU's
- 2500 KVA Transformer
- (3) 2500 KVA Diesel back-up generators
- (6) Primary UPS systems
- Grounding and lightning protection system
- 202 Parking spaces (4.04/1,000)



LOCATION OVERVIEW







3 Minutes
to Austin-Bergstrom
International Airport



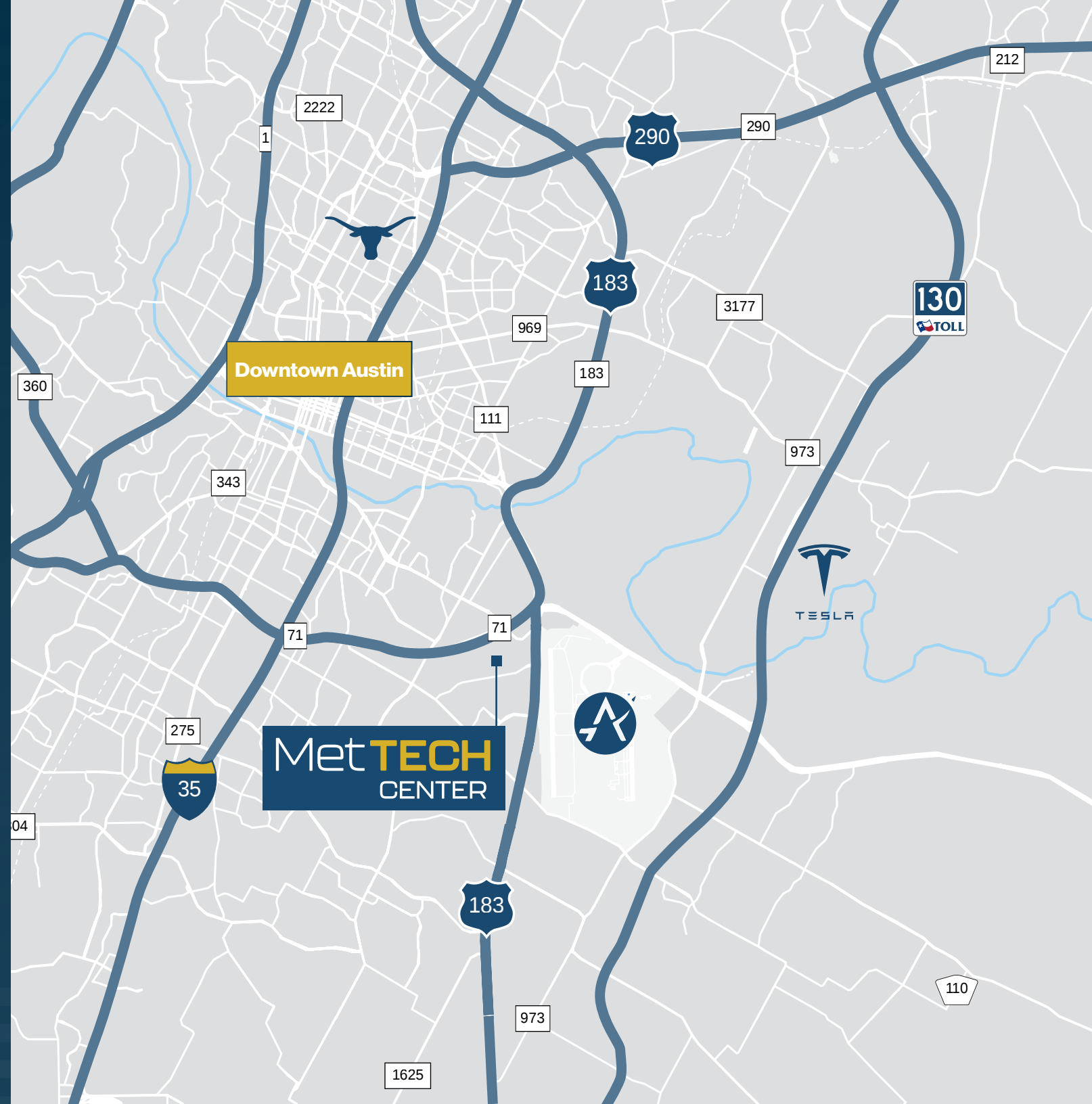
10 Minutes
to Tesla Gigafactory



10 Minutes
to Downtown Austin



5 Minutes
to Interstate 35



BUSINESS PARK AMENITIES



18 Hole Disc
Golf Course



Food
Truck



Basketball &
Pickleball Courts



After Hours
Security Patrol



Wooded Hike
& Bike Trails



13 National
Hotels



On-site Public
Transportation



Minutes from
Downtown



Wooded Hike &
Bike Trails



Food Truck
Court



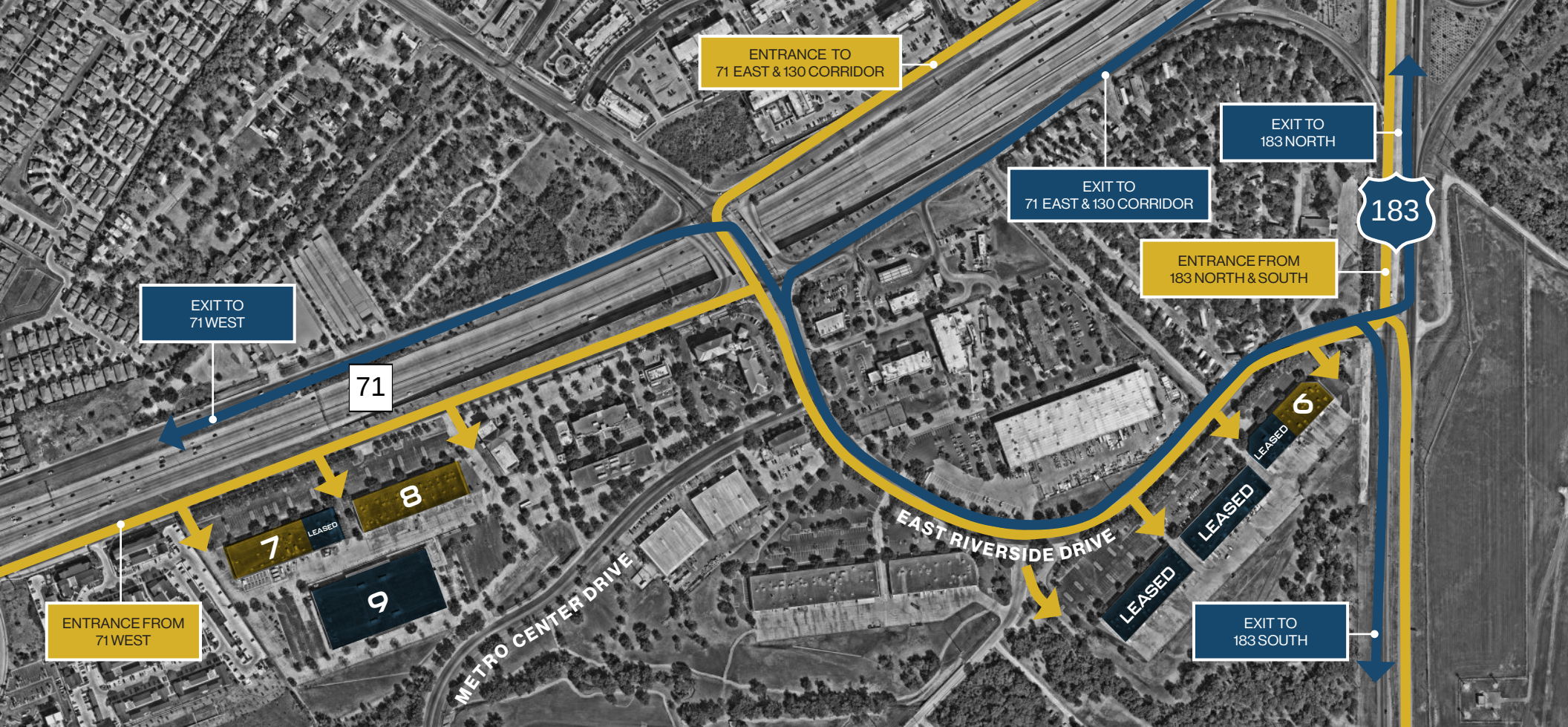
18 Hole Disc
Golf Course



25% discount on orders
for Met Center tenants and
guests with code: **met2024**



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