

WAREHOUSE SUBLEASE

99,000 RSF



INFINITY PARK, BUILDING 2

11708 MCANGUS ROAD, DEL VALLE, TX 78617

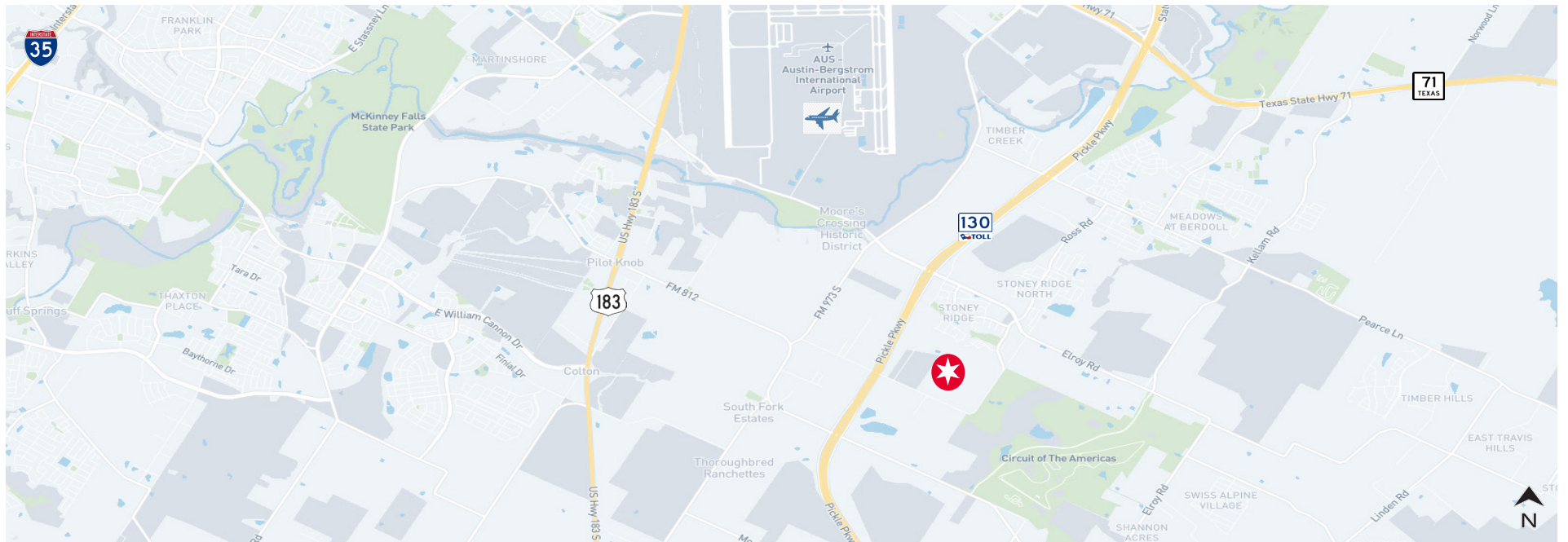


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PROPERTY HIGHLIGHTS

Located on McAngus Road and SH-130. The site offers excellent access to major thoroughfares; IH-35, Hwy. 183, SH-130, Hwy. 290, Austin Bergstrom International Airport, downtown, Tesla gigafactory and Circuit of The Americas.

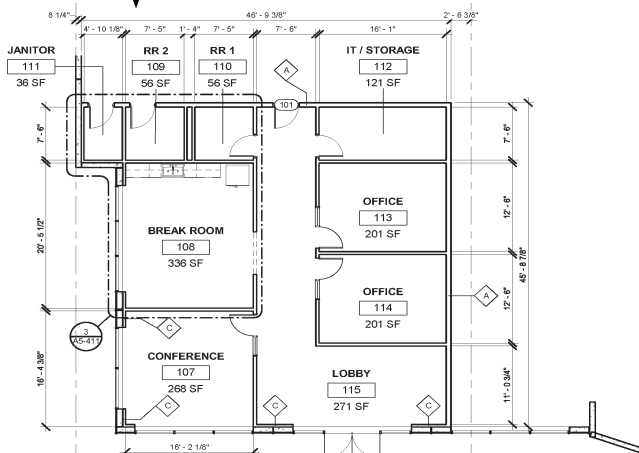
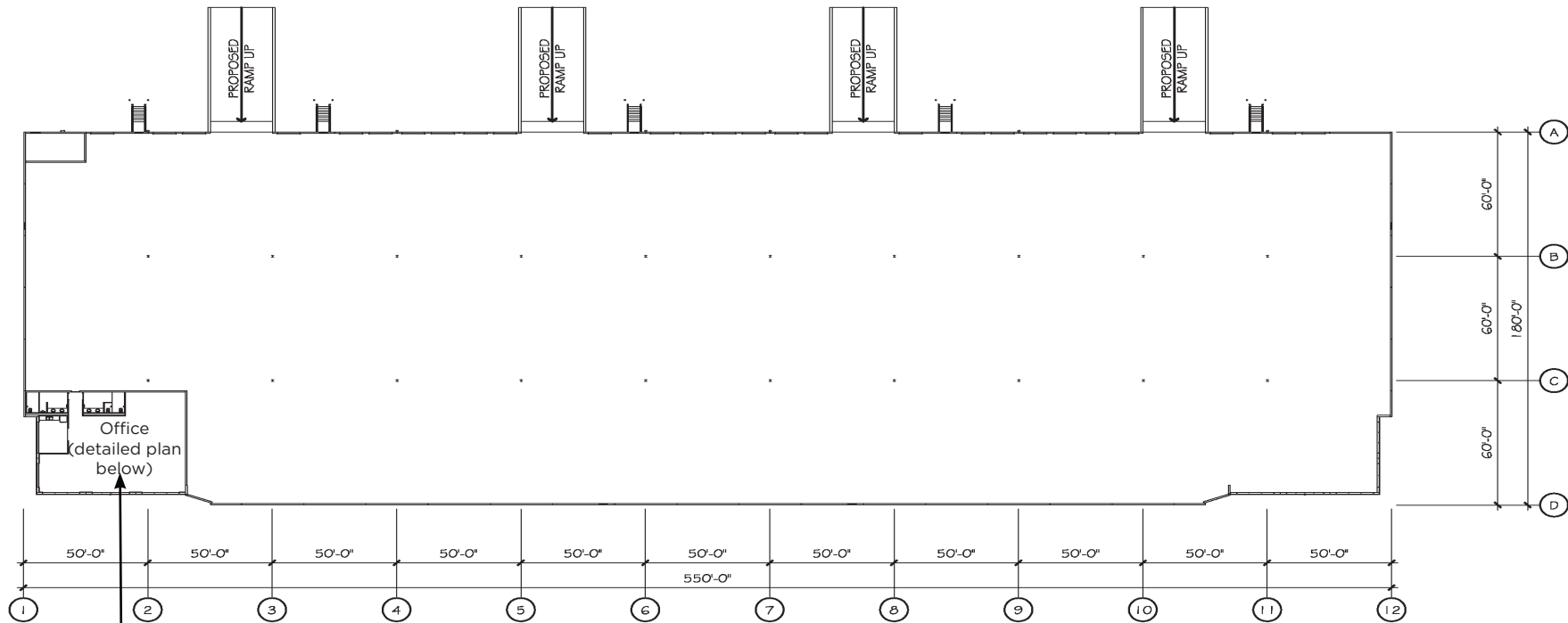
Space Available:	99,000 RSF
Office:	±2,000 SF
Sublease Rate	Call Broker
Sublease Term:	Available now through April 30, 2031
Clear Height:	32'
Loading:	28 dock high doors, 4 oversized/drive-in doors





FLOOR PLAN

99,000 RSF



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