



# Connor Lane

**BUSINESS PARK**



## Two Class-A Industrial Buildings Available For Lease

*Delivering in Q4 of 2024*

**Building A | 87,467 SF**

8522 Connor Ln  
Austin, TX 78753

**Building B | 83,492 SF**

8523 Connor Ln  
Austin, TX 78753



# Project Overview

## Property Highlights



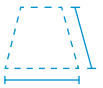
### Modern Class-A Design

Modern Class A industrial finishes with 32' clear heights



### Prime Infill Location

Conveniently located in the heart of the northeast submarket.



### Flexible Divisibility

Shallow-bay rear-load design offers flexible demising for many different users, accommodating tenants between 12,449 SF to 87,467 SF in a single building.



### Proximity & Access

Convenient access to I-35 and HWY 183 and excellent proximity to major tech and manufacturing employers, including Tesla, Samsung, Dell, Applied Materials, and more.



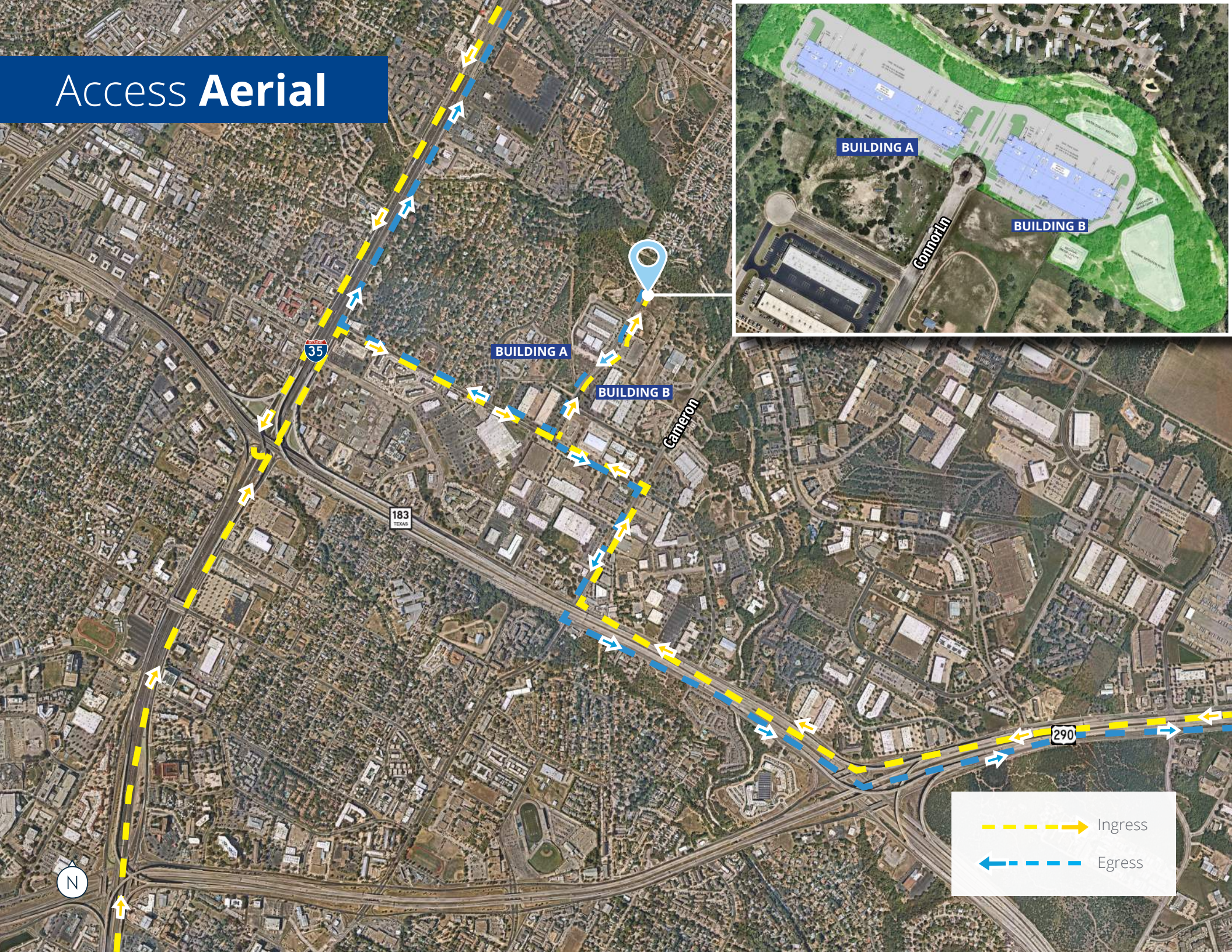
### Spec Offices

Multiple spec offices will be delivered with each building, expediting tenant occupancy timelines and minimizing out-of-pocket costs for users.





# Access Aerial



BUILDING A

BUILDING B

Cameron

183  
TEXAS

290

→ Ingress

← Egress

BUILDING A

BUILDING B

Connor Ln





# Building A Specs

8522 Connor Lane, Austin, TX 78753

**Building Size** 87,467 SF

**Minimum Divisibility** 12,449 SF (2 bays)

**Building Depth** 120'

**Column Spacing** 52' x 60' Typical

**Building Type** Concrete Tilt Wall

**Clear Height** 32'

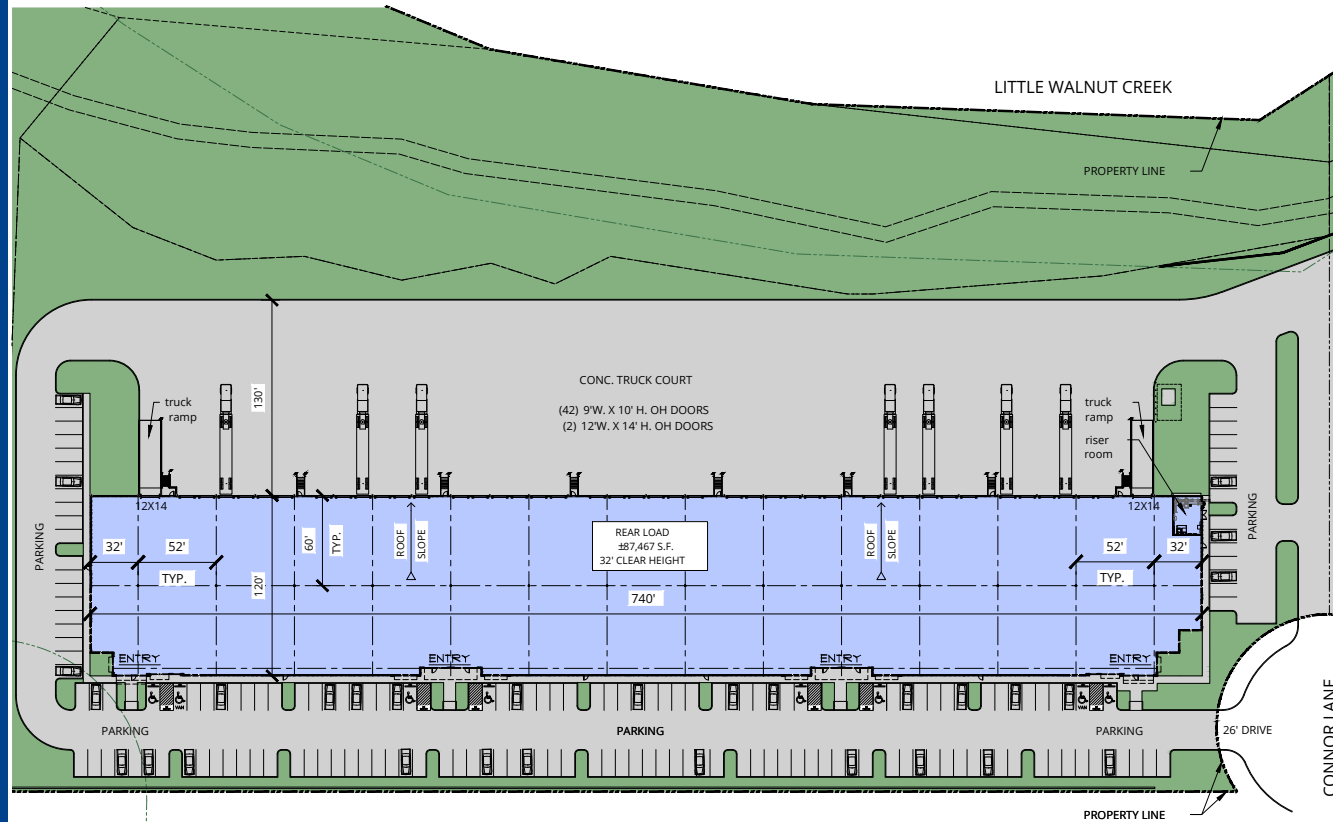
**Dock Doors** 42

**Drive-in Doors** 2

**Truck Court Depth** 130'

**Auto Parking** 1.92/1,000 SF

**Sprinklers** ESFR



# Building B Specs

8523 Connor Lane, Austin, TX 78753

**Building Size** 83,492 SF

**Minimum Divisibility** 23,444 SF (2 bays)

**Building Depth** 175'

**Column Spacing** 52' x 55' Typical  
65' Speed Bay

**Building Type** Concrete Tilt Wall

**Clear Height** 32'

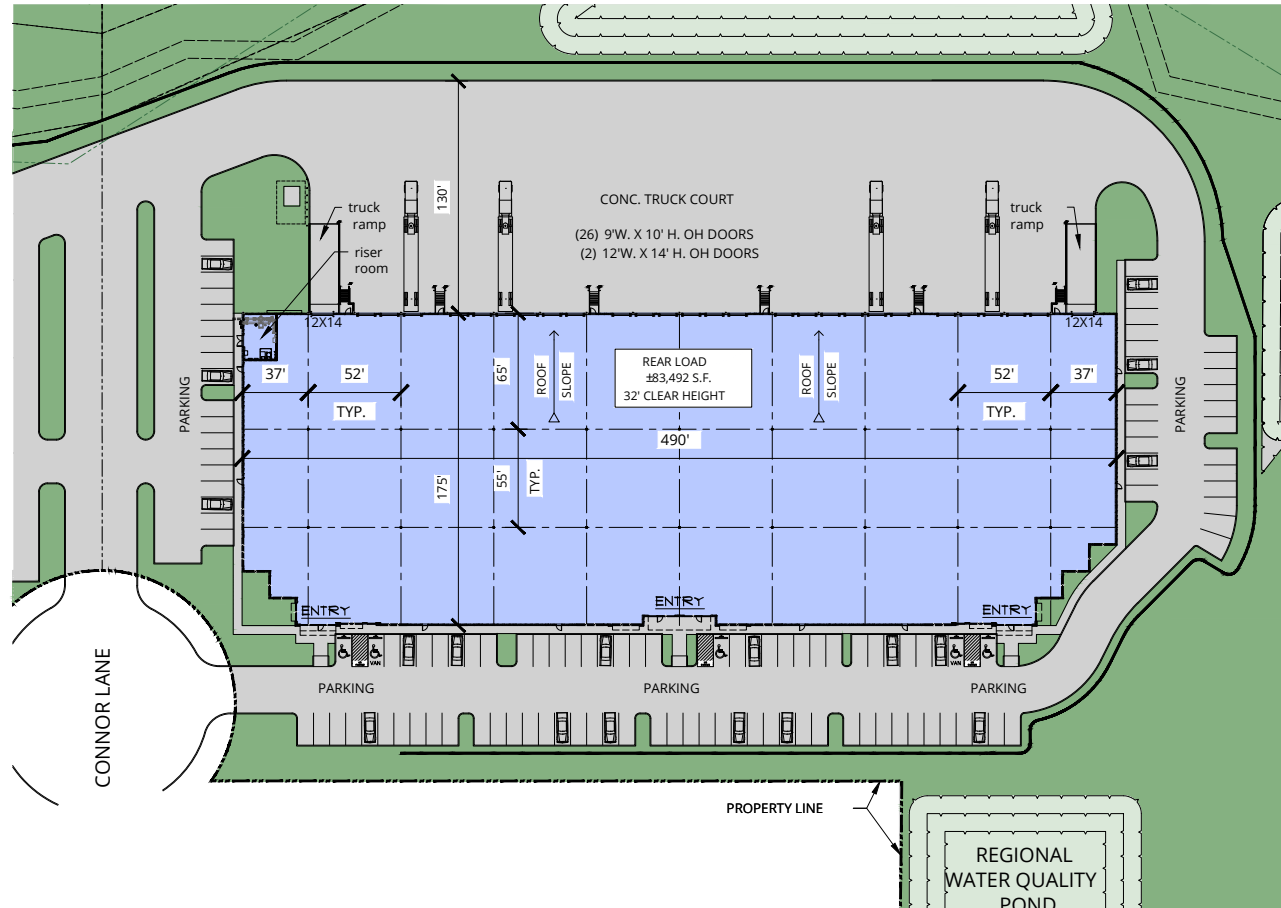
**Dock Doors** 26

**Drive-in Doors** 2

**Truck Court Depth** 130'

**Auto Parking** 1.44/1,000 SF

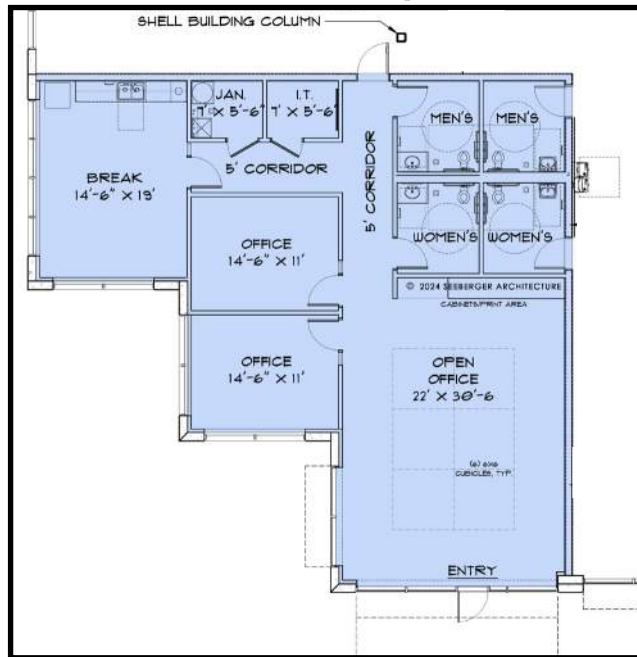
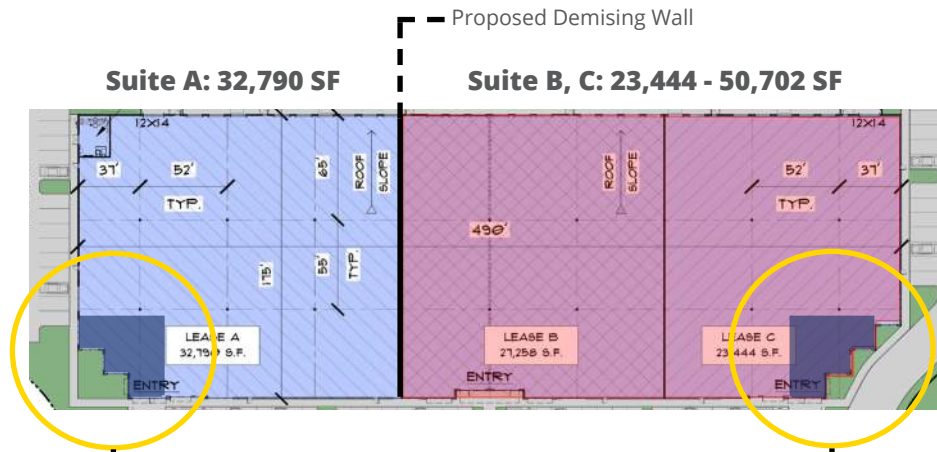
**Sprinklers** ESFR



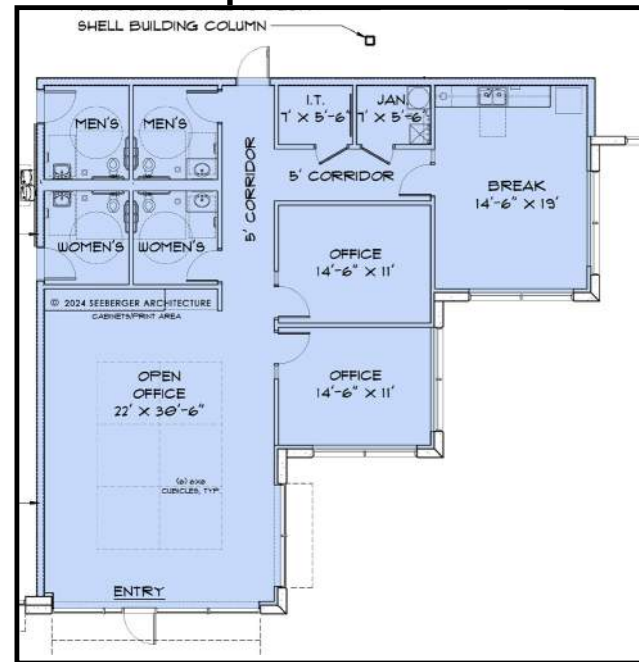
# Building A Spec Demised Suites



# Building B Spec Demised Suites



**Office B1: 2,022 SF**



**Office B2: 2,024 SF**

# Regional Map

## Drive Times/Distance

Samsung	13 Min
	5.9 Mi
Tesla	21 Min
	17.5 Mi
Downtown Austin	15 Min
	7.5 Mi
ABIA Austin-Bergstrom Int'l Airport	15 Min
	11.3 Mi
Round Rock	19 Min
	13.5 Mi
San Antonio	1 Hr 38 Min
	86 Mi
Houston	2 Hr 36 Min
	158 Mi
Dallas	2 Hr 27 Min
	190 Mi







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For more information, contact us:

**Travis Hicks, SIOR**

Senior Vice President  
+1 512 964 8434  
travis.hicks@colliers.com

**Chase Clancy**

Senior Vice President  
+1 512 317 3790  
chase.clancy@colliers.com

**Michael Modesett**

Associate  
+1 512 694 2726  
michael.modesett@colliers.com

Colliers | Austin  
111 Congress Avenue, Suite 750  
Austin, Texas 78701

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