



# TUSCANY

LOGISTICS CENTER

373,477 SF PROJECT IN AUSTIN, TX



**CENTRALLY-LOCATED CLASS A DEVELOPMENT**



Jones Lang LaSalle Brokerage, Inc

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# The Project

## Tuscany Logistics Center

Tuscany Logistics Center is a new Class A industrial development in Central Austin, offering ±373,477 SF of distribution, warehouse and manufacturing space. The project features 32' clear heights, generous column spacing, and expansive truck courts. The project is located in a Triple-Freeport Zone with easy access to IH 35, SH 183, and US 290.

**Building 1: 70,121 SF**

**Building 2: 202,165 SF**

**Building 3: 101,191 SF**



# Building 1: 70,121 SF



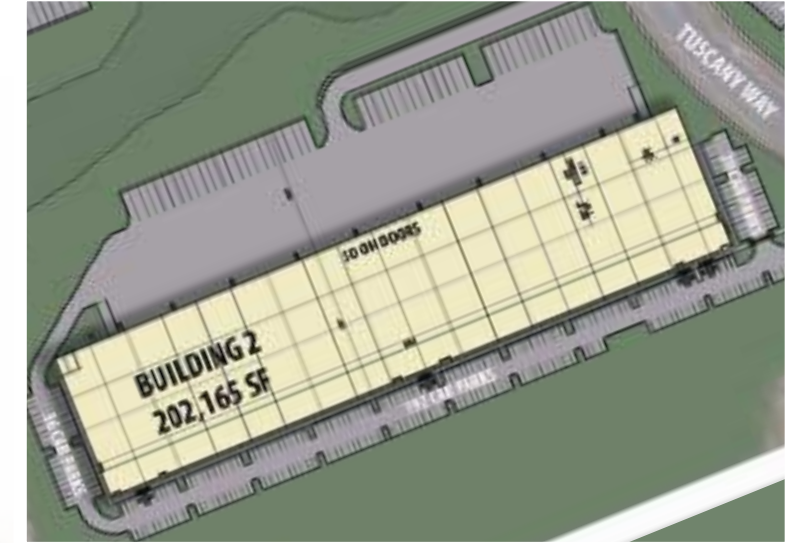
## 2401 Ferguson Lane

- **Office space:** Office build out to suit
- **Construction:** Concrete tilt-wall construction
- **Roof system:** 60-mil white TPO w/ R-9.1 insulation
- **Truck courts:** 6" reinforced concrete
- **Truck courts depth:** 140'
- **Clear height:** 32'
- **Fire suppression:** ESFR
- **Slab:** 6" reinforced concrete
- **Loading docks:** Front-loading
- **Dock doors:** 21 overhead doors
- **Ramps:** 2 ramps
- **Typical column spacing:** 52'x 45' w/ 60' staging bay
- **Power:** 1200 amps
- **Parking ratio:** 92 car parks / 17 trailer parks

# Building 2: 202,165 SF

## 9400 Tuscan Way

- **Office space:** Spec office at the time of shell completion
- **Construction:** Concrete tilt-wall construction
- **Roof system:** 60-mil white TPO w/ R-9.1 insulation
- **Truck courts:** 6" reinforced concrete
- **Truck courts depth:** 190'
- **Clear height:** 32'
- **Fire suppression:** ESFR
- **Slab:** 6" reinforced concrete
- **Loading docks:** Rear-loading
- **Dock doors:** 50 overhead doors
- **Ramps:** 2 ramps
- **Typical column spacing:** 54' x 50'8" with 60' staging bay
- **Power:** 1200 amps
- **Parking ratio:** 226 car parks / 50 trailer parks



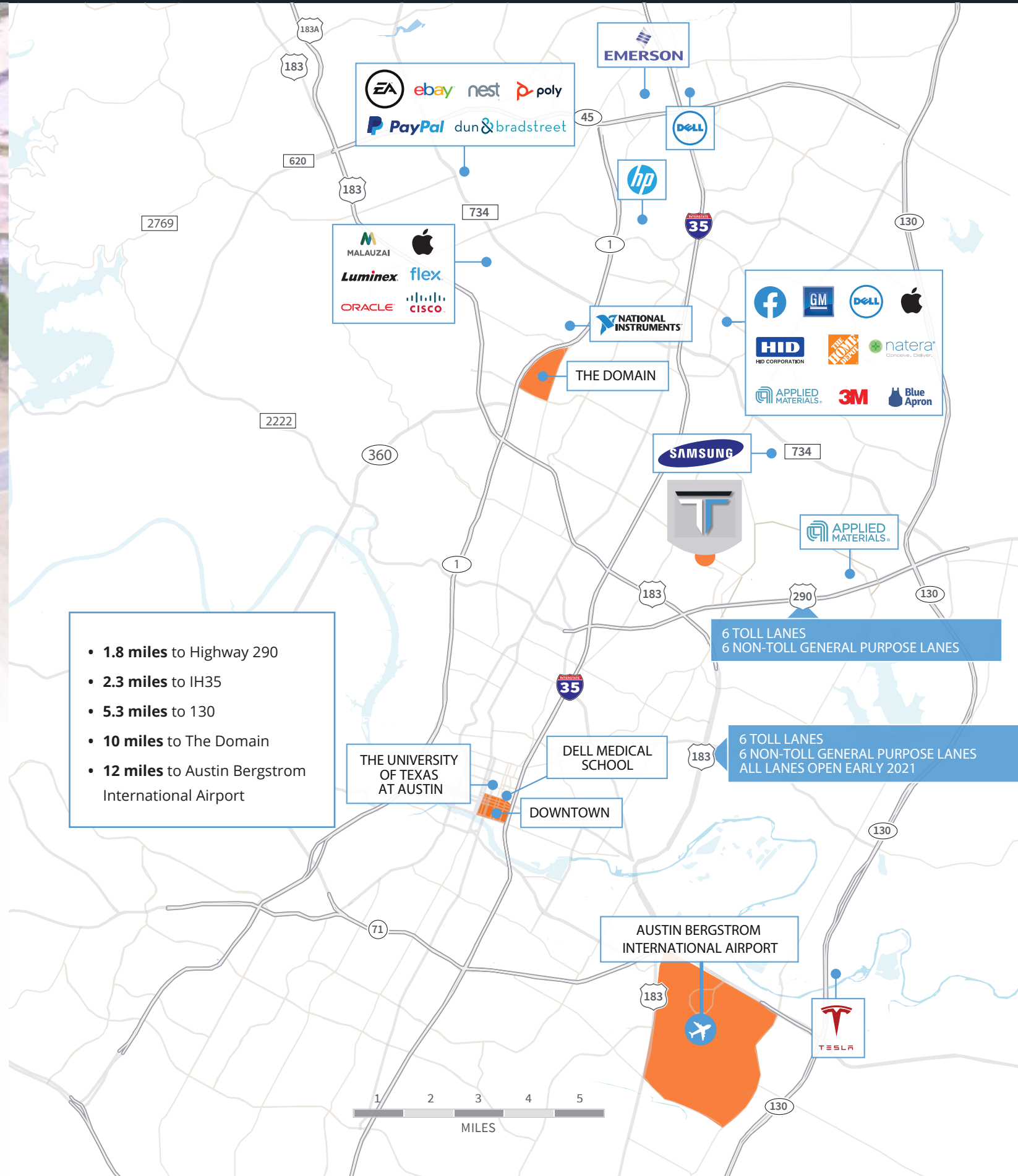
# Building 3: 101,191 SF

# Location Map



## 9219 Tuscany Way

- **Office space:** Spec office at the time of shell completion
- **Construction:** Concrete tilt-wall construction
- **Roof system:** 60-mil white TPO w/ R-9.1 insulation
- **Truck courts:** 6" reinforced concrete
- **Truck courts depth:** 135'
- **Clear height:** 32'
- **Fire suppression:** ESFR
- **Slab:** 6" reinforced concrete
- **Loading docks:** Rear-loading
- **Dock doors:** 21 overhead doors
- **Ramps:** 2 ramps
- **Typical column spacing:** 54' x 53'4" with 60' staging bay
- **Power:** 1200 amps
- **Parking ratio:** 121 car parks





**Direct Access to  
IH 35 NORTH**

**Direct  
Access to  
HWY. 290**

**Direct Access to  
IH 35 SOUTH**

**Direct Access to  
HWY. 183**

**DRIVE TIME FROM THE SITE:**

AUSTIN CBD	16 minutes
DOMAIN	18 minutes
ABIA	16 minutes
HOUSTON	88 minutes
SAN ANTONIO	95 minutes
DALLAS	190 minutes

**LEASING CONTACTS**

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