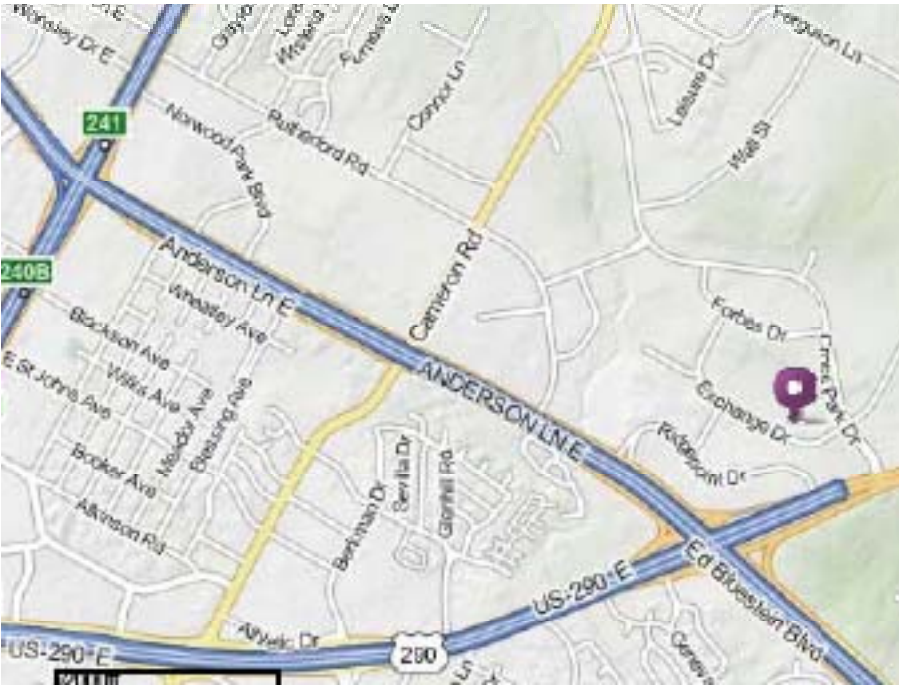


SEGARS TECHNOLOGY CENTER

8109 Exchange Drive
Austin, Texas 78754



Rooted in Texas



location

- Excellent access to IH-35, Hwy 183, Hwy 290 and 130 Toll
- Convenient to major employers: Applied Materials, Dell, Freescale, Samsung, Flextronics
- Approximately 8 miles to Austin's Central Business District
- Located in Triple Freeport Tax Zone

facility

- 37,983 s.f. available - 30 days
- 24' clear height
- 13 OH dock doors
- Rear load building
- 140' building depth
- 115' truck court
- ESFR sprinkler system

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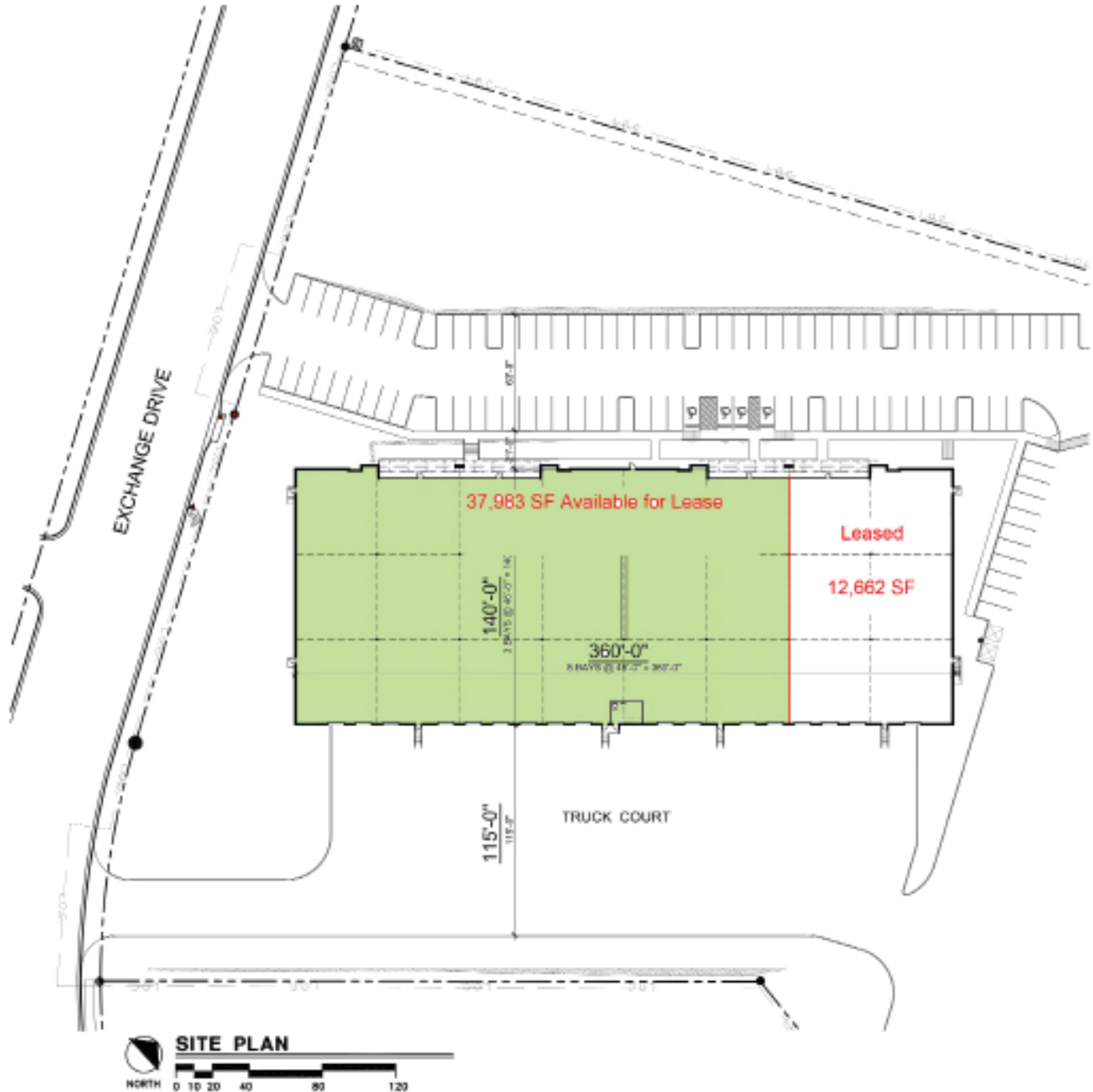


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BUILDING 1

37,983 SF Available - 30 days



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