



EQT | EXETER



2251 Picadilly Drive

Austin, TX

Building Size: 229,001 SF

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Building Specifications

- Industrial space
- 229,001 SF total building size
- **Fully Leased**
- 2,605 SF of office
- 2.0:1,000 SF of parking
- 50' x 50' column spacing
- Dock high and grade level loading
- ESFR sprinkler system
- Built in 2009
- 28' clear height
- 170' truck court depth

Additional Information

- Highly visible location with easy access to I-35, SH-45, SH130, and Loop 1
- Low operating expenses
- LEED Certified

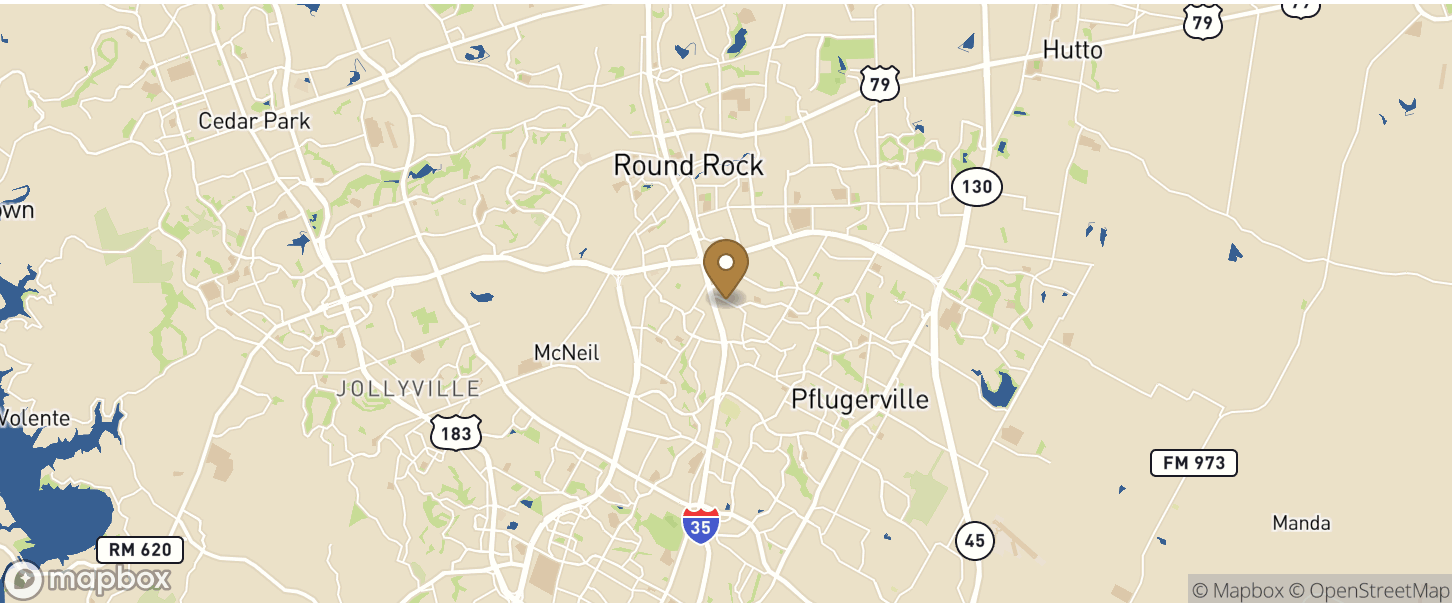


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Location



Access

CITY	POPULATION	MILES	DRIVE TIME
Austin	961,855	16	0 h 22 m
San Antonio	1,492,510	96	1 h 50 m
Houston	2,304,580	166	2 h 49 m
Fort Worth	918,915	175	2 h 47 m
Dallas	1,304,379	180	2 h 56 m
Monterrey	1,135,512	392	6 h 51 m

Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	780,348
Total Labor Force	417,583
Unemployment Rate	3.04%
Median Household Income	85,266
Warehouse Employees	1,863
High School Education Or Higher	62.29%