



Tuscany Center 5

8410 Tuscany Way, Austin, TX, 78754



107,445 sf
available space



100% HVAC



2001
year built



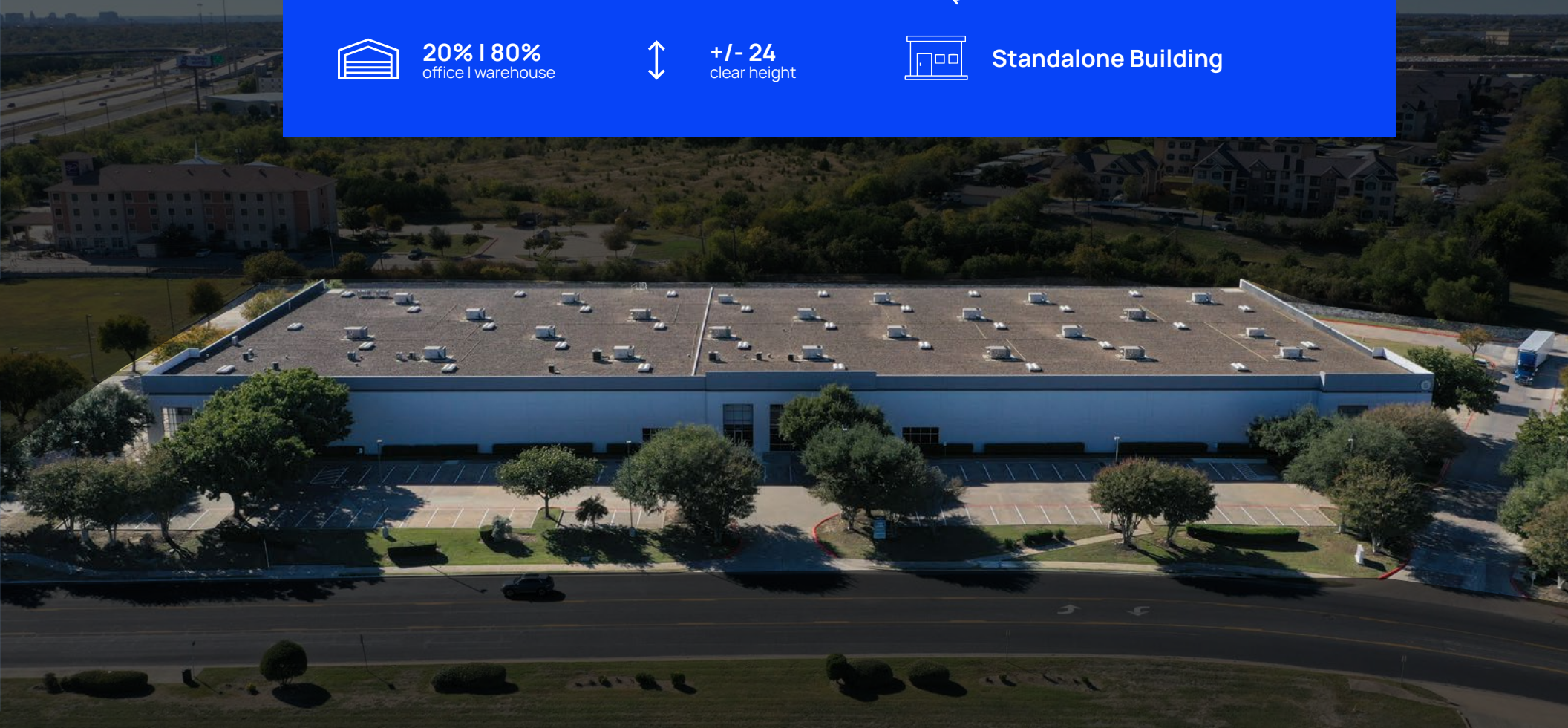
20% | 80%
office | warehouse



+/- 24
clear height



Standalone Building



Tuscany Center 5

At the heart of Austin's supply chain

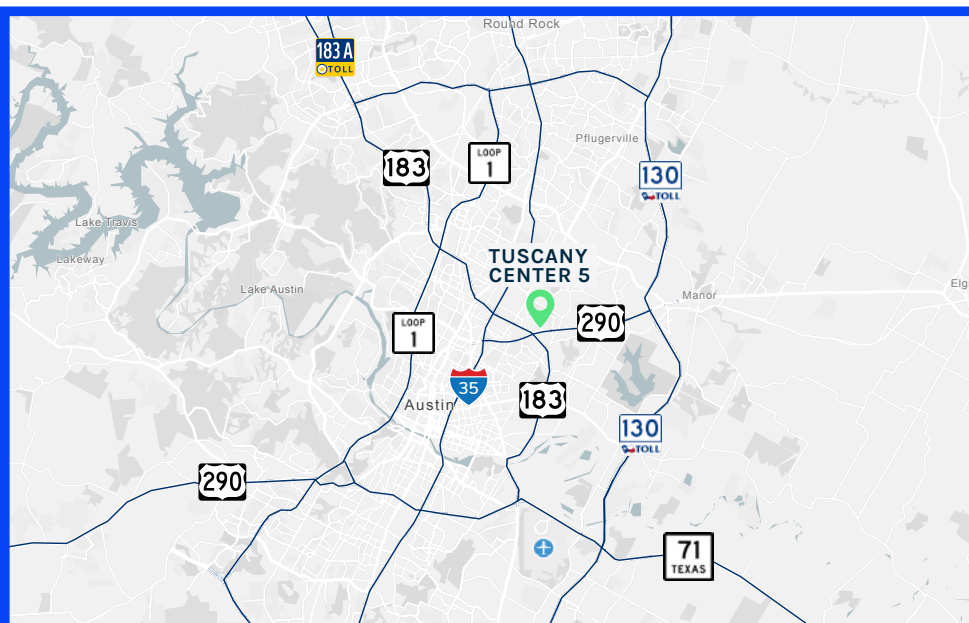
Property Overview

Strategically located in Northeast Austin's premier Tuscany logistics corridor, Tuscany Center 5 offers immediate access to major transportation routes serving Central Texas and beyond. Positioned near SH 130, US 290, and IH-35, the property provides efficient connectivity to Austin-Bergstrom International Airport, downtown Austin, and key regional distribution networks.

Designed for modern industrial users, Tuscany Center 5 combines a highly accessible location with functional building features that support warehousing, distribution, and last-mile operations. Its location within one of Austin's fastest-growing industrial hubs places tenants at the center of a dynamic labor pool and expanding consumer base.

With exceptional highway access, proximity to major employers, and a strategic position along the nation's supply chain network, Tuscany Center 5 delivers the infrastructure and connectivity businesses need to operate and grow efficiently.





Distances

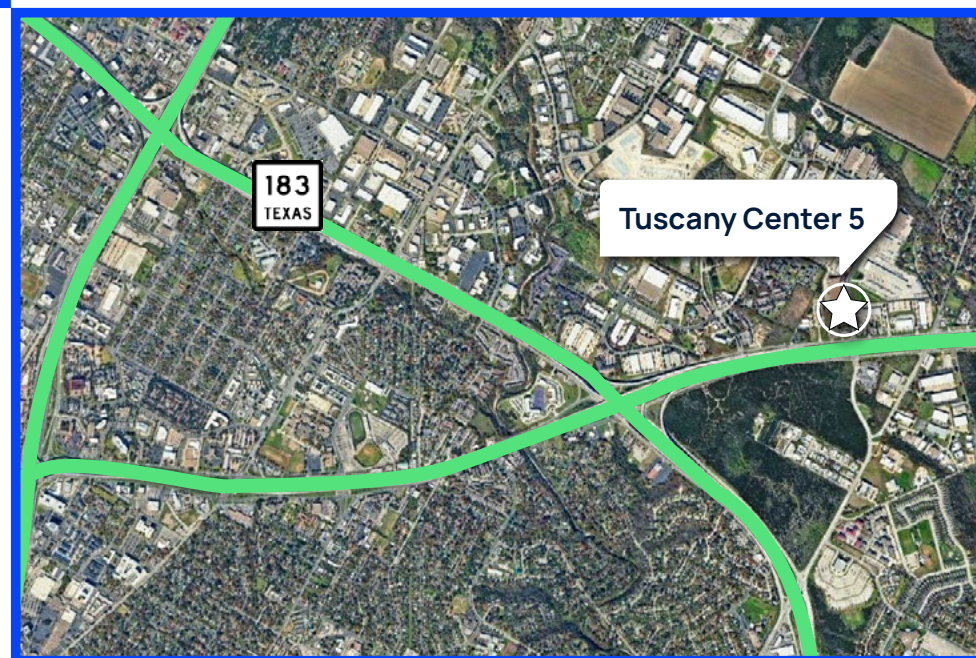


Downtown Austin	10 mi	0:20 m
Round Rock	16 mi	0:25 m
San Marcos	43 mi	0:45 m
San Antonio	86 mi	1:25 h
Houston	165 mi	2:40 h
Dallas	195 mi	3:10 h



Points of interest

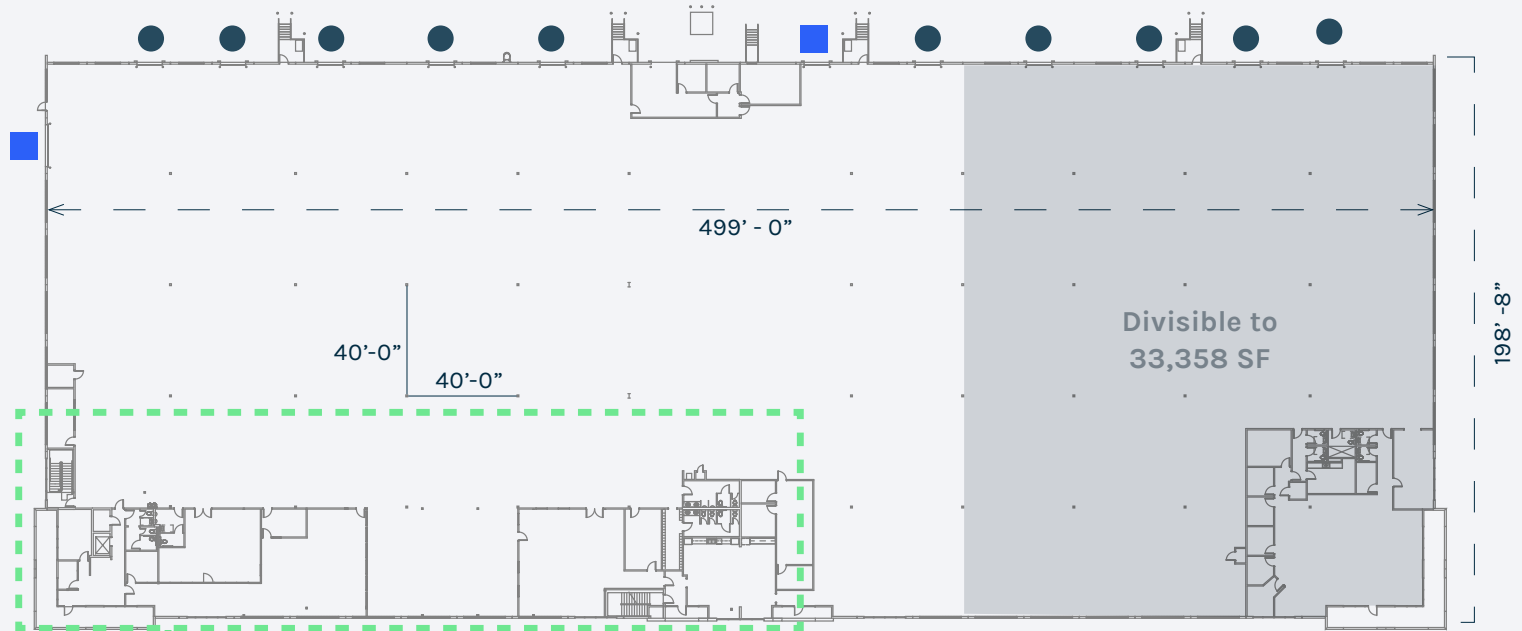
SH 130 Toll Road	3 minutes
US 290	3 minutes
IH-35	12 minutes
Hotel	11 minutes
ABIA Airport	15 minutes
Tesla Gigafactory Texas	20 minutes



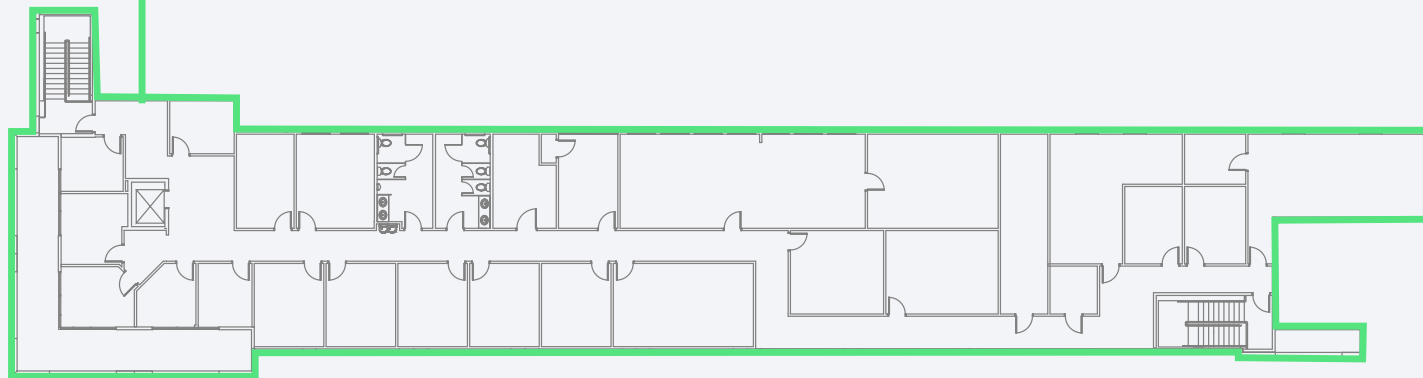
Available Space

84,381 SF Warehouse | 23,064 SF Office





First Floor



Mezzanine Office

- 10 Dock-High
- 2 Ramp

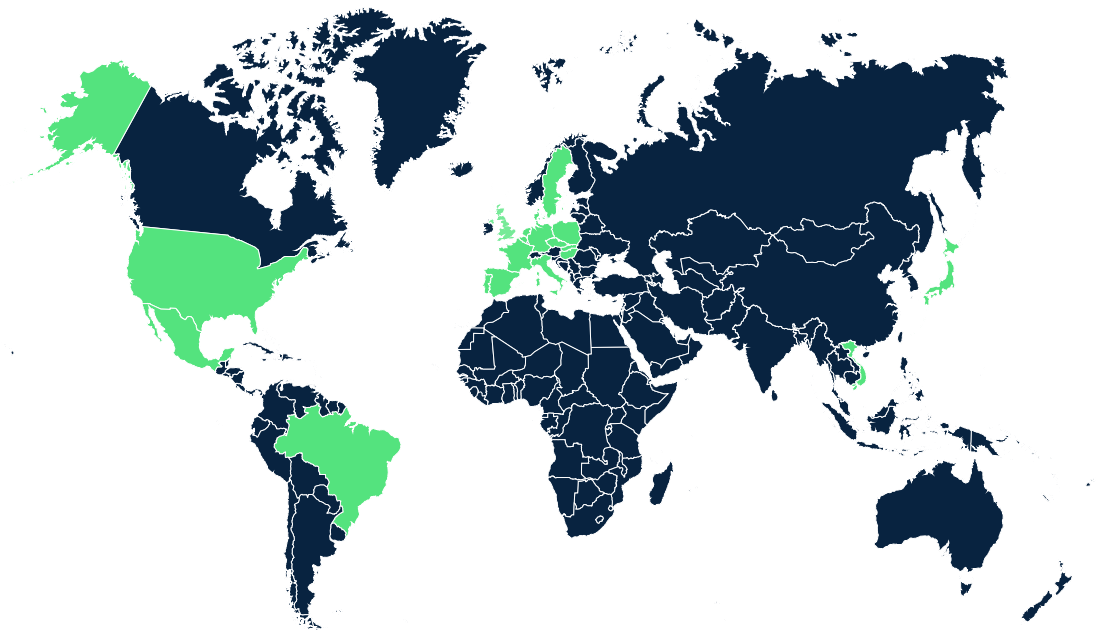


Proven Track Record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com.





If you would like any further information on the building, or to arrange a meeting, please contact:

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