



HERITAGE CROSSING

UP TO 60,259 SF AVAILABLE FOR LEASE
8 BUILDING INDUSTRIAL DEVELOPMENT

2121-2300 Scarbrough Dr.,
Austin, TX 78728



HERITAGE CROSSING

CLASS A INDUSTRIAL DEVELOPMENT IN NORTH
AUSTIN ENCOMPASSING 729,839 SQUARE FEET

THE PROPERTY

Located at IH-35 and Scarbrough Drive, Heritage Crossing offers a premier location with highway visibility and easy access to Austin and surrounding communities. Over 2 million square feet of retail, lodging and restaurant amenities are within one mile of Heritage Crossing, offering an unbeatable amenity base.

ADDRESS

BUILDING 1 - 2500 Scarbrough Drive
BUILDING 2 - 2519 Scarbrough Drive
BUILDING 3 - 2301 Scarbrough Drive
BUILDING 4 - 2121 Scarbrough Drive
BUILDINGS 5 - 8 - 2300 Scarbrough Drive
Austin, Texas 78728

SUBMARKET

North Industrial

TOTAL BUILDINGS

8

AVAILABILITIES

Suite 240 - 25,393 SF
Suite 260 - 24,007 SF
Suite 240+260 - 49,400 SF
Suite 750 - 10,859 SF

PROJECT SPECS:

- ESFR sprinklers
- 100% concrete truck courts and parking areas
- 6-inch concrete slabs in buildings
- 277/480 volts, 3-phase, 4 wire
- TPO roof
- Electric heaters for pipe freeze protection



Sam Owen | 512.481.3030 | sowen@streamrealty.com



Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



SITE AERIAL VIEW

HERITAGE
CROSSING



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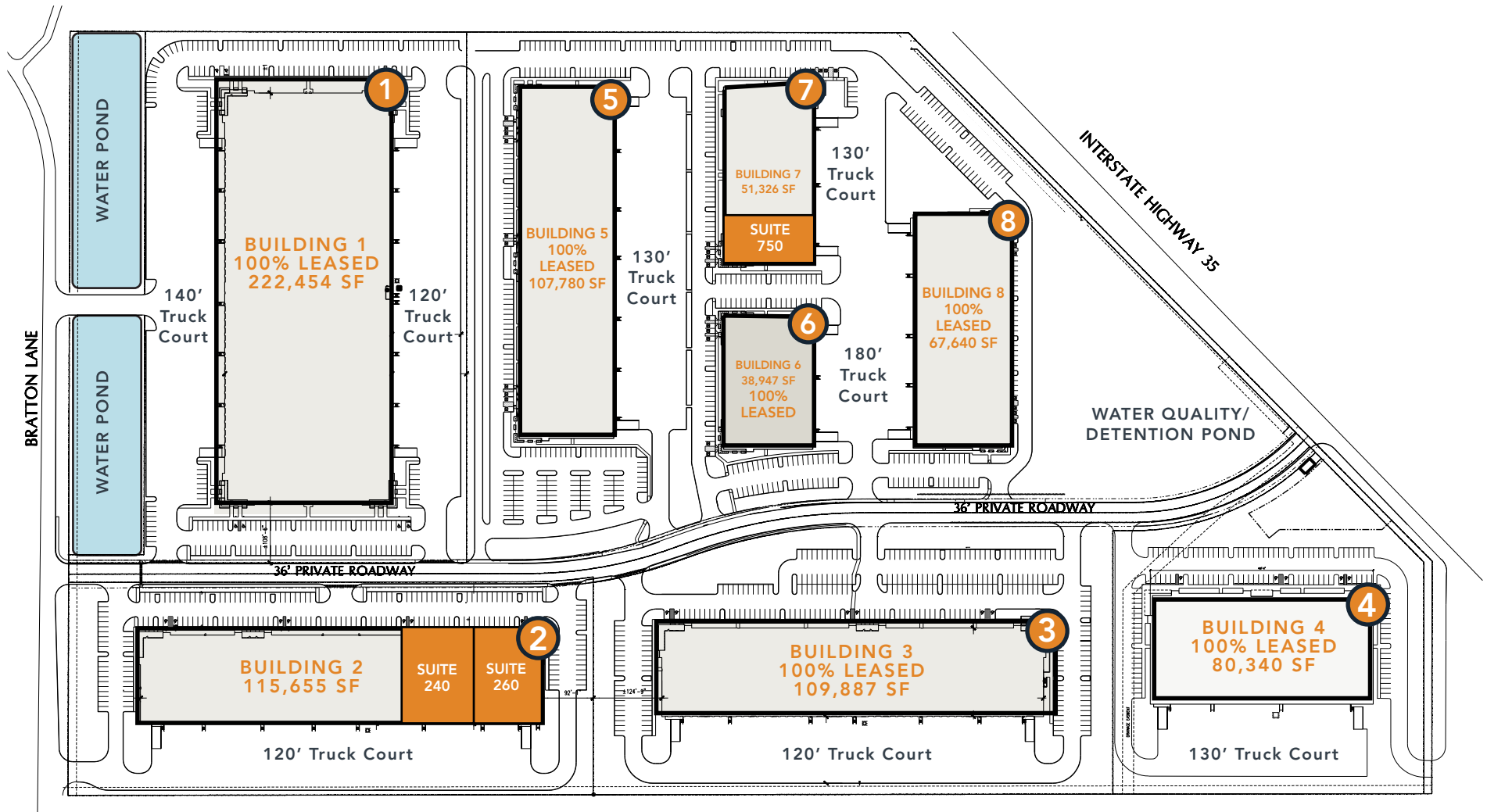


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SITE PLAN OVERVIEW

HERITAGE
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BUILDING 2

24,007 SF TO 49,400 SF AVAILABLE

- 160' x 720'
- Typical Column Spacing: 40' x 52' 8"
- 1.71/1,000 Parking Ratio
- Dock-High Loading
- 28' Clear Height
- 120' Truck Court



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BUILDING 7

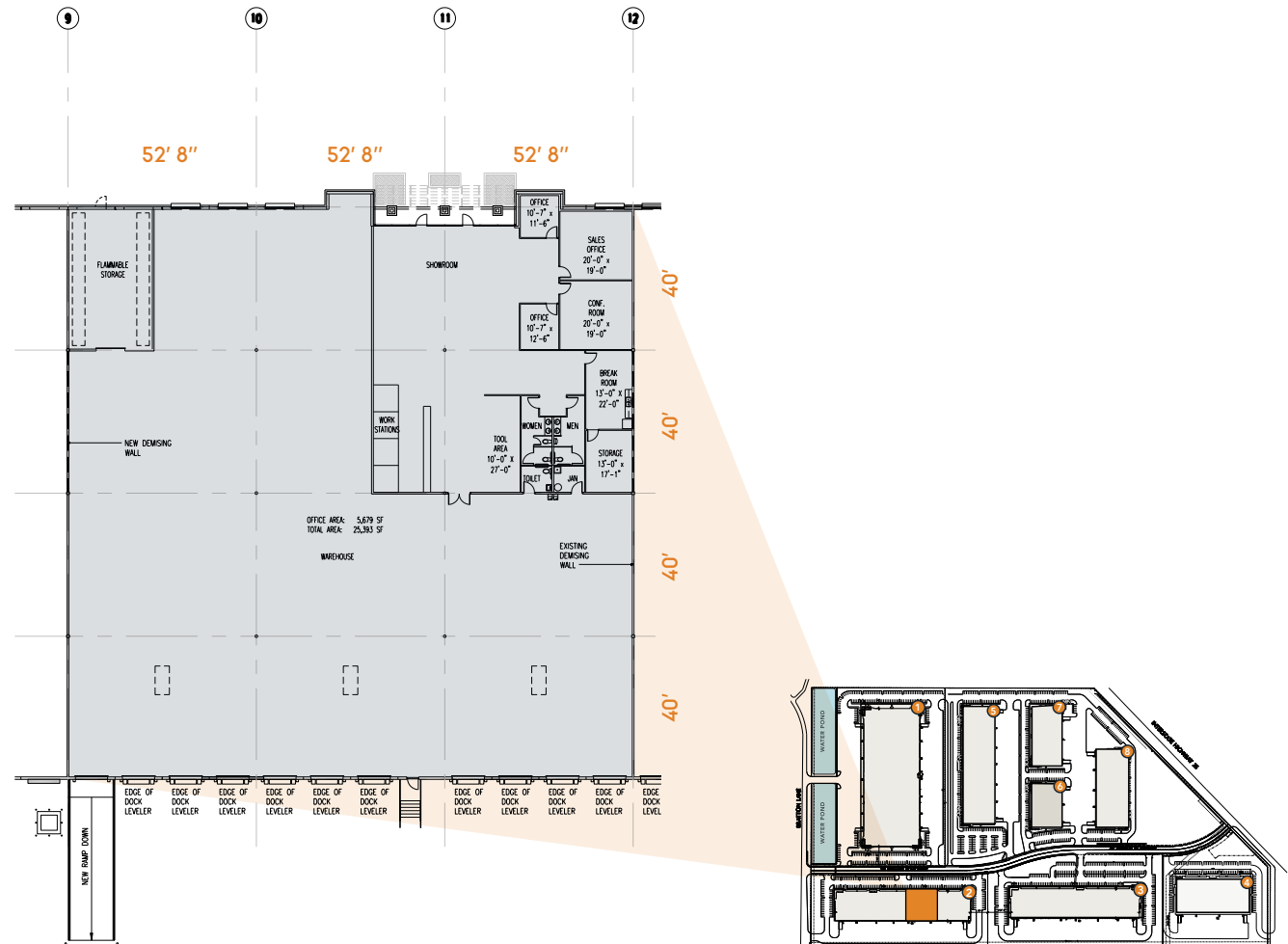
10,859 SF AVAILABLE

- 160' x 320'
- Typical Column Spacing: 40' x 52' 8"
- 2.08/1,000 Parking Ratio
- Dock-high loading
- 28' Clear Height
- 130' Truck Court



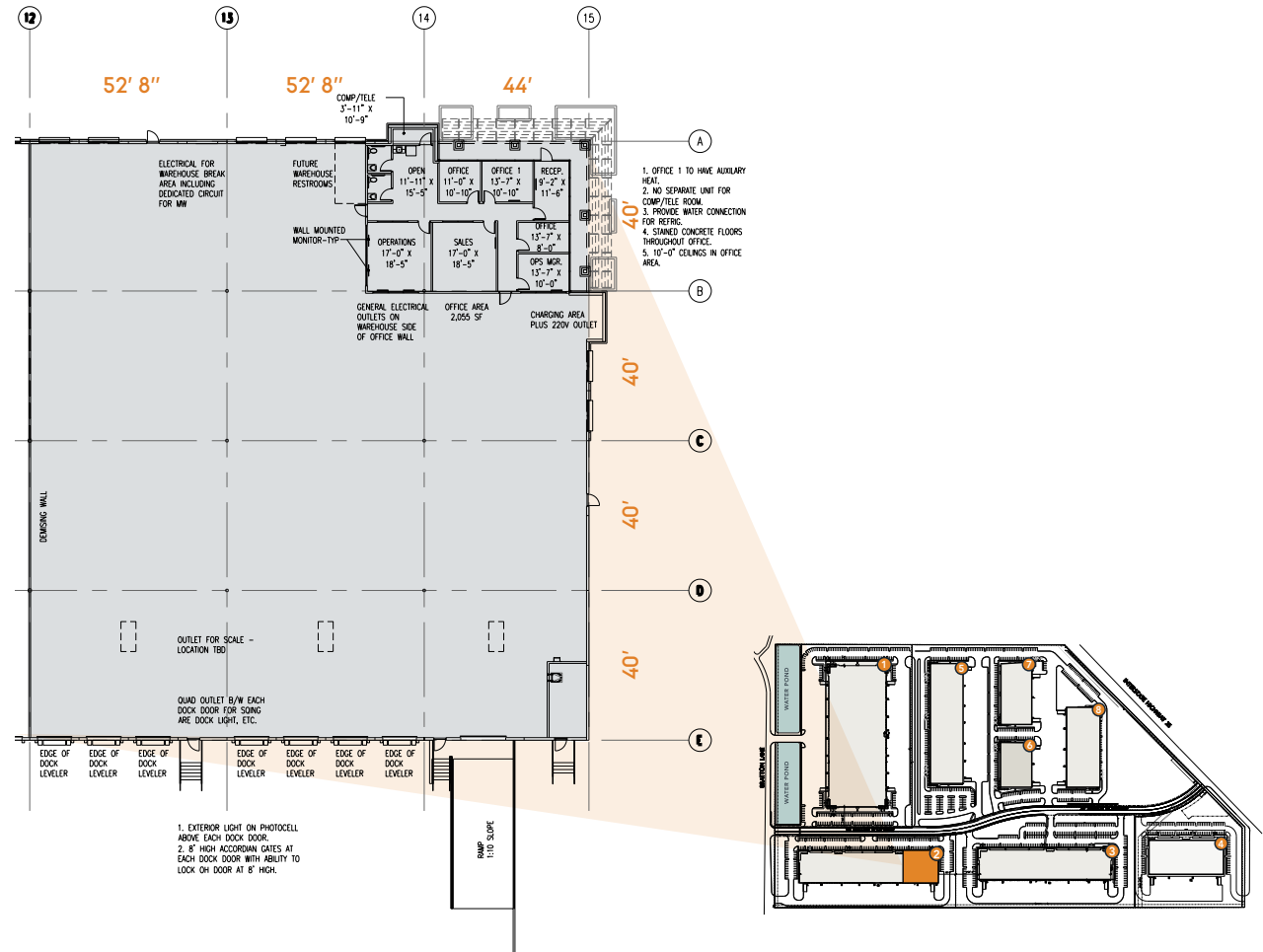
SUITE 240 OVERVIEW

- 25,393 SF
- 5,679 SF Office
- 28' Clear Height
- 10 Dock-High, 1 Ramp



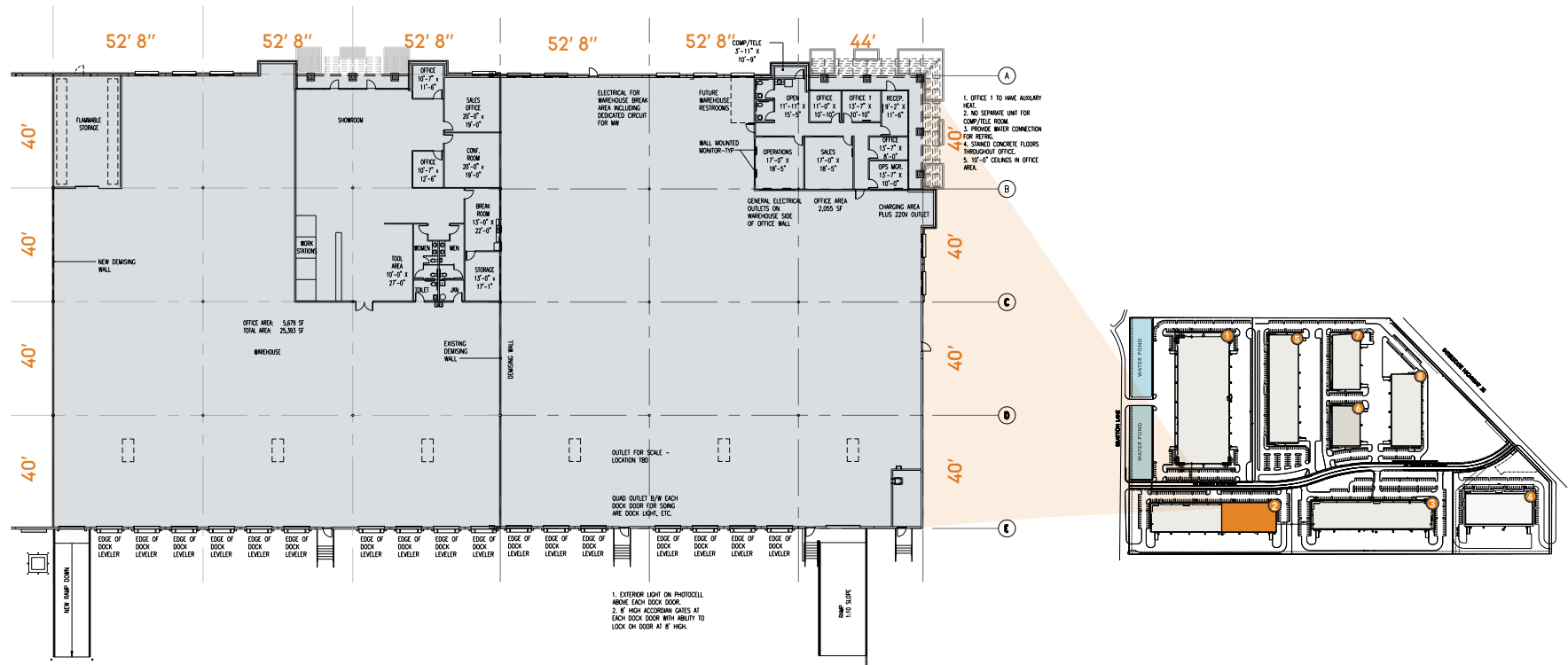
SUITE 260 OVERVIEW

- 24,007 SF
- 2,055 SF Office
- 28' Clear Height
- 7 Dock-High, 1 Ramp
- Endcap Suite



SUITE 240 + 260 OVERVIEW

- 49,400 SF
- 7,734 SF Office
- 28' Clear Height
- 17 Dock-High, 2 Ramps
- Endcap Suite



NEIGHBORHOOD MAP

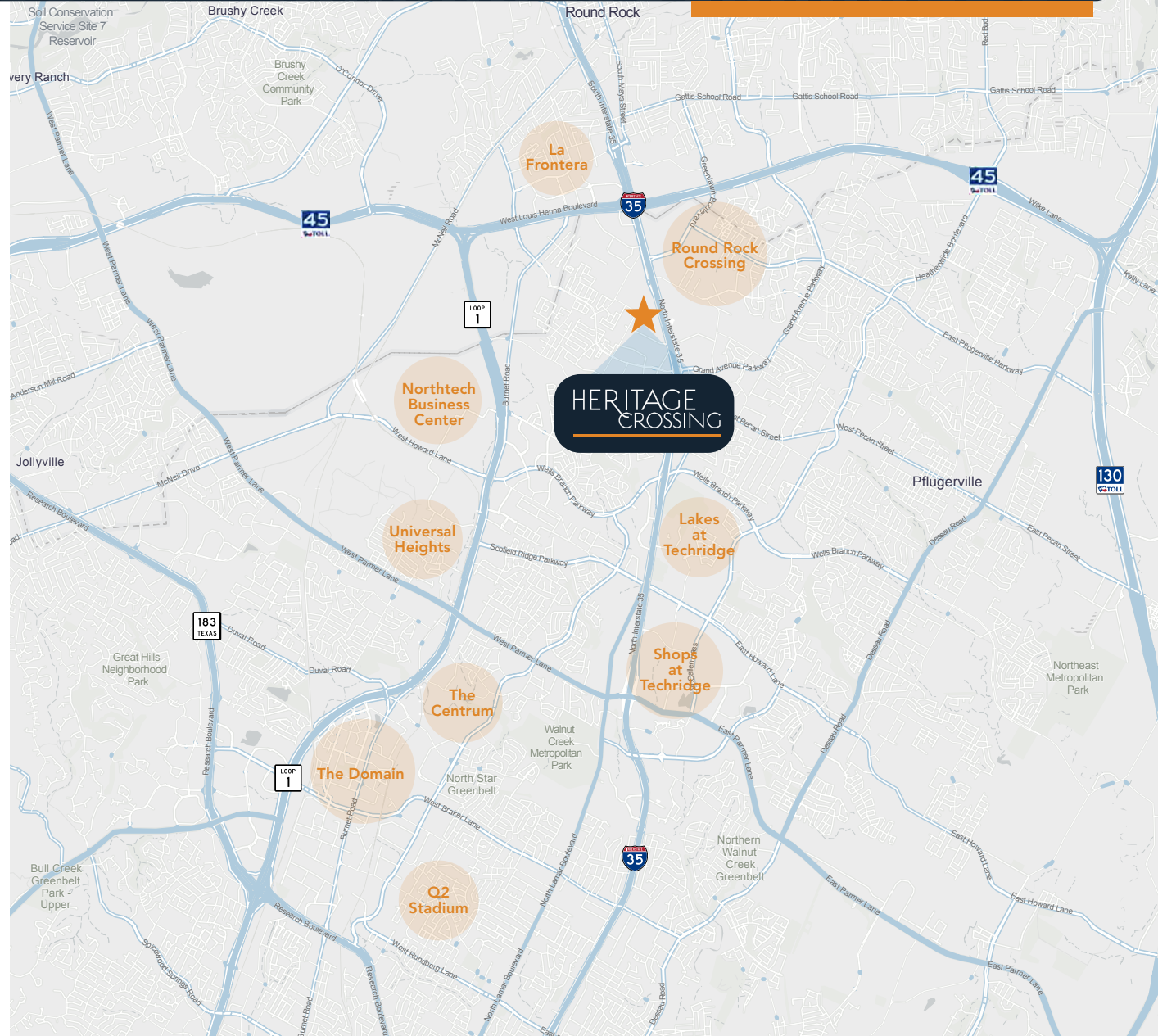
HERITAGE
CROSSING

THE LOCATION

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DRIVE TIMES

IH-35 30 SEC	HWY 45 2 MIN
Loop 1 19 MIN	Austin 18 MIN
Domain 12 MIN	ABIA 28 MIN
Dallas 2.5 HR	Houston 2.5 HR



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HERITAGE CROSSING

OWNED BY



FOR LEASING INFORMATION, CONTACT:

SAM OWEN | SOWEN@STREAMREALTY.COM | 512.481.3030

CLAUDIA TAYLOR | CLAUDIA.TAYLOR@STREAMREALTY.COM | 512.481.3021



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