



For Lease

BUILDING 1 - 3500 TEXAS 130 SERVICE RD, DEL VALLE, TX 78617

BUILDING 2 - 3500 TEXAS 130 SERVICE RD, DEL VALLE, TX 78617



COLORADO BEND

Class A, 4-Building Industrial Project Totaling +/- 453,621 SF

For More Information:

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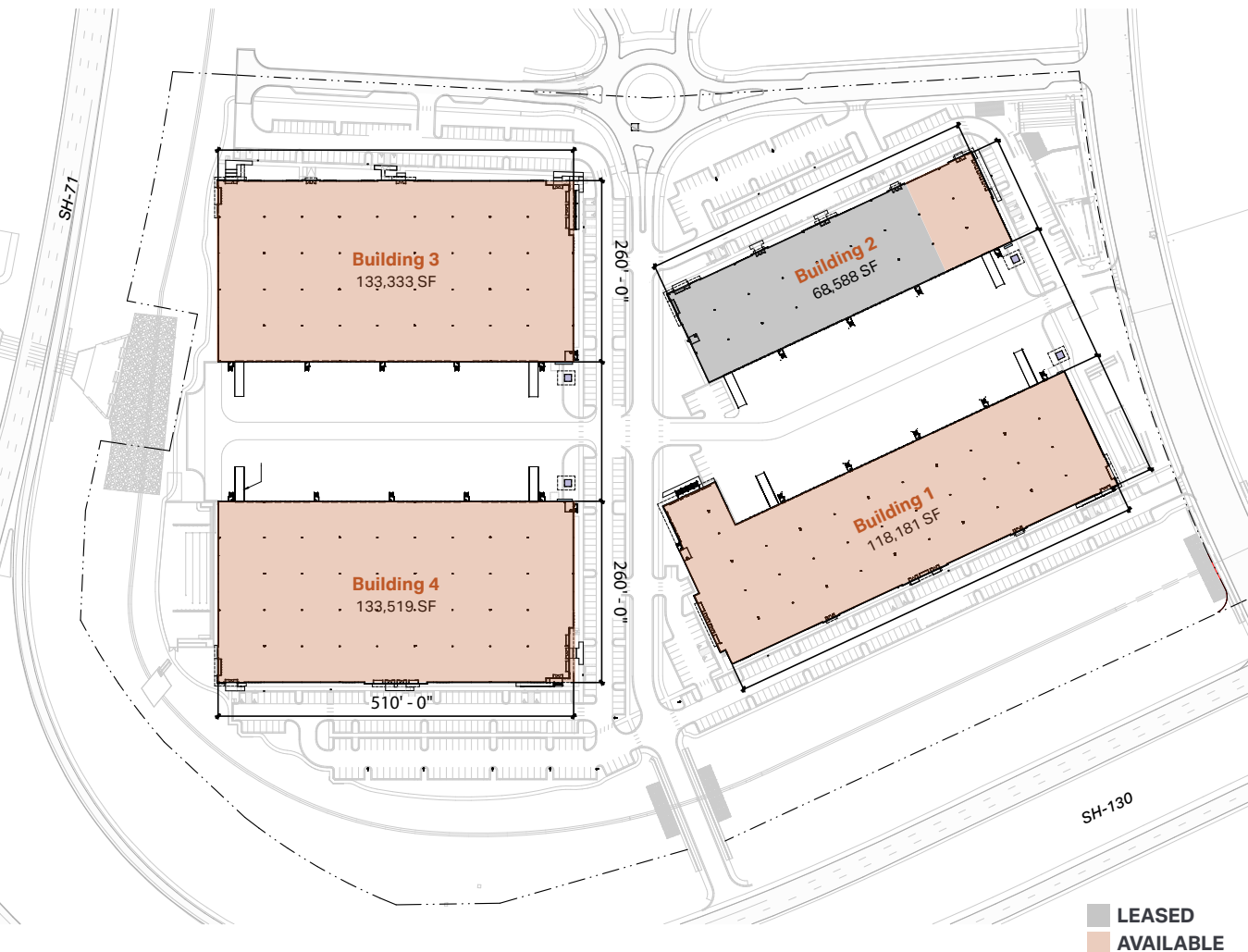
The Project

+/- 453,621 SF New Industrial Development in Southeast Austin

- Two Phase Project
- Proximity to Tesla Gigafactory
- Excellent access to Hwy 71 & Hwy 130

SITE SPECS

Phase I	Building 1	Building 2
186,769 SF	118,181 SF	68,588 SF
Phase II	Building 3	Building 4
266,852 SF	133,333 SF	133,519 SF



Phase I

BUILDING 1

SQUARE FEET	118,181 SF
PARKING	1.4/1,000

BUILDING 2

SQUARE FEET	68,588 SF
PARKING	2.3/1,000

Phase II

Proposed / Build-to-Suit

BUILDING 3

SQUARE FEET	133,333 SF
PARKING	1.0/1,000

BUILDING 4

SQUARE FEET	133,519 SF
PARKING	1.7/1,000

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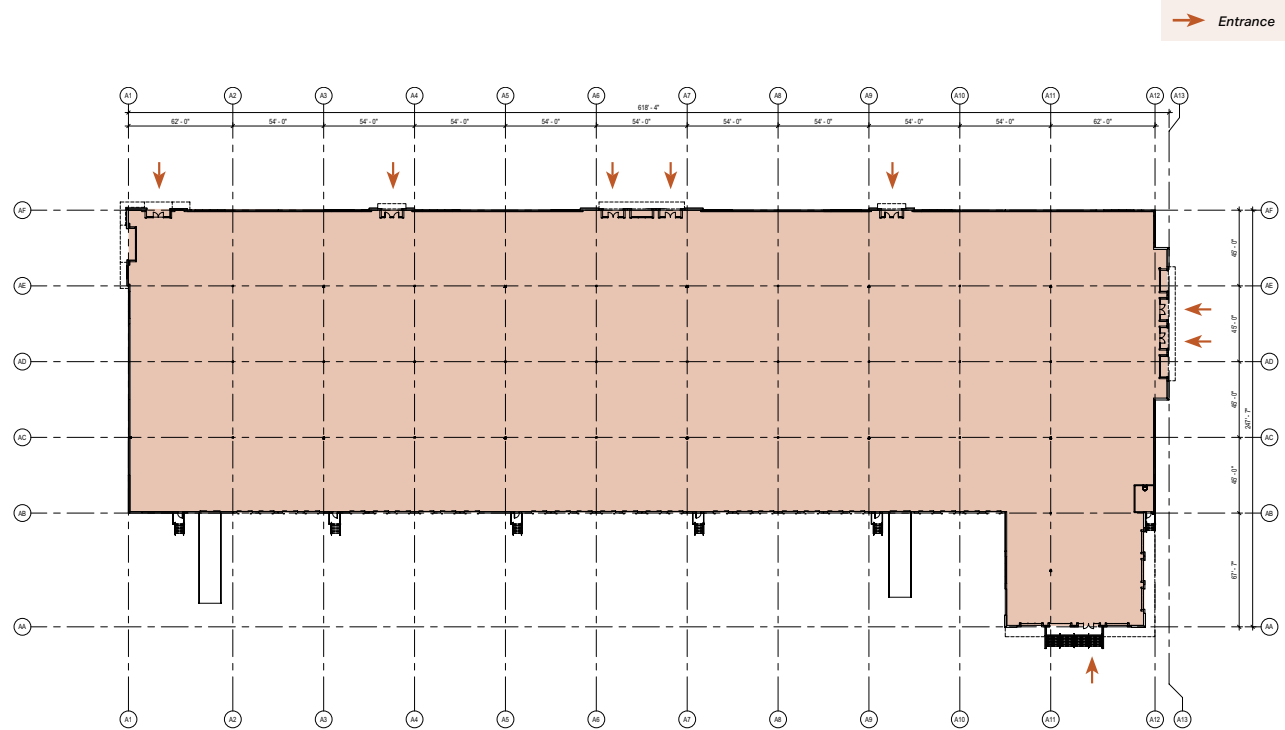
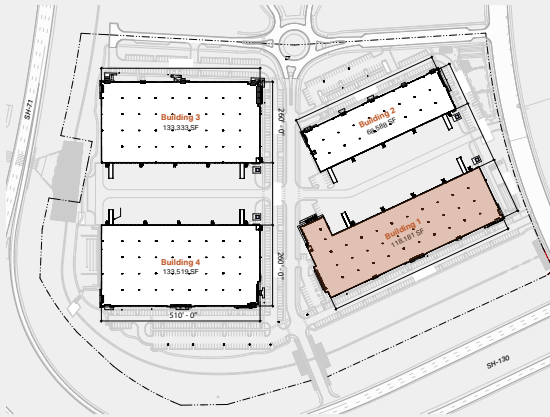
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Building 1 - Phase I

BUILDING SPECS

SQUARE FEET	20,880 - 118,181 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 45'
DOCK DOORS	28 Dock High / 2 Ramp
BUILDING DEPTH	180'
PARKING	1.4/1,000 - 166 Auto Stalls
TRUCK COURT	200' Shared



North Entry



For More Information:

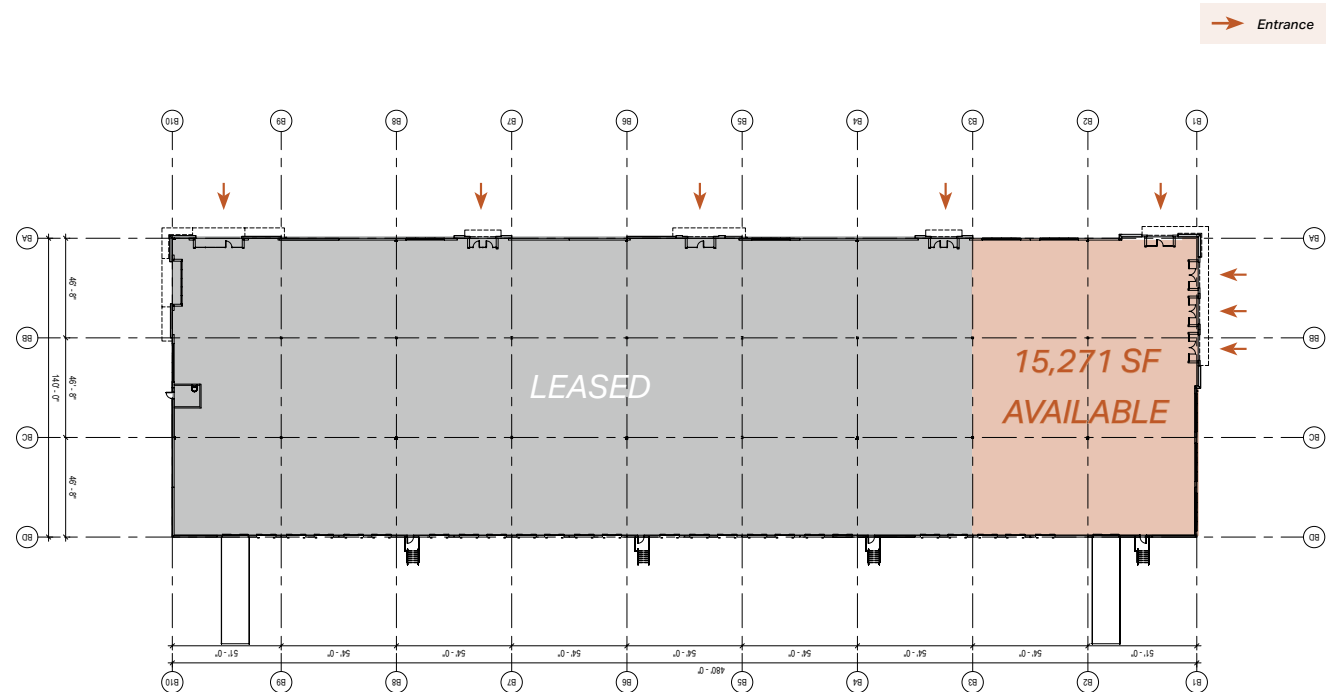
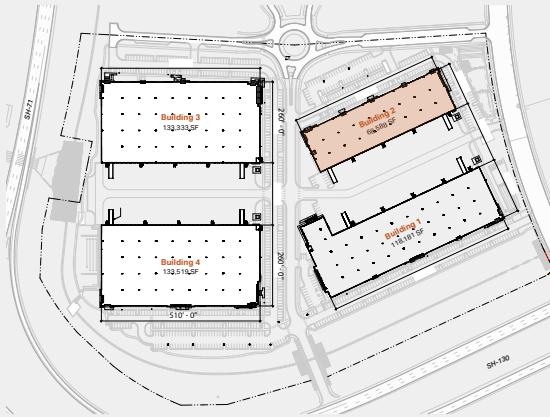
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Building 2 - Phase I

BUILDING SPECS

SQUARE FEET	15,271 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 46' 8"
DOCK DOORS	3 Dock High / 1 Ramp
BUILDING DEPTH	140'
PARKING	2.3/1,000 - 160 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

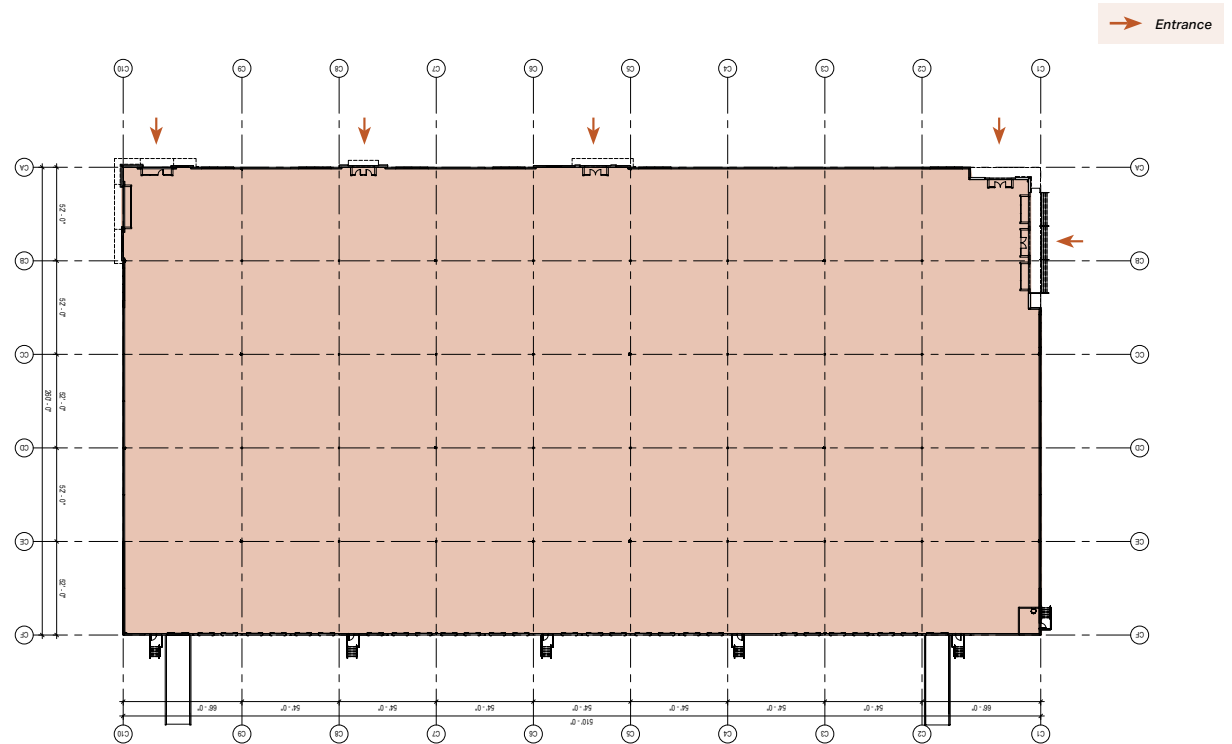
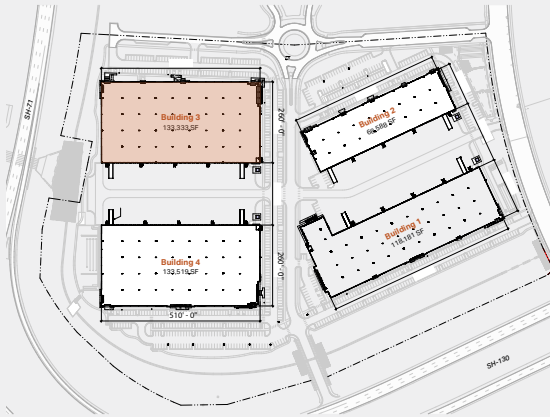
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Building 3 - Phase II

BUILDING SPECS

SQUARE FEET	45,240 - 133,333 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 52'
DOCK DOORS	26 Dock High / 2 Ramp
BUILDING DEPTH	260'
PARKING	1.0/1,000 - 141 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

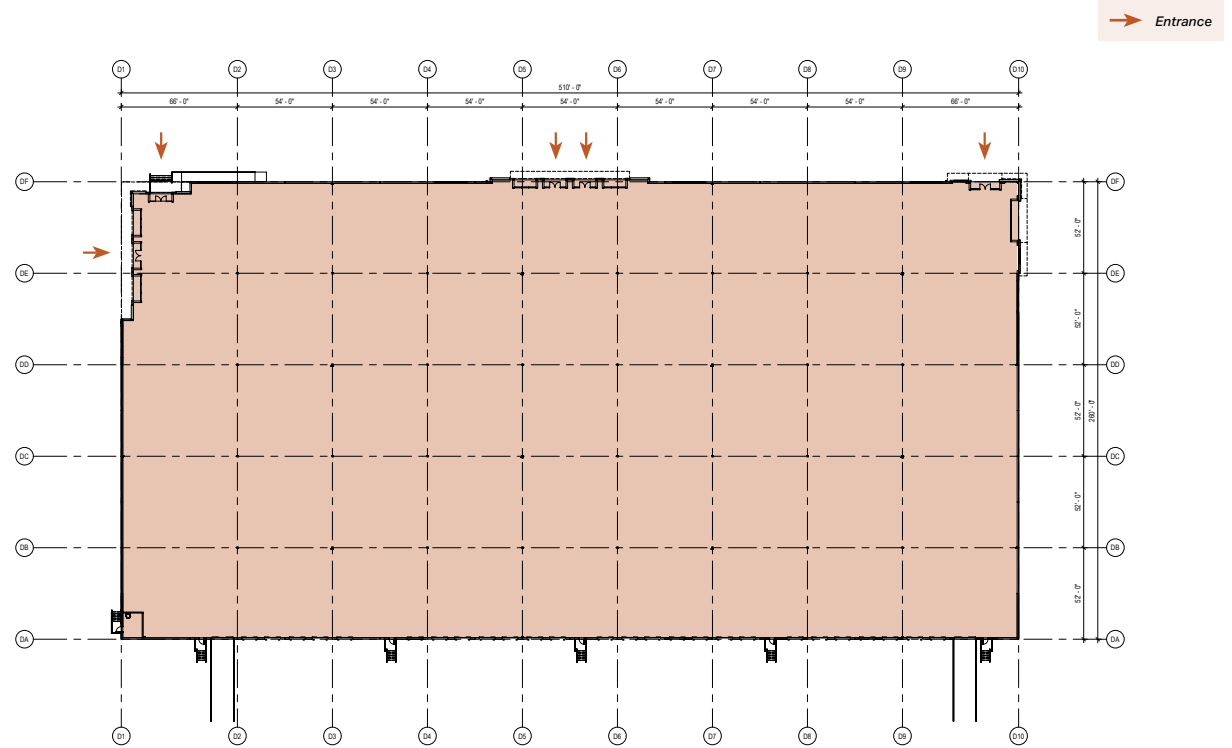
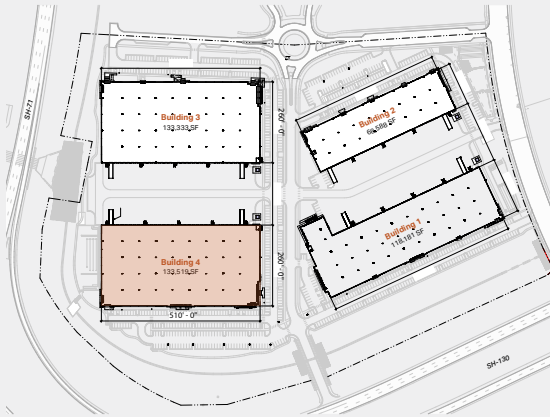
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Building 4 - Phase II

BUILDING SPECS

SQUARE FEET	45,240 - 133,519 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 52'
DOCK DOORS	26 Dock High / 2 Ramp
BUILDING DEPTH	260'
PARKING	1.7/1,000 - 232 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

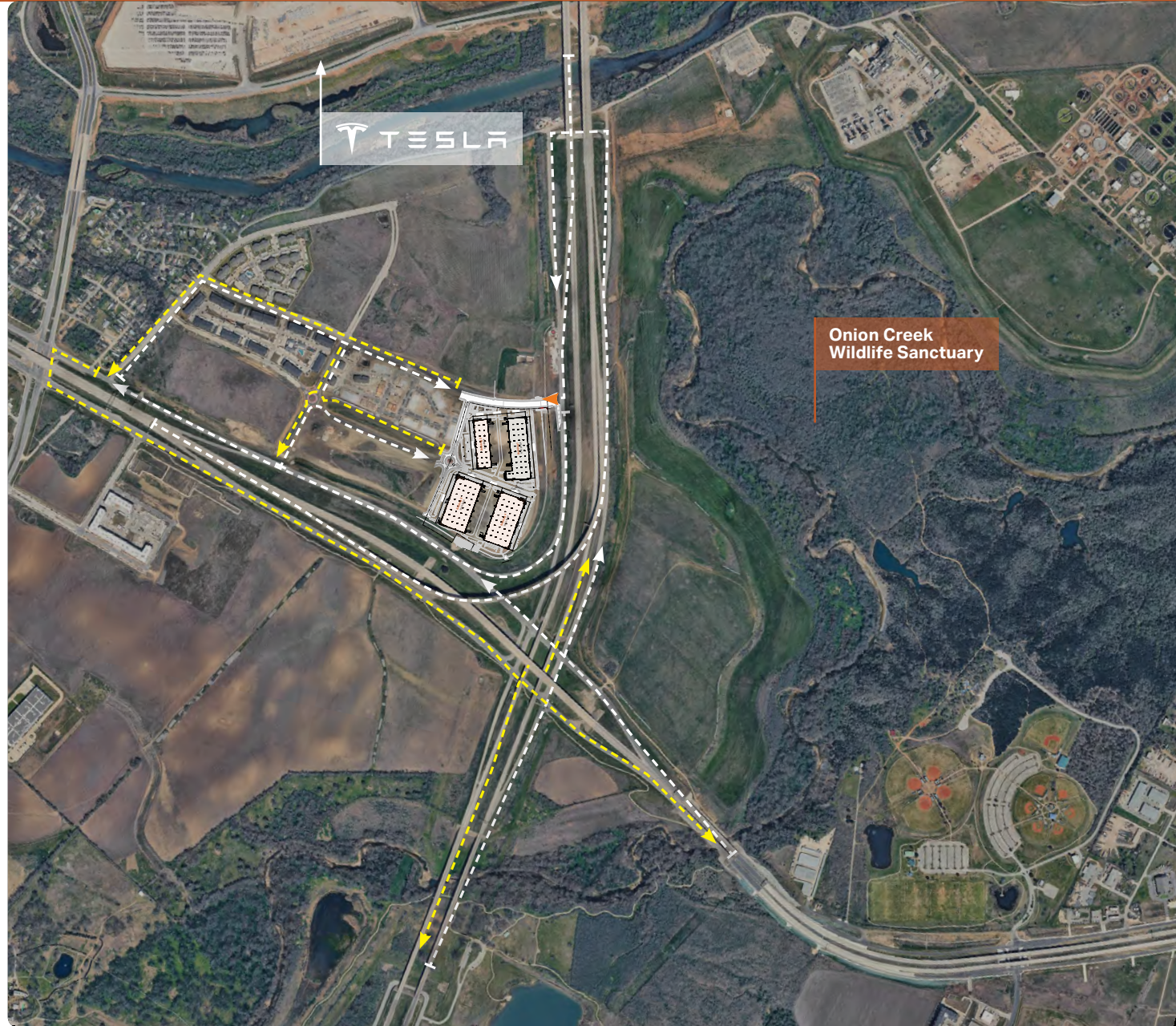
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Ingress/Egress Map

Map Legend

- ← - - - Ingress
- - - → Egress
- ▶ Site Entrance



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Drive Times



2 MIN
HWY 183



1 MIN
HWY 130



1 MIN
Hwy 71



11 MIN
IH 35



4 MIN
Austin Bergstrom International Airport

Nearby Cities

Austin CBD
10 Miles

Houston
150 Miles

San Marcos
34 Miles

Dallas
200 Miles

San Antonio
85 Miles

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