DEE GABRIEL PARK

INDUSTRIAL FOR LEASE

7713 Dee Gabriel Collins Rd.
Austin, Texas 78744

AQUILA™

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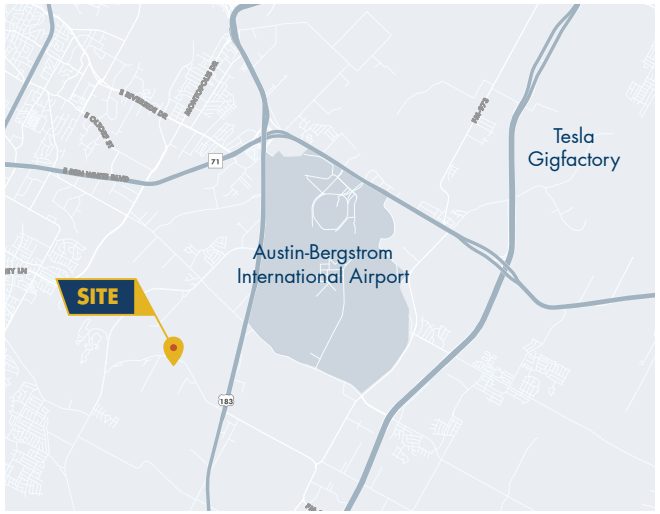
Dee Gabriel Park is a new industrial park for lease strategically located in Southeast Austin. The development is situated on 4.08 acres and consists of 5 buildings totaling 64,058 square feet. The park will be built in two phases, starting with Buildings 1, 2 and 3 in Phase I. With direct access to US-183, Highway 71, and IH-35, this property has convenient access to Austin-Bergstrom International Airport and Downtown Austin.



Phase I

Building 1: 3,075 SF
Building 2: Leased
Building 3: 25,389 SF

Ceiling Heights

20' - 26'

Loading

Each space comes equipped with either dock-high or grade-level doors

Parking

1.3:1000

Power

Building 1: 400 amp, 120/208V, 3-phase
Building 3: 1200 amp, 277/480V, 3-phase

Other Site Info

Located 10 minutes from Austin-Bergstrom International Airport and 20 minutes from Downtown Austin

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Destination	Distance	Drive Time
IH-35	1 mi.	2 min.
ABIA Airport	6.5 mi.	10 min.
130 Toll Road	7 mi.	10 min.
SH-71	7 mi.	10 min.
Tesla	9 mi.	20 min.
Downtown Austin	11 mi.	25 min.
Samsung Austin	18 mi.	30 min.
Samsung Taylor	35 mi.	40 min.
San Antonio	80 mi.	1.5 hours
Houston	160 mi.	3 hours
Dallas/Ft. Worth	200 mi.	3.5 hours

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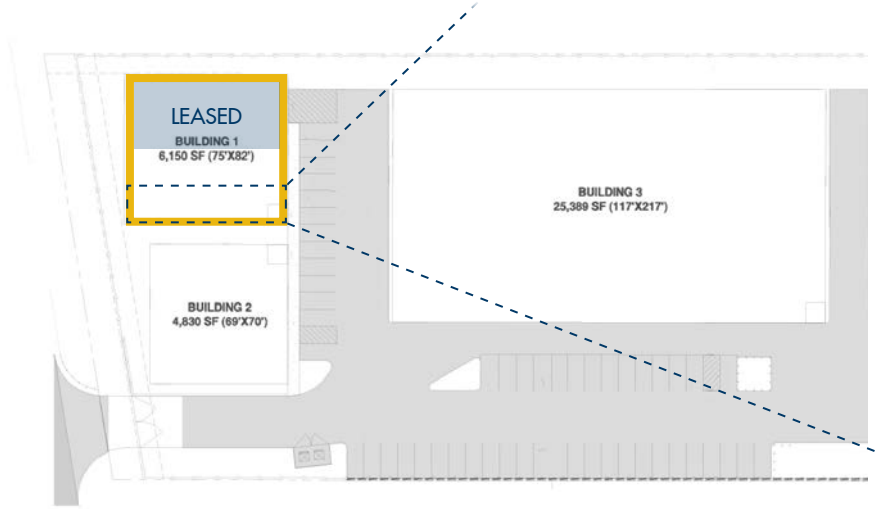
Building 1 Specs

BUILDING SIZE	6,150 SF
AVAILABLE	3,075 SF
OFFICE	460 SF
CLEAR HEIGHT	20'
LOADING	1 grade-level door
POWER	400 amp, 120/208V, 3-phase



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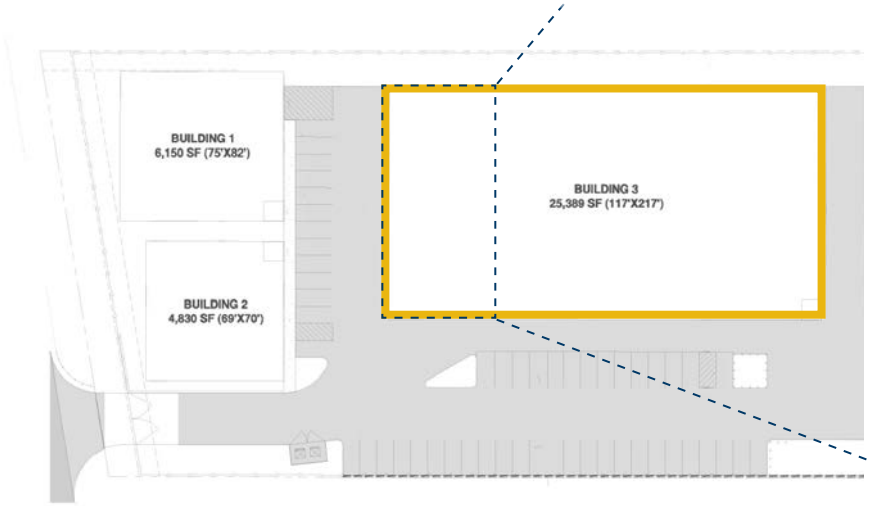
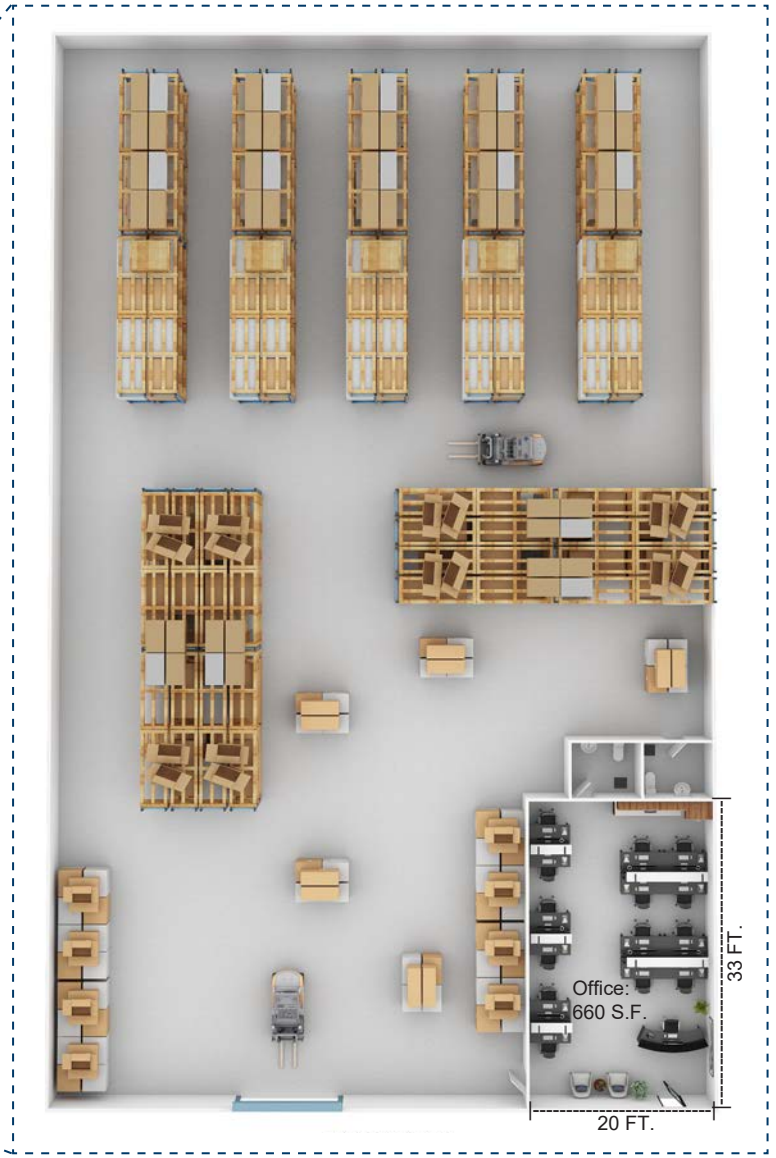
Building 3 Specs

BUILDING SIZE	25,389 SF
MINIMUM DIVISIBLE	+/- 8,463 SF
OFFICE	660 SF
CLEAR HEIGHT	26'
LOADING	3 grade-level doors
POWER	1200 amp, 277/480V, 3-phase





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Future Master-Planned Communities

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____