THE HANGARS

5615 FM 973, DEL VALLE, TX 78617



9 BUILDING, CLASS A, 217,288 SF FLEX/INDUSTRIAL PARK

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PROPERTY ADVANTAGES



The Hangars is located in the most thriving industrial submarket within Austin. This unique project consists of 9 premier flex & logistics buildings that will be capable of servicing a wide variety of tenant profiles, sizes, and uses. In addition, **The Hangars** is easily accessible with multiple access points of FM 973 next to ABIA and a 10 minute drive time from Tesla's Giga Factory.

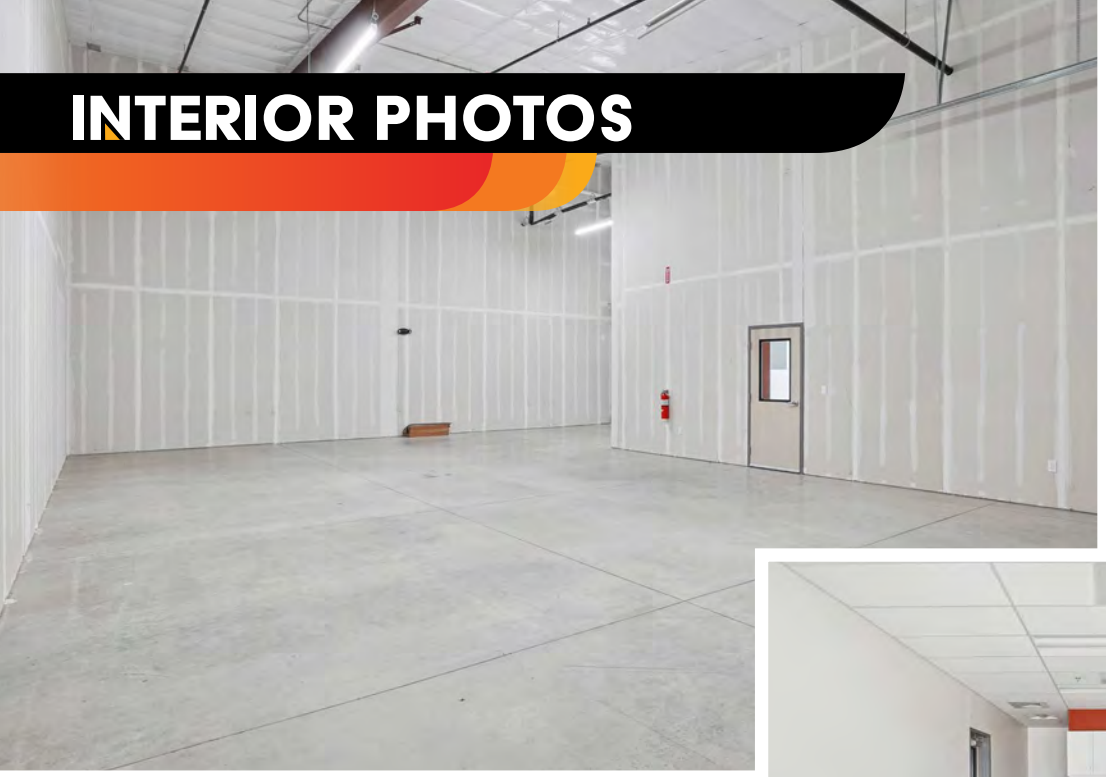
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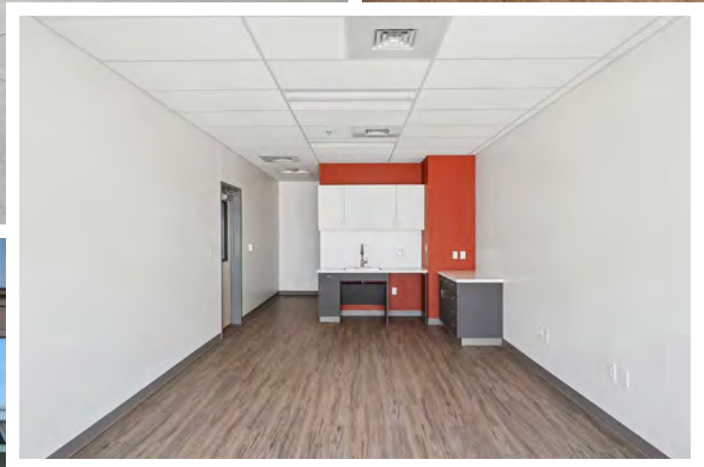
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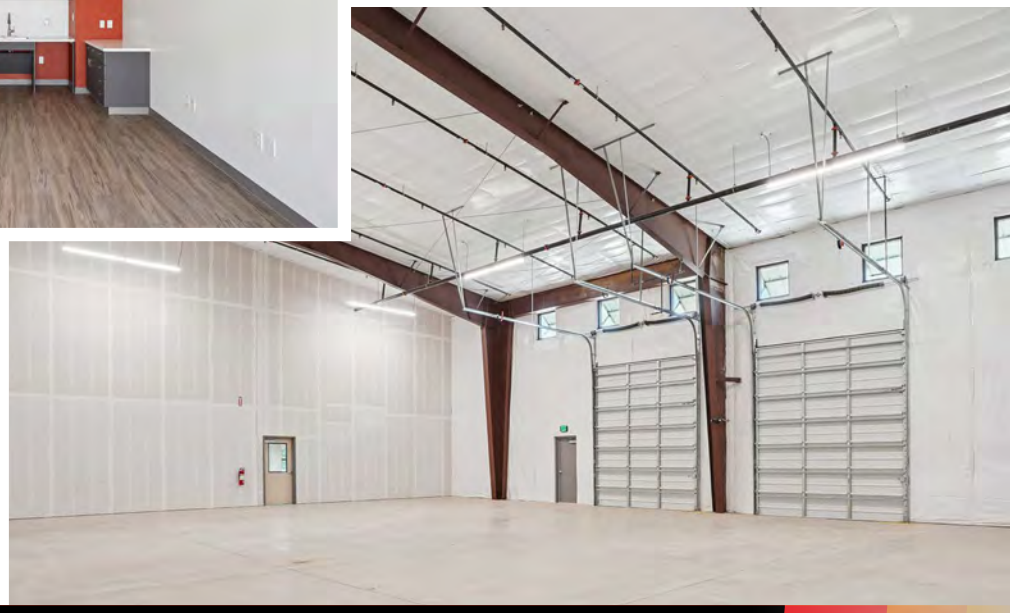
INTERIOR PHOTOS











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PROPERTY OVERVIEW

CALL FOR PRICING

FLEX BUILDINGS

▶BUILDING 1

9,620 SF - FULLY LEASED

▶BUILDING 2

17,304 SF - FULLY LEASED

▶BUILDING 3

9,620 SF - FULLY LEASED

▶BUILDING 5

9,620 SF - FULLY LEASED

▶BUILDING 7

8,750 SF - FULLY LEASED

▶BUILDING 4

4,326 SF (REMAINING)

- **24'** CLEAR HEIGHT
- **2** GRADE LEVEL DOORS (12' W X 14' H)
- **1** SUITE (**4,326 SF**, **628 SF** SPEC OFFICE)
- **2/1,000** PARKING RATIO
- **FULLY** INSULATED
- **208V/450 AMPS** POWER (REMAINING)

▶BUILDING 6

12,978 SF (REMAINING)

- **24'** CLEAR HEIGHT
- **6** GRADE LEVEL DOORS (12' W X 14' H)
- **6** SUITES (**2,163 SF** PER SUITE, **471 SF** SPEC OFFICE)
- **2/1,000** PARKING RATIO
- **FULLY** INSULATED
- **208V/100 AMPS** POWER PER SUITE



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BUILDINGS 4 & 6

BUILDING 4
SUITE 440

1 SUITE - 4,326 SF

REMAINING - 4,326 SF



BUILDING 6
SUITES 610, 620, 640, 650, 660, 670

1 SUITE - 2,163 SF

REMAINING - 12,978 SF



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BUILDINGS 8 & 9

CALL FOR PRICING

TILT WALL BUILDINGS



BUILDING 9

63,883 SF - FULLY LEASED

BUILDING 8

50,917 SF (REMAINING)

DIVISIBLE TO **12,966 SF**

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1 RAMP (REMAINING)

14 DOCK HIGH DOORS (REMAINING)

1.05/1,000 PARKING RATIO

480V/800A POWER REMAINING

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ACCESS MAP

FM 973
IMMEDIATE ACCESS

SH-130
1.5 MILES VIA ELROY RD, 4 MINS

SH-71
3.5 MILES, 5 MINS

US-183
4.9 MILES, 7 MIN

AUSTIN-BERGSTROM INT'L AIRPORT
6.6 MILES, 9 MINS



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CORPORATE NEIGHBORS



1 PODS
2 FERGUSON
3 CHANEL
4 FEDEX
5 MOVE SOLUTIONS
6 URIMAN
7 SPEC'S LIQUOR
8 AMERICAN CANNING
9 BEN E. KEITH COMPANY
10 FEDEX
11 ULTRA ELECTRONICS
12 DATA FOUNDRY
13 THERMOFISHER SCIENTIFIC
14 GOODWILL
15 SIETE FOODS
16 TESLA
17 WAYMO
18 CENTRAL TEXAS FOOD BANK
19 CRAWFORD ELECTRIC SUPPLY
20 DAKOTA HARDWOODS
21 FOUR HANDS
22 TRI-SUPPLY
23 AMAZON
24 CYRUSONE
25 ARRIVE LOGISTICS
26 DHL
27 UPS
28 OES EQUIPMENT
29 TESLA
30 FREEDOM SOLAR POWER

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