

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



**BUILDING 1
LEASED**

**BUILDING 3
LEASED**

**BUILDING 5
9,620 SF**

**BUILDING 9
LEASED**

**BUILDING 8
50,917 SF**

**BUILDING 6
15,141 SF**

**BUILDING 2
LEASED**

**BUILDING 4
8,652 SF**

**BUILDING 7
LEASED**

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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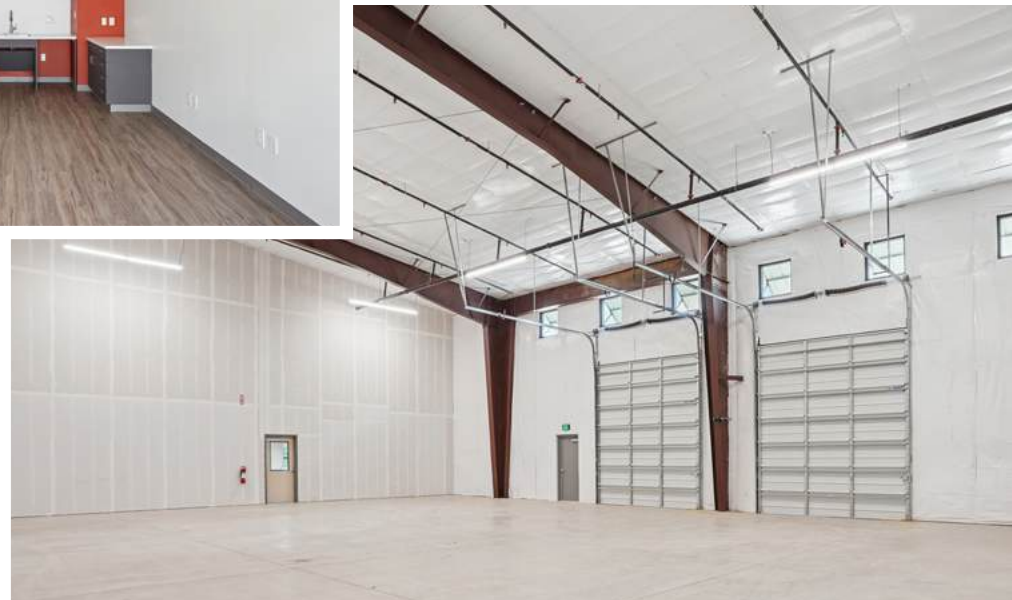
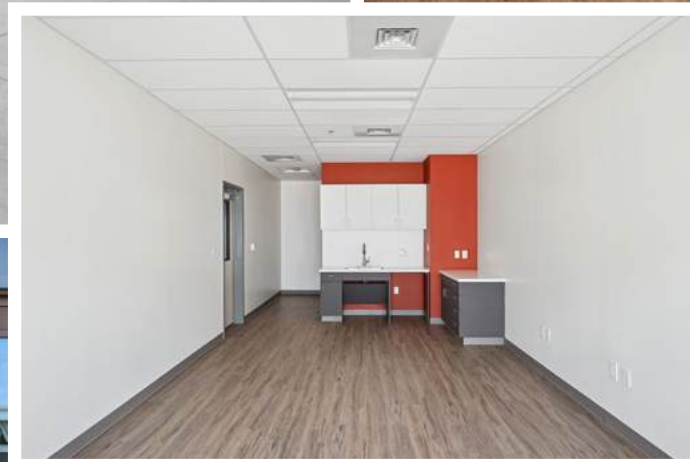
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INTERIOR PHOTOS



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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 7

8,750 SF - FULLY LEASED

► BUILDING 4

8,652 SF (REMAINING)

24' CLEAR HEIGHT

4 GRADE LEVEL DOORS (12' W X 14' H)

2 SUITES (4,326 SF PER SUITE,
628 SF SPEC OFFICE)

2/1,000 PARKING RATIO

FULLY INSULATED

208V/450 AMPS POWER (REMAINING)

► BUILDING 5

9,620 SF (628 SF SPEC OFFICE)

24' CLEAR HEIGHT

7,400 SF OF FENCED OUTDOOR STORAGE

2 GRADE LEVEL DOORS (12' W X 14' H)

2/1,000 PARKING RATIO

FULLY INSULATED

480V/400 AMPS POWER

► BUILDING 6

15,141 SF (REMAINING)

24' CLEAR HEIGHT

7 GRADE LEVEL DOORS (12' W X 14' H)

7 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 2, 4, & 6

► BUILDING 4 SUITES 420, 440

1 SUITE - 4,326 SF

REMAINING - 8,652 SF

► BUILDING 6 SUITES 610, 620, 630, 640, 650, 660, 670

1 SUITE - 2,163 SF

REMAINING - 15,141 SF



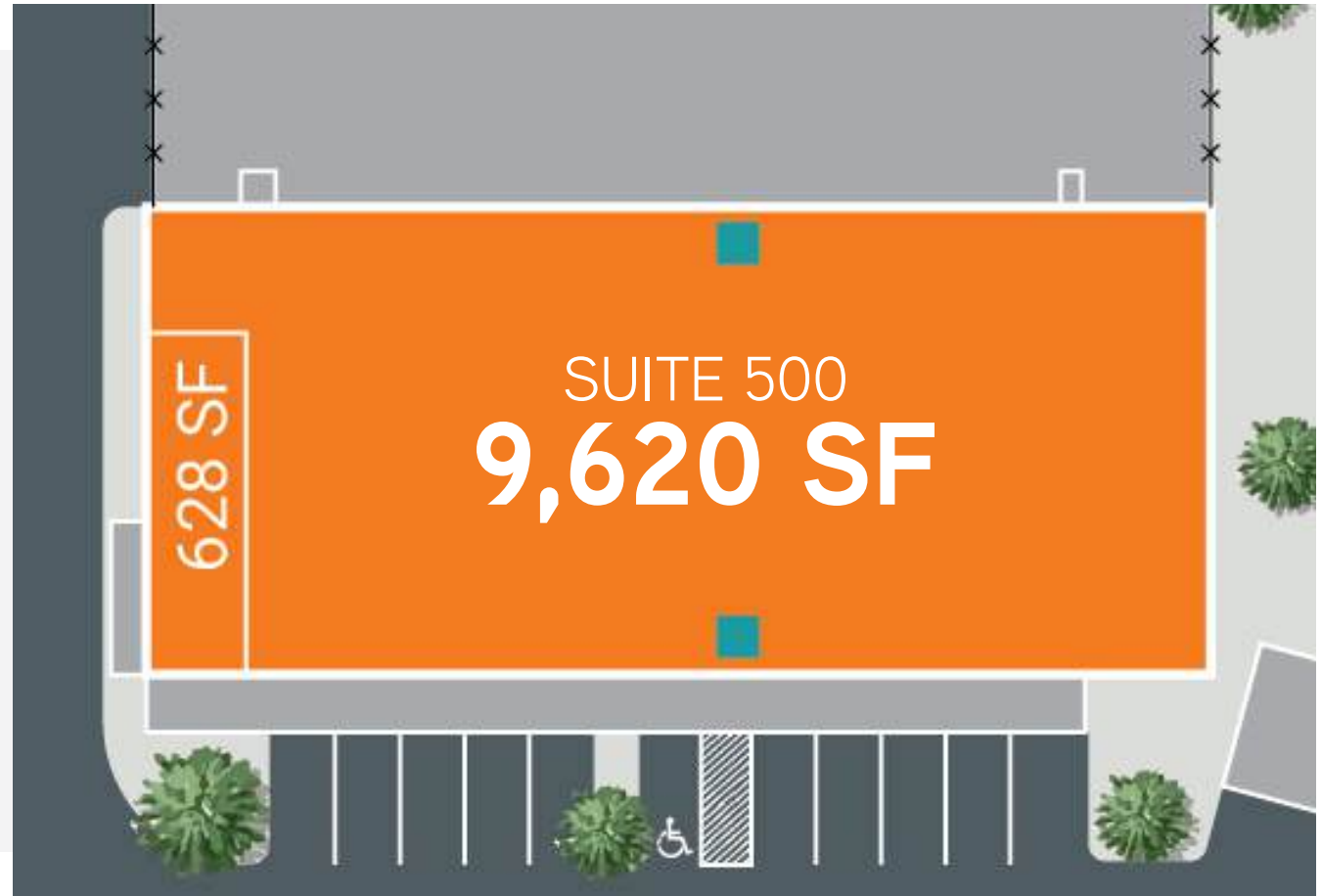
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BUILDING 5

- **BUILDING 5**
FULL BUILDING
SUITE 500
9,620 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

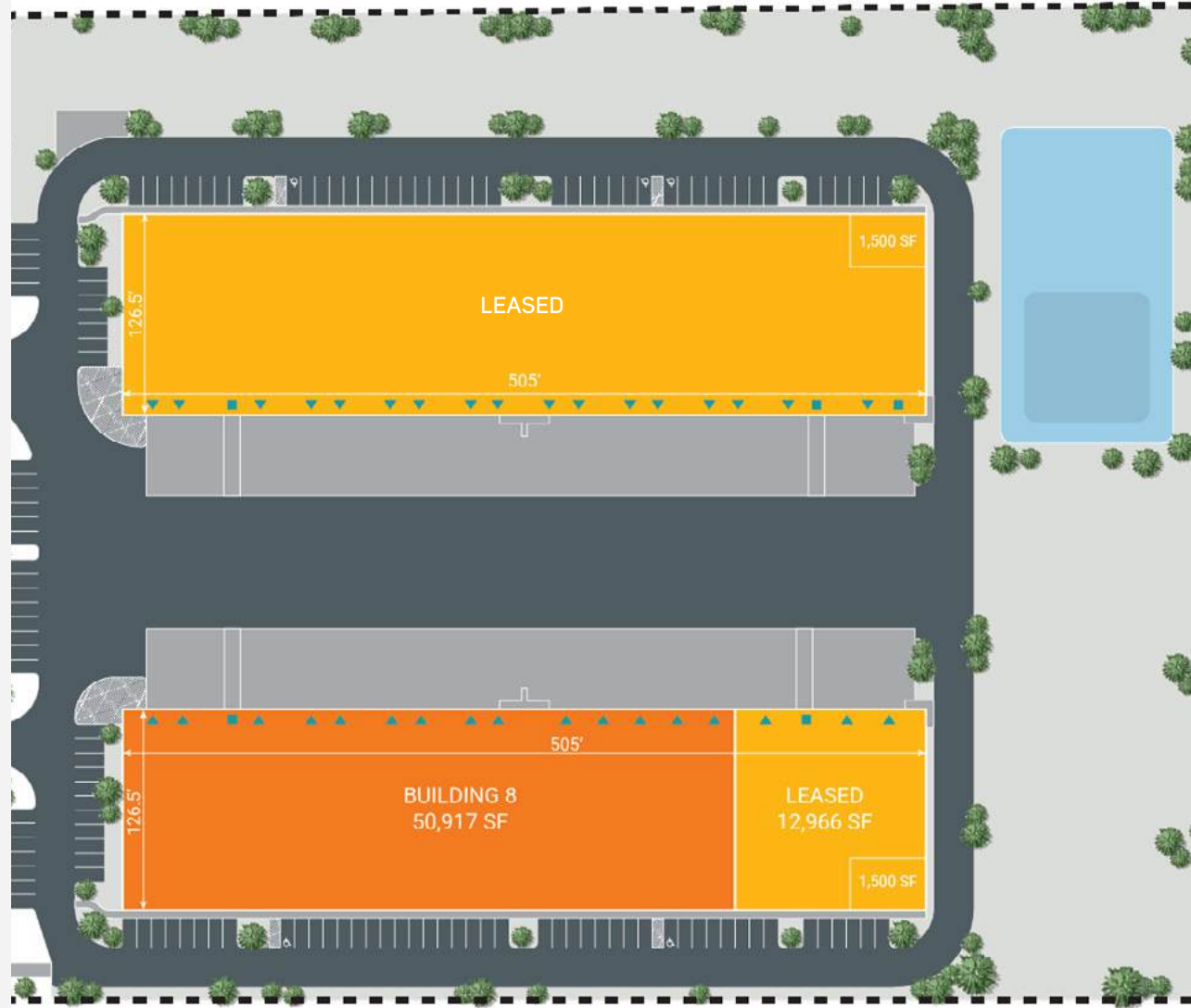
188' SHARED TRUCK COURT

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

AUSTIN-BERGSTROM INT'L AIRPORT

VELOCITY

AUSTIN COMMUNITY COLLEGE

THE HANGARS

FM 973

130

INGRESS

EGRESS

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KBCADVISORS

LIFE LONG PROPERTY MGMT

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



Austin Community College



**THE
HANGARS**

A diagram illustrating the concepts of Ingress and Egress. It features a road with a dashed white center line. A white arrow points left towards the text "INGRESS", and a yellow arrow points right towards the text "EGRESS".

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LIFE LONG PROPERTY MGMT

CORPORATE NEIGHBORS



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

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