



ROSS  
BUSINESS  
PARK

7811 BURLESON RD  
AUSTIN, TX 78744



**374,484 RSF**

**THREE-BUILDING MASTER PLANNED BUSINESS PARK**



# SITE SUMMARY



Ross Business Park is a premier Class A industrial development by Hanover Company, strategically positioned in the highly desirable infill Southeast Austin market along Burluson Road. The 374,484 square foot development features three state-of-the-art rear load buildings that broke ground in Q1 2026, offering exceptional connectivity with Highway 183 just 2 minutes away, IH-35 within 10 minutes, and Highway 71 accessible in 3 minutes. The project's unparalleled location provides tenants with direct access to major employment centers, including Tesla Gigafactory (12 minutes) and Austin-Bergstrom International Airport (6 minutes), making it an ideal hub for logistics, distribution and manufacturing operations.

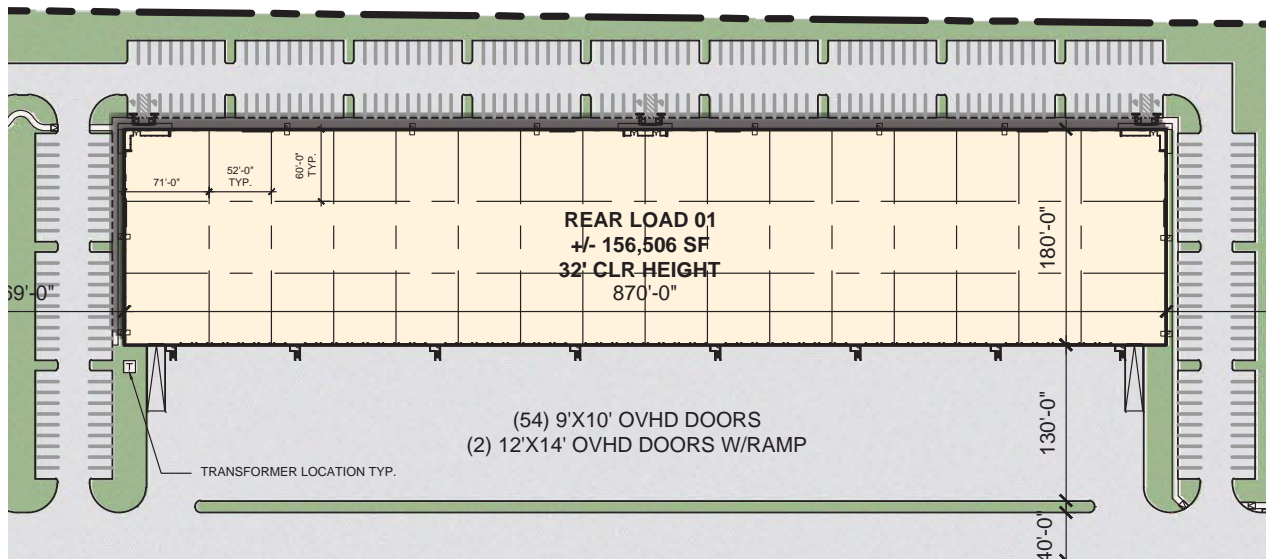


**DELIVERING Q1 2027**

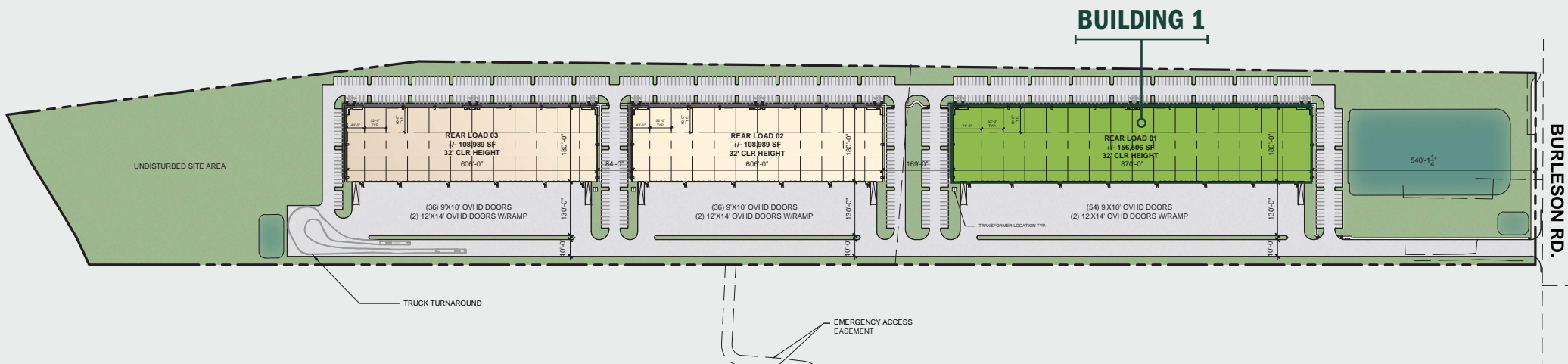
# BUILDING 1



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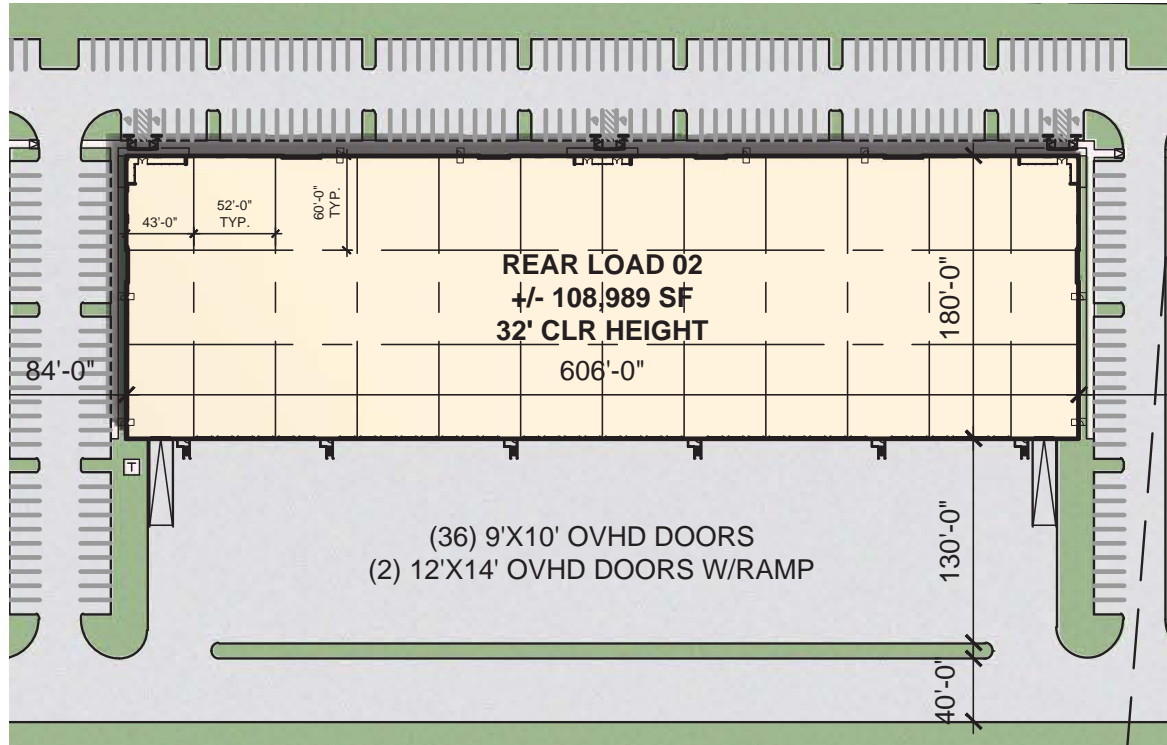
Available:	156,506 SF
Spec Office:	4,260 SF
Configuration:	Rear Load
Clear Height:	32'
Column Spacing:	60' x 52'
Building Depth:	180'
Truck Court Depth:	130'
Dock Doors:	54 (9' x 10')
Drive Ins:	2 (12' x 14')
Auto Parking:	293
Sprinkler:	ESFR
Power:	2,500 Amps



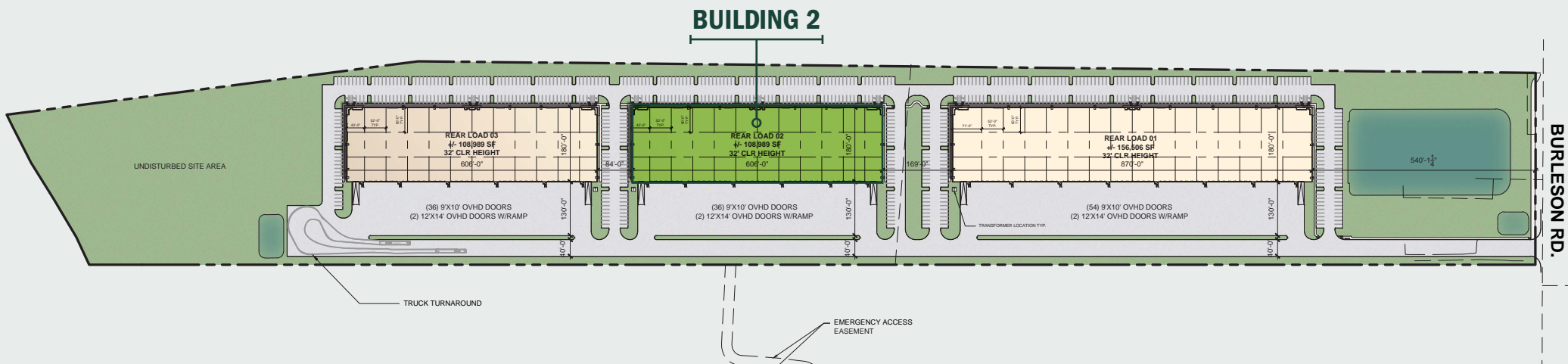
# BUILDING 2



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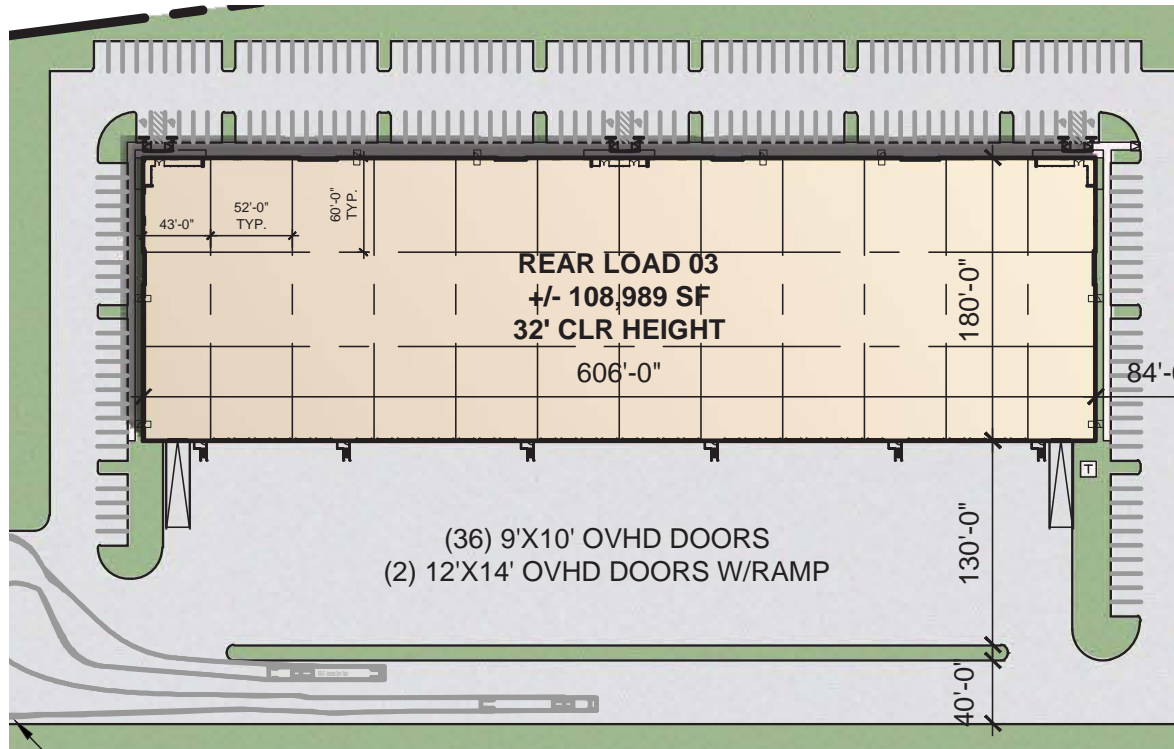
Available:	108,989 SF
Spec Office:	2,580 SF
Configuration:	Rear Load
Clear Height:	32'
Column Spacing:	60' x 52'
Building Depth:	180'
Truck Court Depth:	130'
Dock Doors:	36 (9' x 10')
Drive Ins:	2 (12' x 14')
Auto Parking:	188
Sprinkler:	ESFR
Power:	2,500 Amps



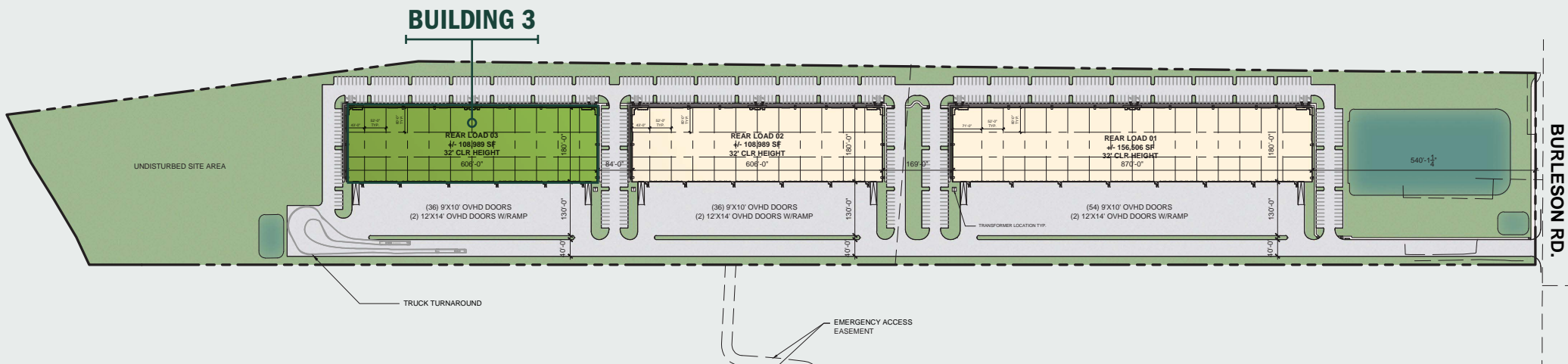
# BUILDING 3



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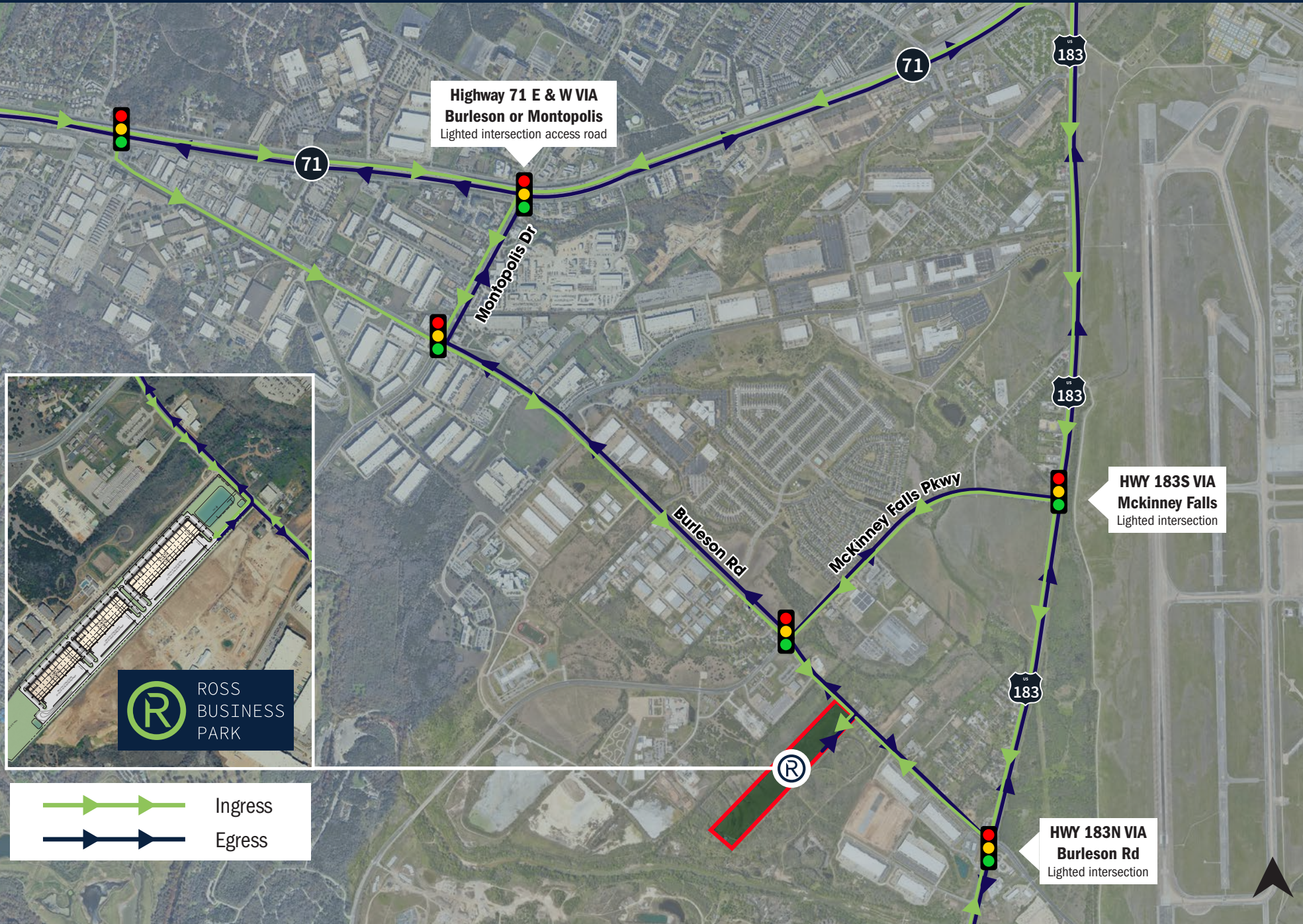
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Spec Office:	2,580 SF
Configuration:	Rear Load
Clear Height:	32'
Column Spacing:	60' x 52'
Building Depth:	180'
Truck Court Depth:	130'
Dock Doors:	36 (9' x 10')
Drive Ins:	2 (12' x 14')
Auto Parking:	188
Sprinkler:	ESFR
Power:	2,500 Amps



# ACCESSIBILITY



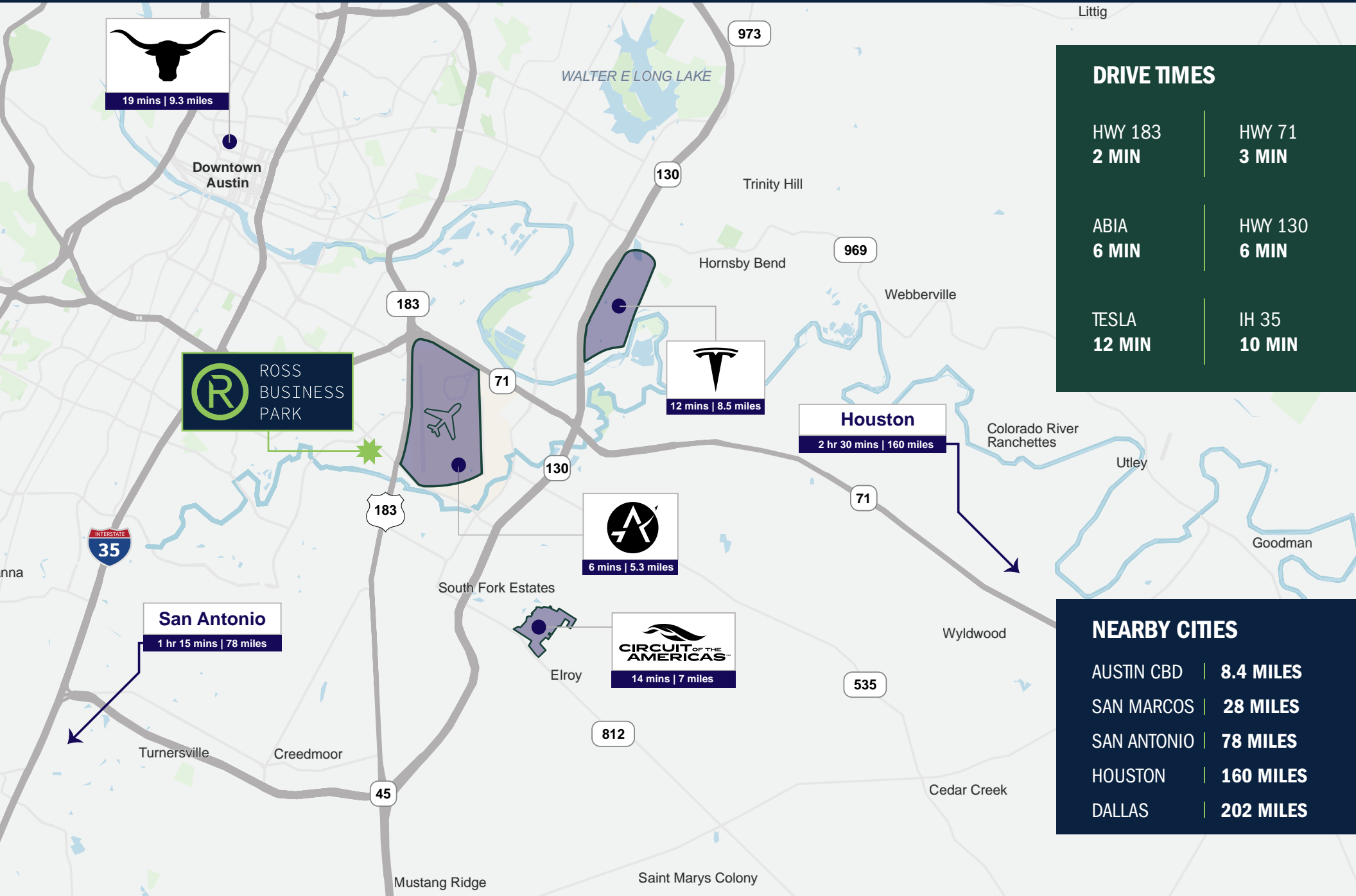
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# LOCATION



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## DRIVE TIMES

HWY 183  
2 MIN

HWY 71  
3 MIN

ABIA  
6 MIN

HWY 130  
6 MIN

TESLA  
12 MIN

IH 35  
10 MIN

## NEARBY CITIES

AUSTIN CBD | 8.4 MILES

SAN MARCOS | 28 MILES

SAN ANTONIO | 78 MILES

HOUSTON | 160 MILES

DALLAS | 202 MILES



HANOVER  
COMPANY

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