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12821 TITANIUM STREET BUILDINGS 1 & 2

Austin, Texas 78653

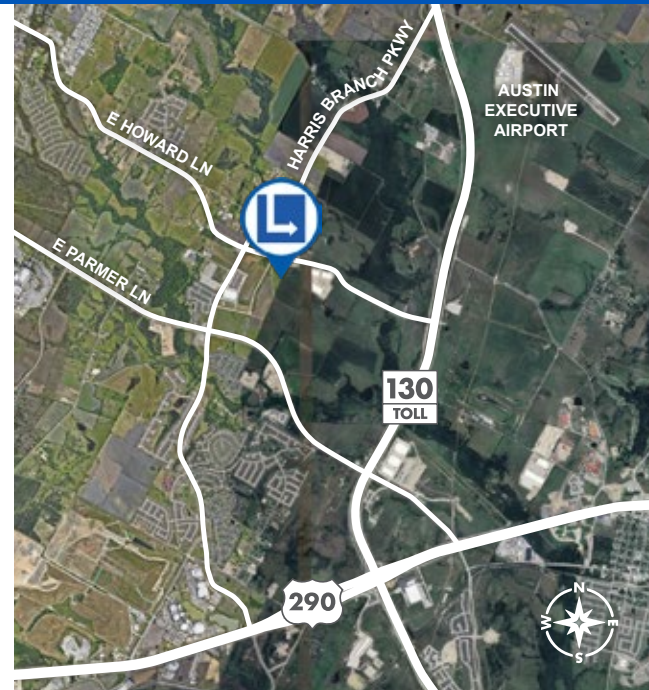


Property Video



408,160 TOTAL SF | 2 BUILDINGS | AVAILABLE NOW

- Two-building industrial park totaling 408,160 SF
- Building 1: 174,944 SF rear load with 2,062 SF spec office
- Building 2: 233,216 SF cross dock with 2,059 SF spec office
- Well-located site in Northeast Austin; situated off East Howard Lane, just west of SH-130
- Ample parking with additional trailer storage
- Registered LEED Silver
- ESFR sprinklers
- Three points of entry
- Easily fenced/secured
- Flexible layout



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BUILDING 2
233,216 SF

BUILDING 1
174,944 SF

BUILDING 1

BUILDING SIZE	174,944 SF
SPEC OFFICE SIZE	2,062 SF
BUILDING TYPE	Rear Load
COLUMN SPACING	60' x 52'
CLEAR HEIGHT	32'
TRUCK COURT	210' shared
DOCK DOORS	36 (9' x 10')
RAMPS	2 (12' x 14')
LEVELERS	8
POWER	2,000 Amps*
LIGHTING	Full lighting package
AUTO PARKING SPACES	361

*Power is installed and upgradeable.

BUILDING 2

BUILDING SIZE	233,216 SF
SPEC OFFICE SIZE	2,059 SF
BUILDING TYPE	Cross Dock
COLUMN SPACING	50' x 52'
CLEAR HEIGHT	36'
TRUCK COURT	185'
DOCK DOORS	72 (9' x 10')
RAMPS	4 (12' x 14')
LEVELERS	16
POWER	3,000 Amps*
LIGHTING	Full lighting package
AUTO PARKING SPACES	196
TRAILER PARKING SPACES	48



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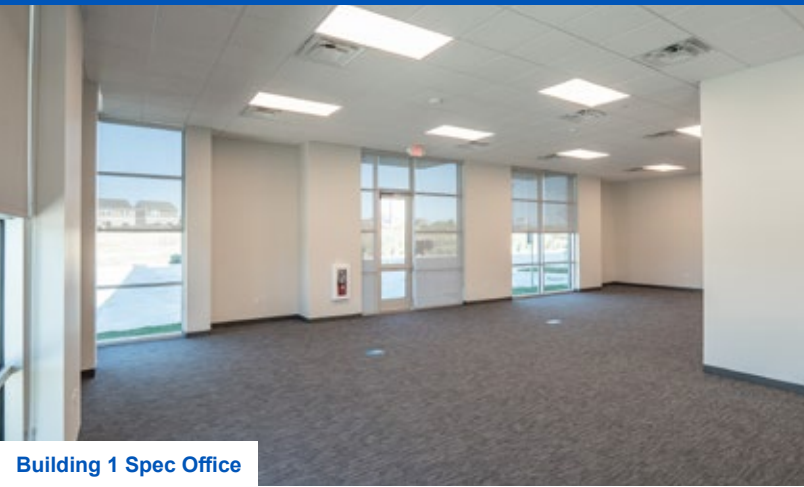
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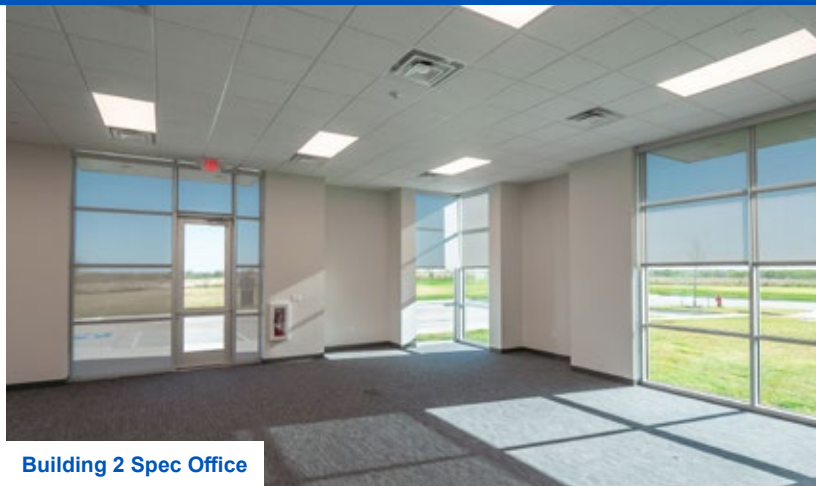
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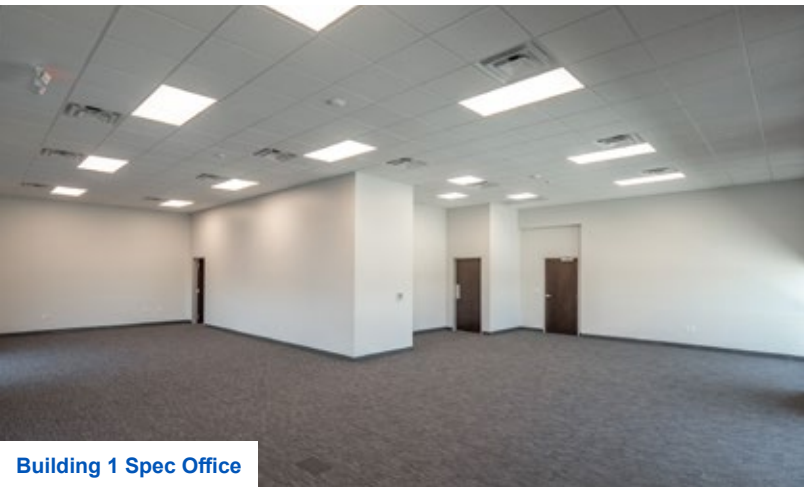
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Building 1 Spec Office



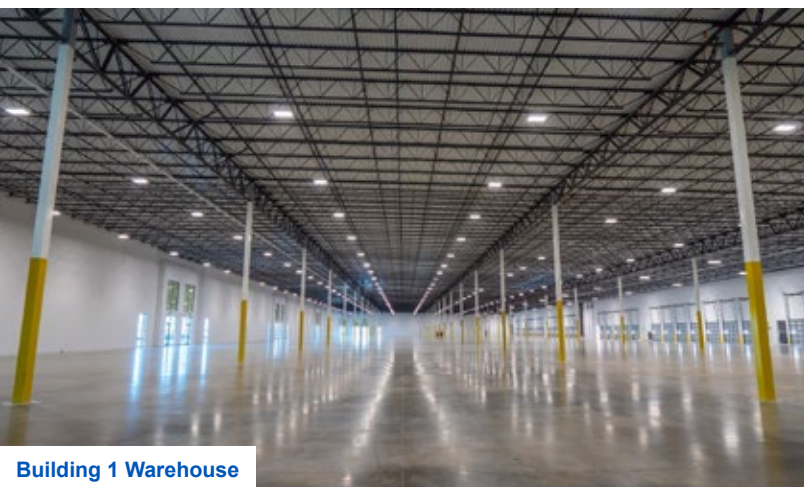
Building 2 Spec Office



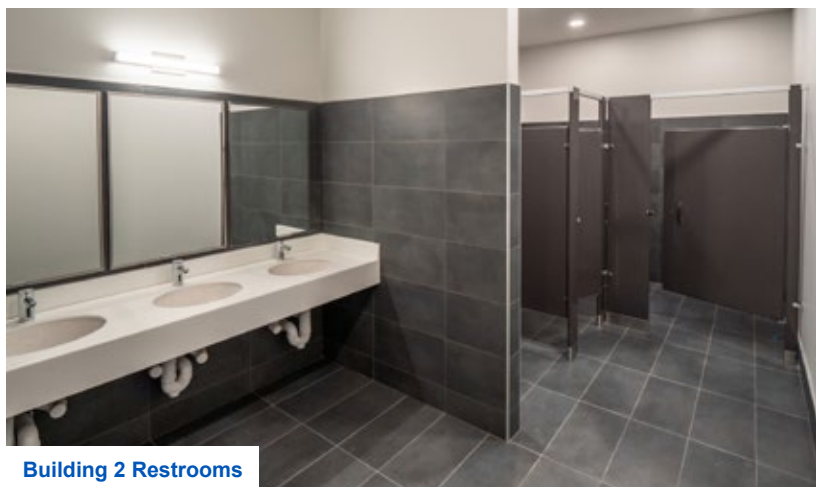
Building 1 Spec Office



Building 2 Spec Office



Building 1 Warehouse



Building 2 Restrooms

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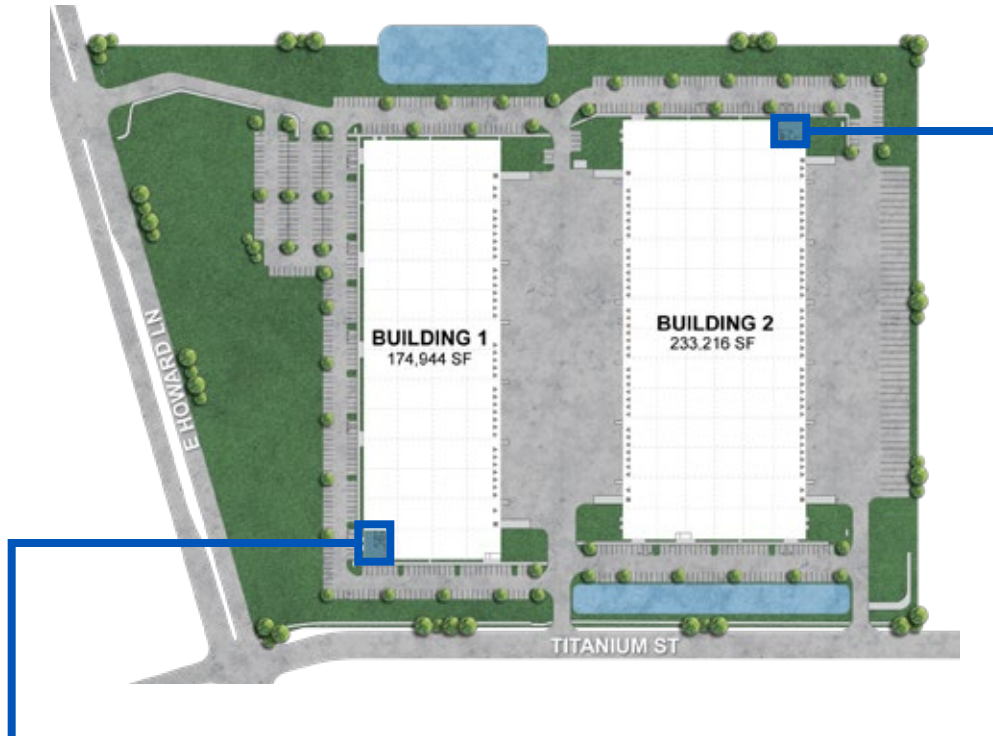
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BUILDING 1 SPEC OFFICE: 2,062 SF



BUILDING 2 SPEC OFFICE: 2,059 SF



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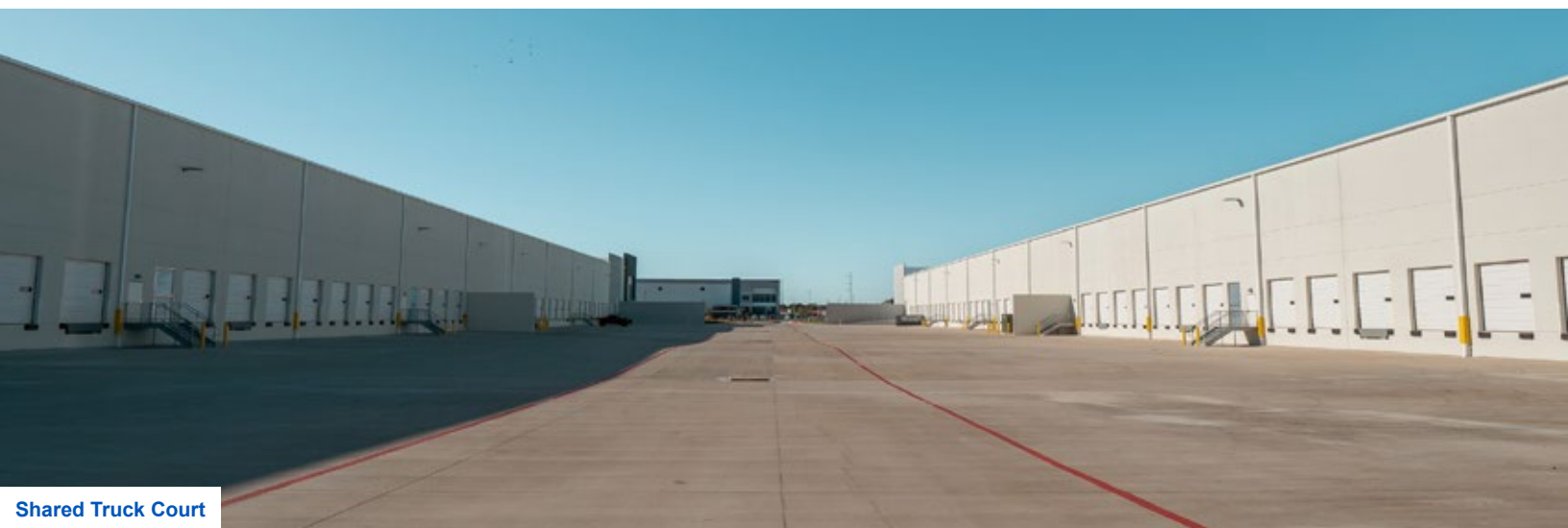
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Shared Truck Court

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DRIVE TIMES

DESTINATION	DISTANCE	TIME
SH-130	1 mile	2 min
Samsung (Austin)	2.5 miles	5 min
Austin Exec Airport	3.5 miles	5 min
Applied Materials	4 miles	8 min
IH-35	5 miles	10 min
The Domain	10 miles	20 min
University of Texas	13 miles	14 min
Downtown Austin	15 miles	16 min
Tesla Gigafactory	15 miles	20 min
Samsung (Taylor)	16 miles	24 min
ABIA Airport (AUS)	17 miles	17 min
San Antonio	95 miles	1.5 hours
Houston	150 miles	2.5 hours
Dallas	190 miles	3 hours

DEMOGRAPHICS

WITHIN A 30-MINUTE DRIVE

Population	1,608,541
Blue Collar Employment	132,358
Industrial Workforce	126,721
Warehouse/Distribution Workforce	45,255
Median Household Income	\$85,815



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