

FOR LEASE
520,000 SF



**SOUTH
B**

INDUSTRIAL PARK

9405 FM 812, AUSTIN, TX 78719

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PROPERTY HIGHLIGHTS

South Hub Industrial Park is conveniently located just off S Highway 183 and within close proximity to the Tesla plant, Coco Chanel's campus, Circuit of the America's, the FedEx distribution center and Austin Bergstrom International Airport.

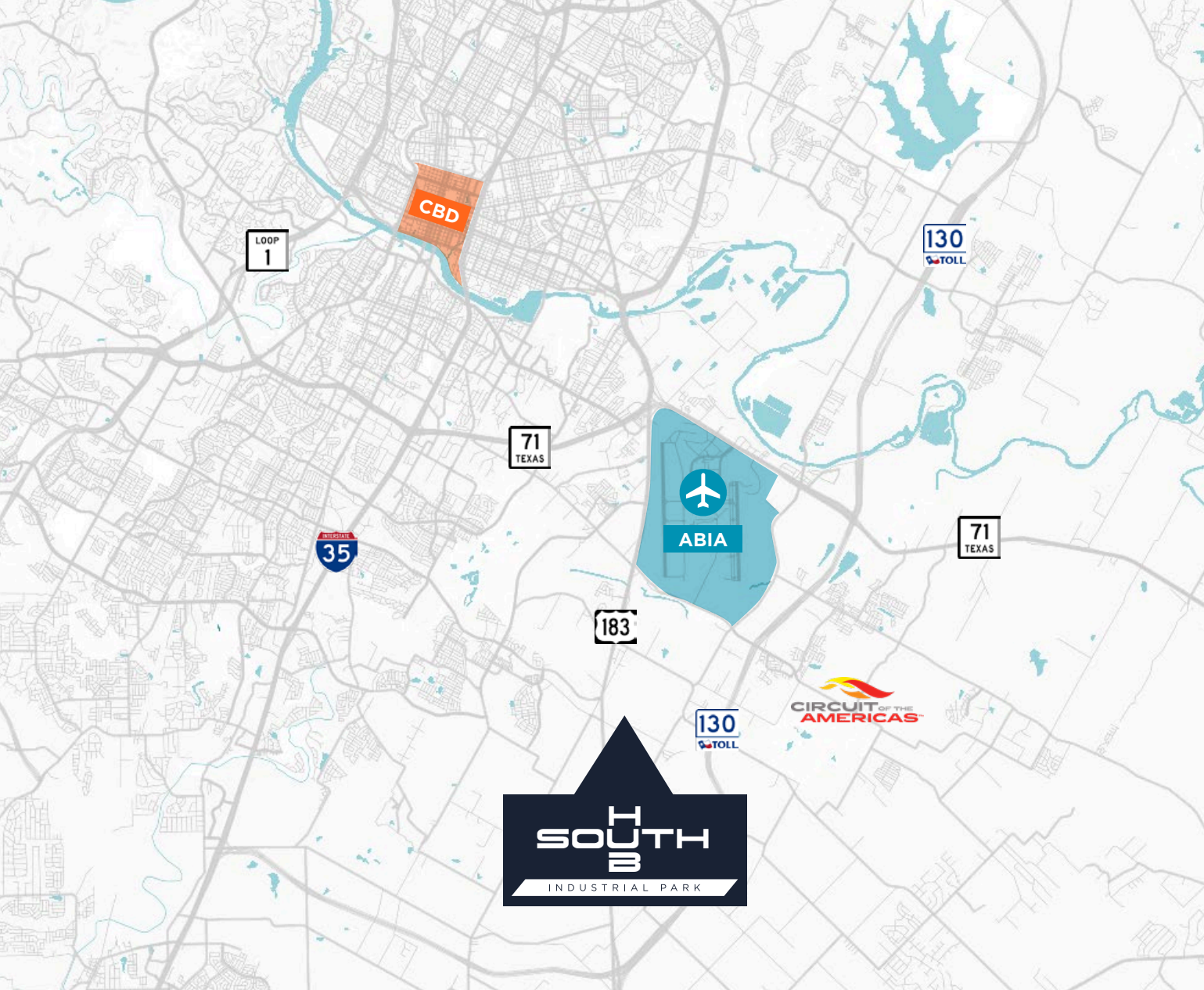
Space Available:	60,000 - 120,000 SF
Office Area:	8% - 20%
Site Area:	49.27 acres
Clear Height:	30'
Construction Type:	Tilt Wall
Loading:	Dock high
Parking:	665 on-site spaces
Year Built:	2022
Building Depth:	200'
Floor:	6" reinforced concrete
Sprinkler:	ESFR fire suppression system
Lease Rate:	Call broker for rate





SITE PLAN

60,000 - 120,000 SF



0.8 MILES

TO HIGHWAY 183

1.6 MILES

TO HIGHWAY 130

5 MILES

TO HIGHWAY 71

6 MILES

TO INTERSTATE 35

7.5 MILES

TO ABIA

10.5 MILES

TO CBD

CORPORATE **NEIGHBORS**



CONTACT INFORMATION

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