

THE HANGARS

5615 FM 973, DEL VALLE, TX 78617

1ST YEAR RENT SPECIAL-LIMITED TIME ONLY



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

MO GREEN

+1 512 484 8917

mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105

trey.blasingame@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748

morgan.mcmahen@kbcadvisors.com



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.

MO GREEN

+1 512 484 8917

mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105

trey.blasingame@kbcadvisors.com

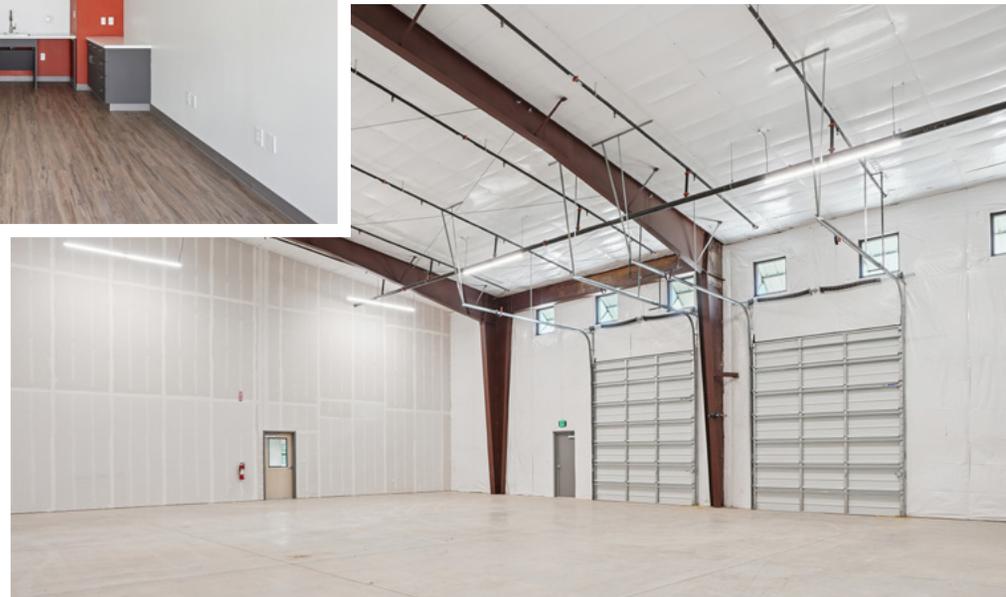
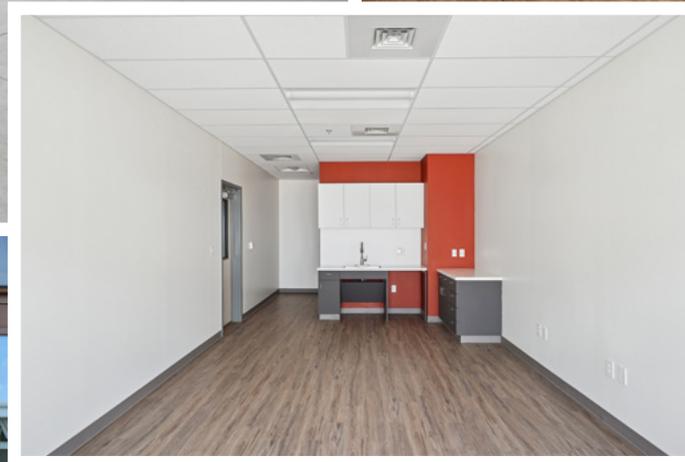
MORGAN MCMAHEN

+1 318 655 7748

morgan.mcmahen@kbcadvisors.com



INTERIOR PHOTOS



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



PROPERTY OVERVIEW

CALL FOR PRICING FLEX BUILDINGS

► BUILDING 1

9,620 SF (628 SF SPEC OFFICE)
24' CLEAR HEIGHT
7,400 SF OF FENCED OUTDOOR STORAGE
2 GRADE LEVEL DOORS
16 PARKING SPACES
FULLY INSULATED
480V/400A POWER

► BUILDING 3

9,620 SF
24' CLEAR HEIGHT
7,400 SF OF FENCED OUTDOOR STORAGE
4 GRADE LEVEL DOORS
2 SUITES (4,810 SF PER SUITE, 628 SF SPEC OFFICE)
17 PARKING SPACES
FULLY INSULATED
480V/400A POWER

► BUILDING 5

9,620 SF (628 SF SPEC OFFICE)
24' CLEAR HEIGHT
7,400 SF OF FENCED OUTDOOR STORAGE
2 GRADE LEVEL DOORS
19 PARKING SPACES
FULLY INSULATED
208V/850A POWER

► BUILDING 7

8,750 SF - FULLY LEASED

► BUILDING 2

17,304 SF
24' CLEAR HEIGHT
8 GRADE LEVEL DOORS
4 SUITES (4,326 SF PER SUITE, 628 SF SPEC OFFICE)
34 PARKING SPACES
FULLY INSULATED
480V/450A POWER

► BUILDING 4

17,304 SF
24' CLEAR HEIGHT
8 GRADE LEVEL DOORS
4 SUITES (4,326 SF PER SUITE, 628 SF SPEC OFFICE)
34 PARKING SPACES
FULLY INSULATED
480V/850A POWER

► BUILDING 6

17,304 SF
24' CLEAR HEIGHT
8 GRADE LEVEL DOORS
8 SUITES (2,163 SF PER SUITE, 471 SF SPEC OFFICE)
34 PARKING SPACES
FULLY INSULATED
208V/850A POWER



MO GREEN
 +1 512 484 8917
 mo.green@kbcadvisors.com

TREY BLASINGAME
 +1 404 790 7105
 trey.blasingame@kbcadvisors.com

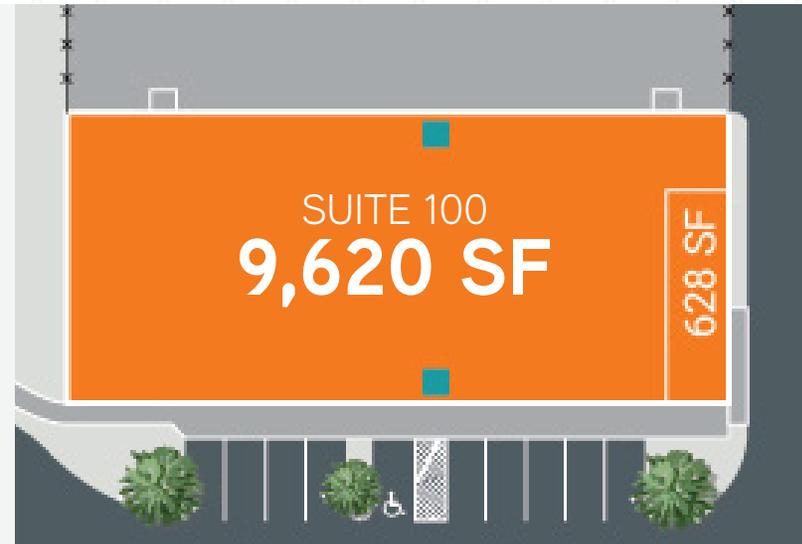
MORGAN MCMAHEN
 +1 318 655 7748
 morgan.mcmahen@kbcadvisors.com



BUILDINGS 1 & 5

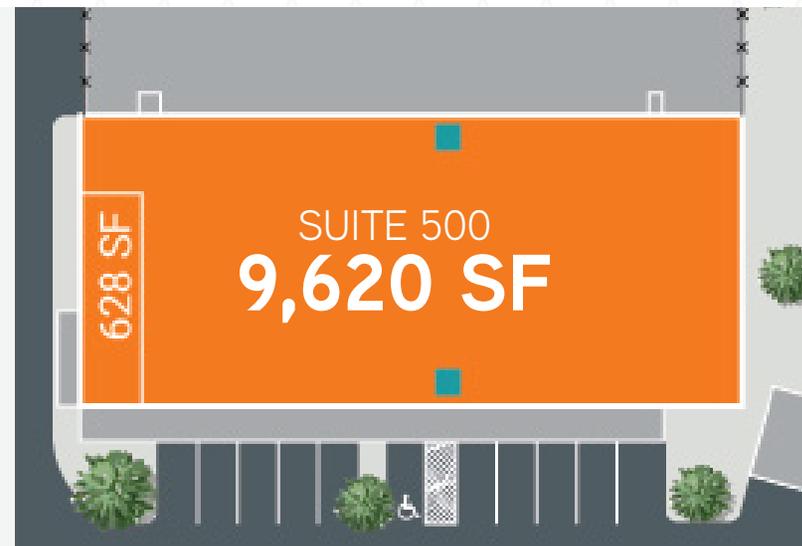
BUILDING 1

- ▶ FULL BUILDING
SUITE 100
9,620 SF



BUILDING 5

- ▶ FULL BUILDING
SUITE 500
9,620 SF



BUILDING 3

► **BUILDING 3**
SUITE 330, 320
1 SUITE - 4,810 SF

FULL BUILDING - 9,620 SF



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



BUILDINGS 2, 4, & 6

▶ **BUILDING 2**
SUITE 200, 220, 240, 260

1 SUITE - 4,326 SF

FULL BUILDING - 17,304 SF

▶ **BUILDING 4**
SUITES 400, 420, 440, 460

1 SUITE - 4,326 SF

FULL BUILDING - 17,304 SF

▶ **BUILDING 6**
SUITES 600, 610, 620, 630, 640, 650, 660, 670

1 SUITE - 2,163 SF

FULL BUILDING - 17,304 SF



BUILDINGS 8 & 9

CALL FOR PRICING TILT WALL BUILDINGS

► BUILDING 9

63,883 SF

DIVISIBLE TO 12,966 SF

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1,500 SF SPEC OFFICE

2 RAMPS

18 DOCK HIGH DOORS

67 PARKING SPACES

480V/1200A POWER

► BUILDING 8

63,883 SF (50,917 SF AVAILABLE)

DIVISIBLE TO 12,966 SF

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1 RAMP (REMAINING)

15 DOCK HIGH DOORS (REMAINING)

67 PARKING SPACES

480V/1200A POWER REMAINING



MO GREEN

+1 512 484 8917

mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105

trey.blasingame@kbcadvisors.com

MORGAN MCMAHEN

+1 318 655 7748

morgan.mcmahen@kbcadvisors.com



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



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



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 |

MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

MORGAN MCMAHEN
+1 318 655 7748
morgan.mcmahen@kbcadvisors.com



THE HANGARS



▶ **MO GREEN**

+1 512 484 8917

mo.green@kbcadvisors.com

▶ **TREY BLASINGAME**

+1 404 790 7105

trey.blasingame@kbcadvisors.com

▶ **MORGAN MCMAHEN**

+1 318 655 7748

morgan.mcmahen@kbcadvisors.com



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

