

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

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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.

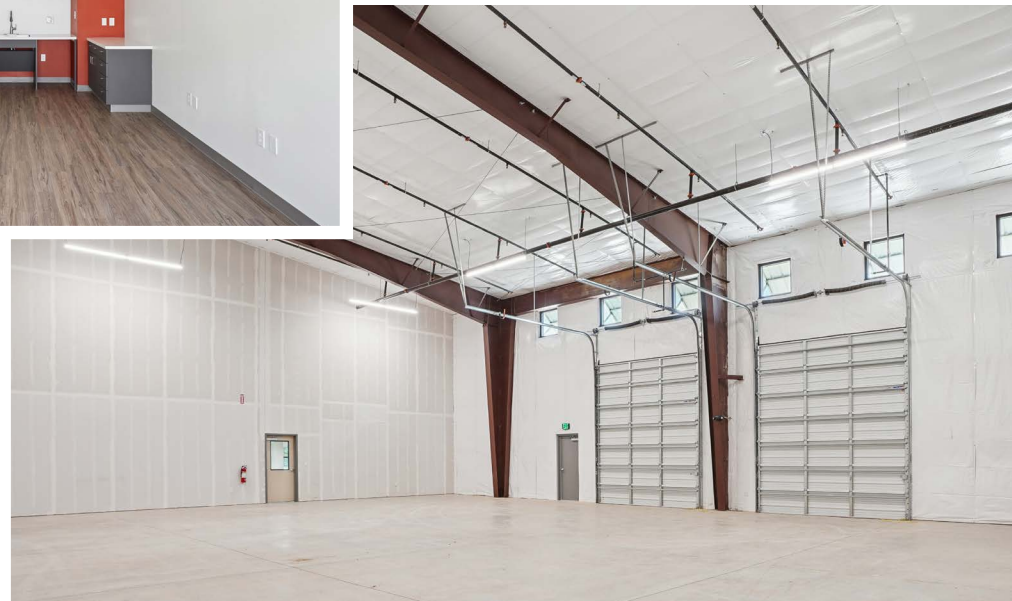
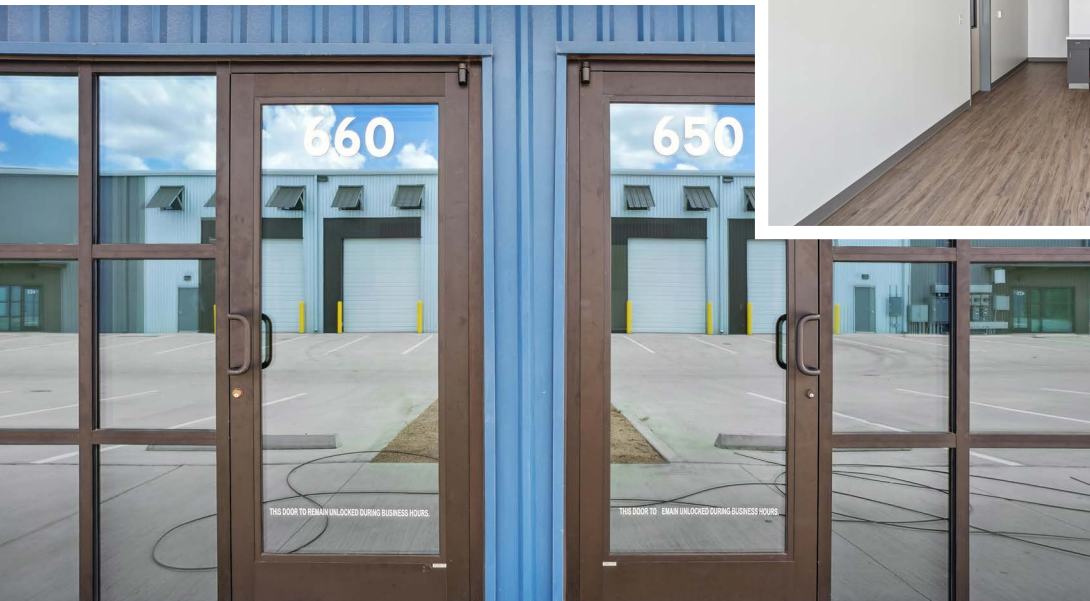
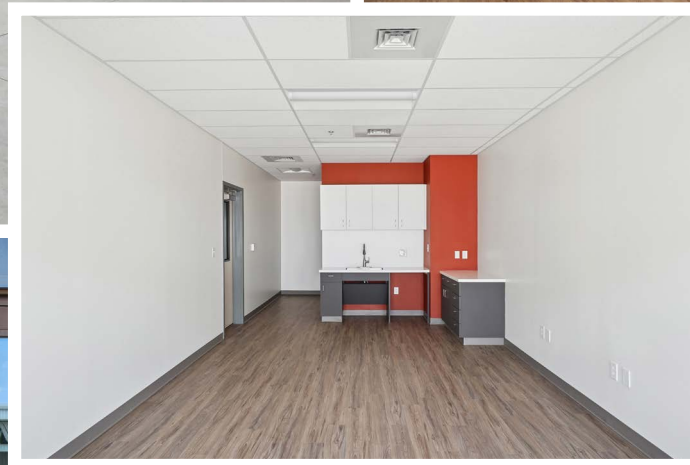
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INTERIOR PHOTOS



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PROPERTY OVERVIEW

► BUILDING 1

9,620 SF - FULLY LEASED

► BUILDING 3

4,820 SF (REMAINING)

24' CLEAR HEIGHT

3,700 SF OF FENCED OUTDOOR STORAGE

2 GRADE LEVEL DOORS

1 SUITE (4,810 SF PER SUITE, 628 SF SPEC OFFICE)

9 PARKING SPACES

FULLY INSULATED

480V/400 AMPS 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/850 AMPS 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/450 AMPS 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/850 AMPS POWER

► BUILDING 6

15,141 SF (REMAINING)

24' CLEAR HEIGHT

7 GRADE LEVEL DOORS

7 SUITES (2,163 SF PER SUITE, 471 SF SPEC OFFICE)

30 PARKING SPACES

FULLY INSULATED

208V/850 AMPS POWER

CALL FOR PRICING FLEX BUILDINGS



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BUILDING 3

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



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BUILDING 5

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



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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 610, 620, 630, 640, 650, 660, 670

1 SUITE - 2,163 SF

REMAINING - 15,141 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



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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



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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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