

SUNFIELD IOS

FOR LEASE



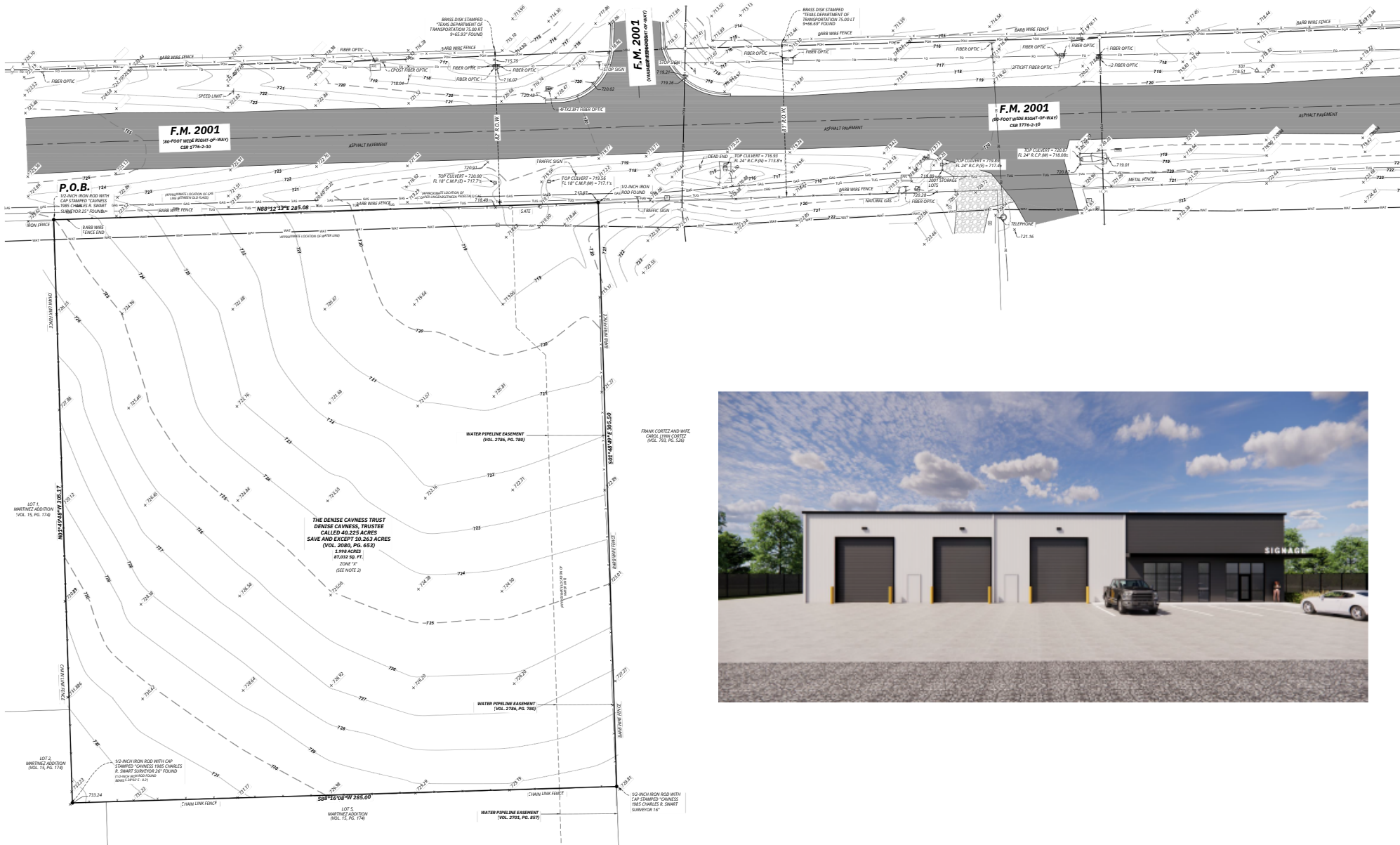
- Fully Fenced with Secured Gate
- Equipment-Rated Driveway
- ±2.0 Acres Stabilized IOS Yard
- FM 2001 Frontage
- 3 Minutes to I-35
- Future 10,000 SF BTS Building Cap

Site Address	1270 FM 2001 Buda, TX
Site Size (Gross)	±2 Acres (±87,134 SF)
Site Type	Full-site IOS / laydown yard
Parking	Flexible outdoor parking for fleet, trailers, and equipment
Improvements	Crushed flex base stabilized, perimeter fencing, secured gate, equipment-rated driveway
Building Coverage	Planned yard improvements and ±10,500 SF building design
Access	FM 2001 Frontage ±1.5 miles to I-35
Use	Contractor yard, fleet parking, trailer storage, and equipment laydown

SITE DETAILS



SITE PLAN







01  MI TO INTERSTATE I-35

16  MI TO DOWNTOWN AUSTIN

16  MI TO FEDEX GROUND FACILITY

17  MI TO AUSTIN BERGSTROM INTERNATIONAL AIRPORT

22  MI TO TESLA GIGA FACTORY

28  MI TO SAMSUNG AUSTIN SEMICONDUCTOR



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