# FOR LEASE **520,000 SF**







### 9405 FM 812, AUSTIN, TX 78719



MELISSA TOTTEN | 512.370.2430 | melissa.totten@cushwake.com JOE BROCKMAN | 512.370.2440 | joe.brockman@cushwake.com

## 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

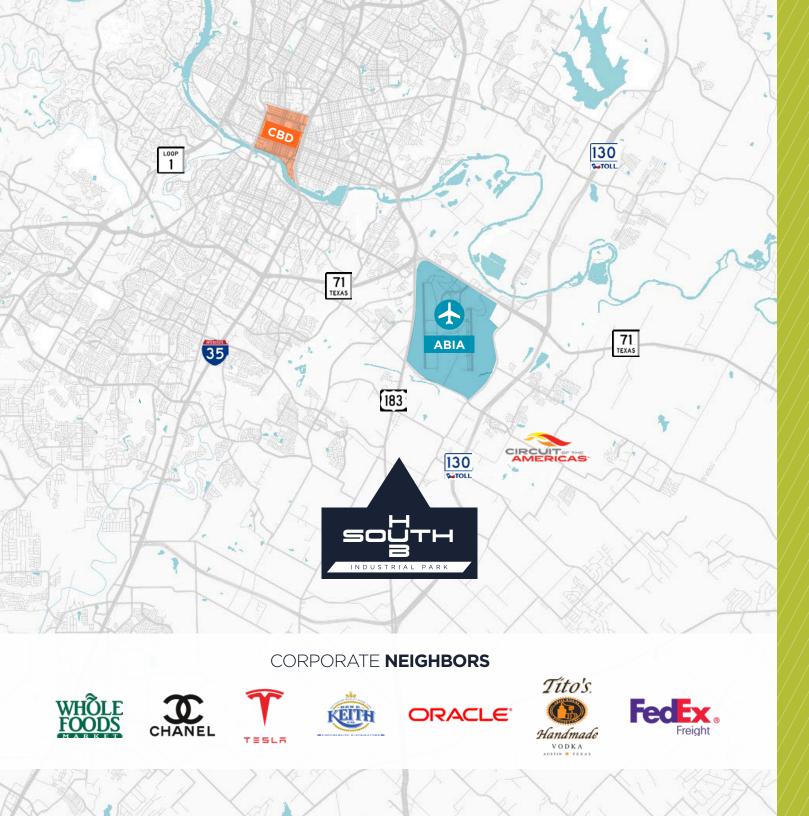




#### SOUTH HUB INDUSTRIAL PARK 9405 FM 812, AUSTIN



# SITE PLAN 60,000 - 120,000 SF



O.8 MILES TO HIGHWAY 183

1.6 MILES TO HIGHWAY 130

5 MILES

6 MILES

7.5 MILES

10.5 MILES



### **MELISSA TOTTEN**

### JOE BROCKMAN

melissa.totten@cushwake.com +1 512 370 2430 joe.brockman@cushwake.com +1 512 370 2440





©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPERENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.