

FOR LEASE  
**520,000 SF**



**SOUTH  
B**

INDUSTRIAL PARK

**9405 FM 812, AUSTIN, TX 78719**

MELISSA TOTTEN | 512.370.2430 | melissa.totten@cushwake.com

JOE BROCKMAN | 512.370.2440 | joe.brockman@cushwake.com

 CUSHMAN &  
WAKEFIELD

# 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.

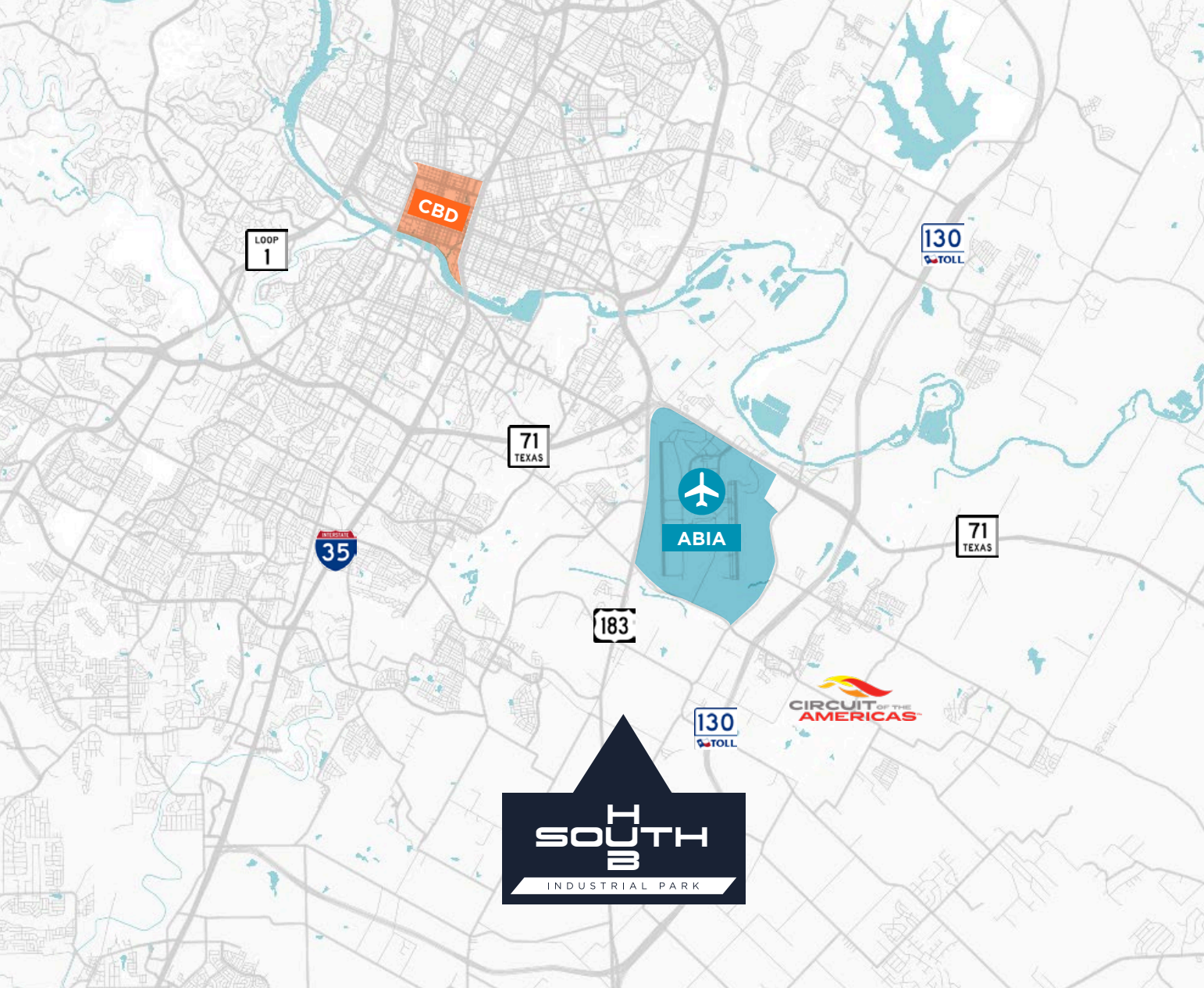
Space Available:	60,000 - 120,000 SF
Office Area:	8% - 20%
Site Area:	49.27 acres
Clear Height:	30'
Construction Type:	Tilt Wall
Loading:	Dock high
Parking:	665 on-site spaces
Year Built:	2022
Building Depth:	200'
Floor:	6" reinforced concrete
Sprinkler:	ESFR fire suppression system
Lease Rate:	Call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

## MELISSA TOTTEN

melissa.totten@cushwake.com  
+1 512 370 2430

## JOE BROCKMAN

joe.brockman@cushwake.com  
+1 512 370 2440

