



BUDA COMMERCE CENTER

BUDACOMMERCE.COM

New Class A Five-Building Industrial Development

BUILDING 1 - 194 COMMERCE CENTER DRIVE

BUILDING 2 - 195 COMMERCE CENTER DRIVE

BUILDING 3 - 271 COMMERCE CENTER DRIVE

BUILDING 4 - 318 COMMERCE CENTER DRIVE

BUILDING 5 - 259 STREAM WAY



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**STREAM**



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This Class A industrial project is set on 65.3 acres in the center of it all in booming Buda, Texas. The single-phase development is a mere 15 miles from downtown Austin and offers incredible visibility and easy accessibility to IH-35, as well as prime proximity to surrounding hotels and retail.

Buda Commerce Center boasts five state-of-the-art industrial warehouses totaling 968,475 square feet across four rear-load buildings and one cross-dock building. The project will accommodate tenants from 26,000 square feet up to 395,000 square feet while offering speculative office spaces, ample auto parking, trailer parking, large concrete truck courts, 32-36' clear-heights and LED lighting.

SITE PLAN

569,624 SF

TOTAL BUILDING AVAILABILITY

1,206

PARKING SPACES

180'-380'

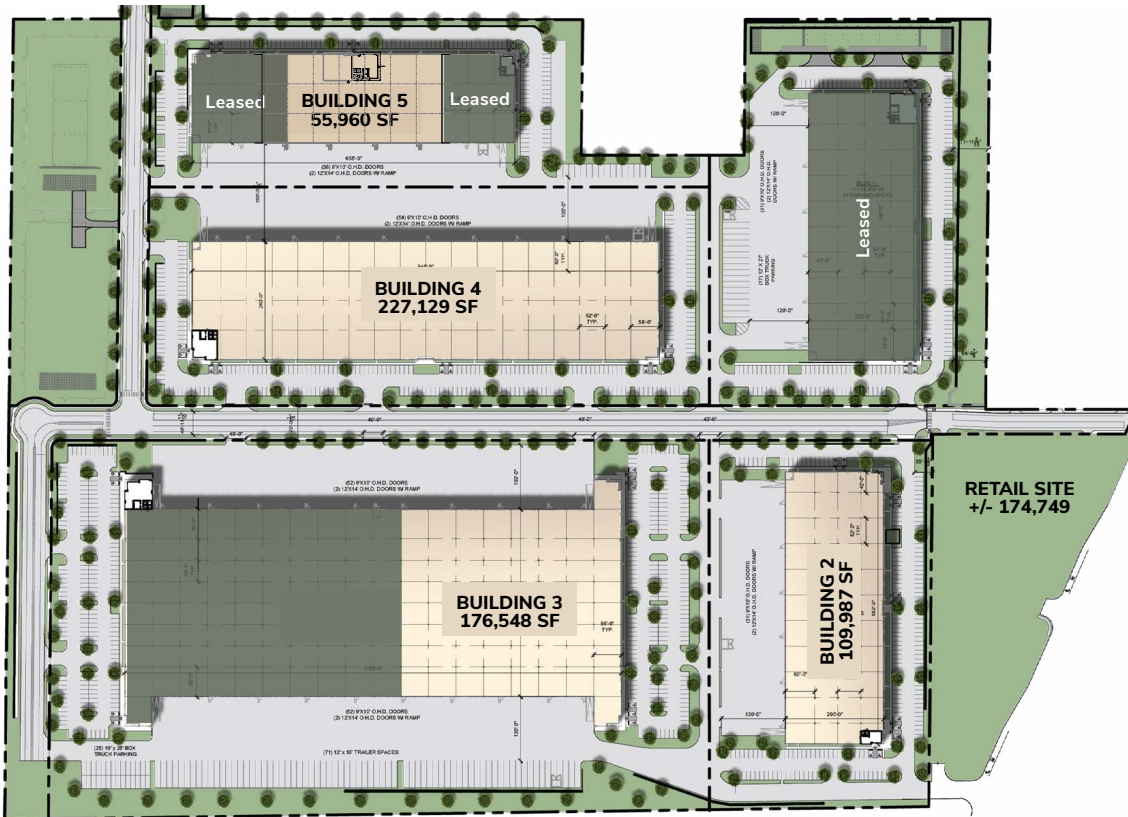
BUILDING DEPTH

+/- 65.3

SITE ACREAGE

32'-36'

CLEAR HEIGHT



PROPERTY DETAILS

Building 1 *Leased*

Building 2

109,987 SF Available

52' x 46' Column Spacing

32' Clear Height

Building 3

176,548 SF Available

56' x 43' 4" Column Spacing

36' Clear Height

Building 4

227,129 SF Available

52' x 60' Column Spacing

36' Clear Height

Building 5

55,960 SF Available

52' x 60' Column Spacing

32' Clear Height

TOUR THE SPACE

LOCATION MAP



BUILDING 2 - 109,987 SF

Rear Load

52' x 46' Column Spacing

200' Building Depth

32' Clear Height

(31) 9'X10' O.H.D Doors

(2) 12'X14' O.H.D Doors with Ramp

185 Parking Spaces (1.62:1,000)

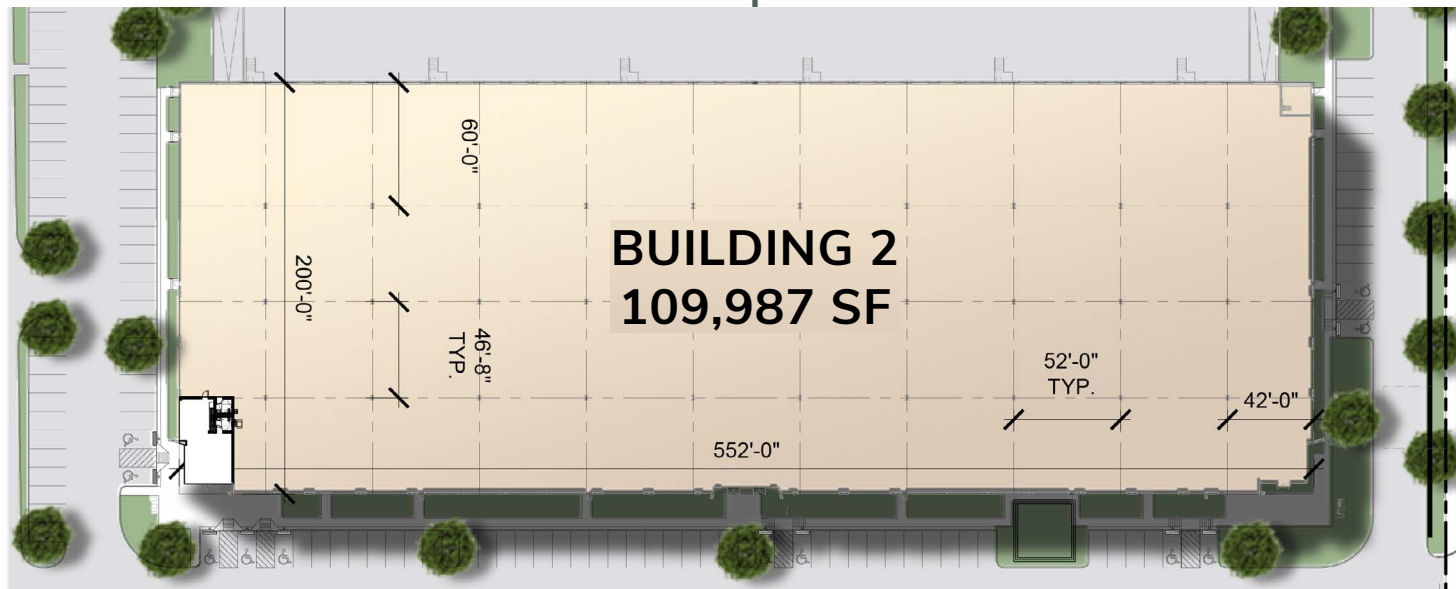
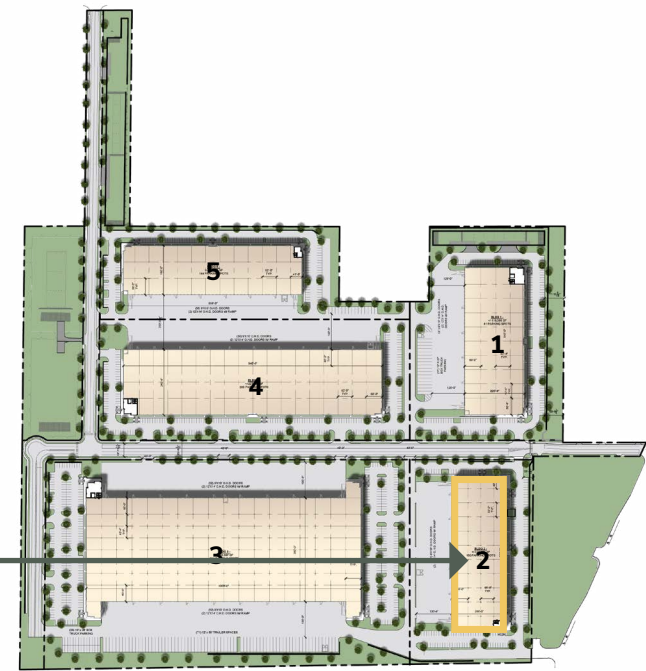
200' Truck Court Depth

60' Speed Bay

Divisible to 29,200 SF

Power - 1600 Amps

1,060 SF Spec Suite



BUILDING 3 - 395,567 SF

176,548 SF Available

Cross Dock

56' x 43' 4" Column Spacing

380' Building Depth

36' Clear Height

(44) 9'X10' O.H.D Doors

(2) 12'X14' O.H.D Doors with Ramp

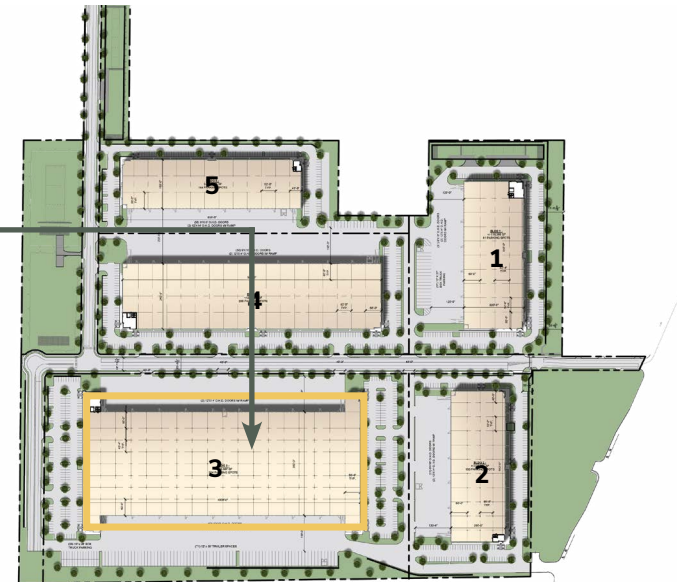
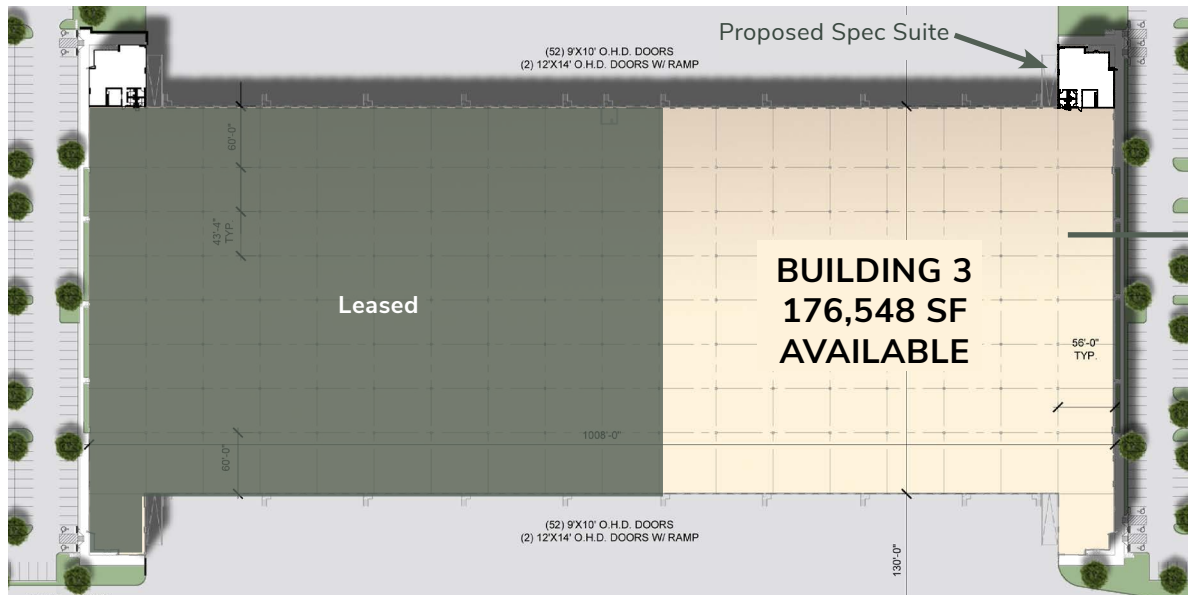
130-185' Truck Court Depth

394 Parking Spaces (1.01:1,000)

63 Trailer Parking Spaces

70' Speed Bays

Power - 2500 Amps x2 (2 transformers)



BUILDING 4 - 227,129 SF

Rear Load

52' x 60' Column Spacing

240' Building Depth

36' Clear Height

(58) 9'X10' O.H.D Doors

(2) 12'X14' O.H.D Doors with Ramp

286 Parking Spaces

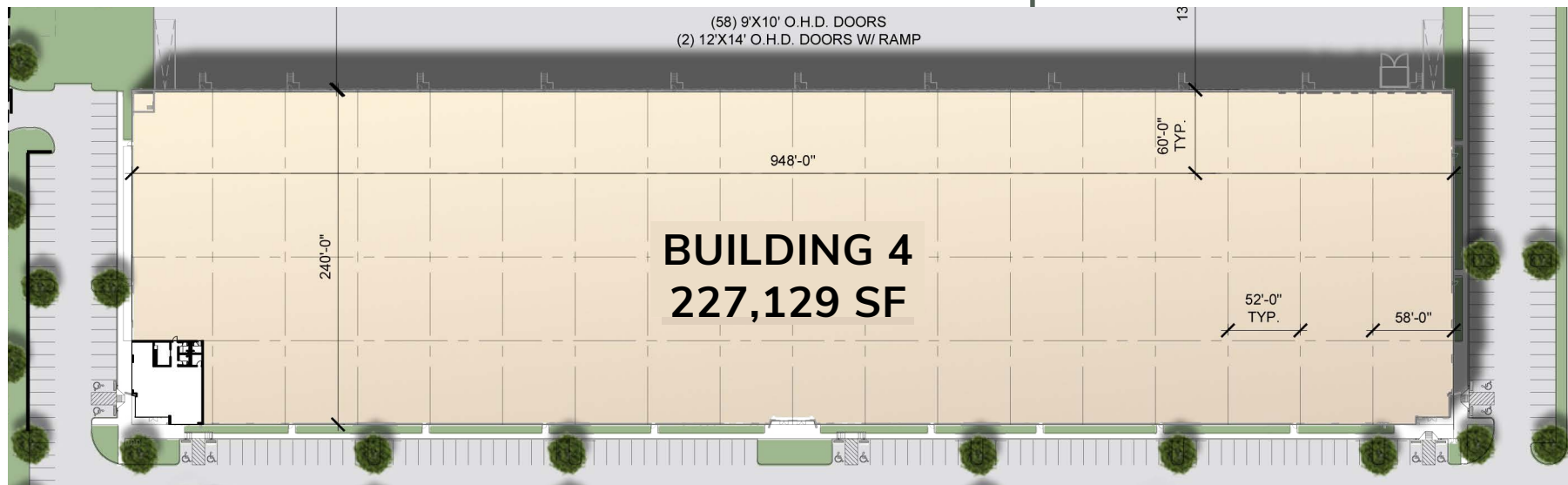
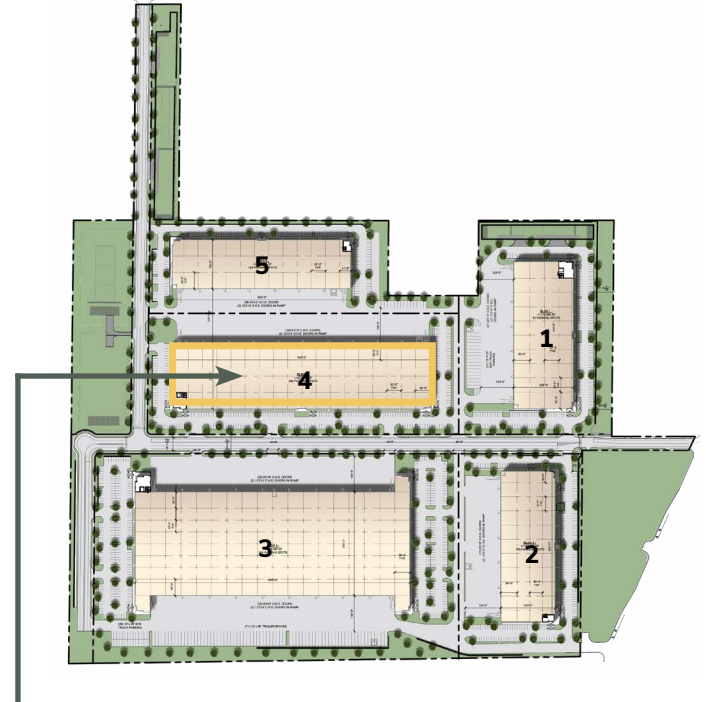
200' Truck Court Depth (shared)

60' Speed Bay

Divisible to 51,360 SF

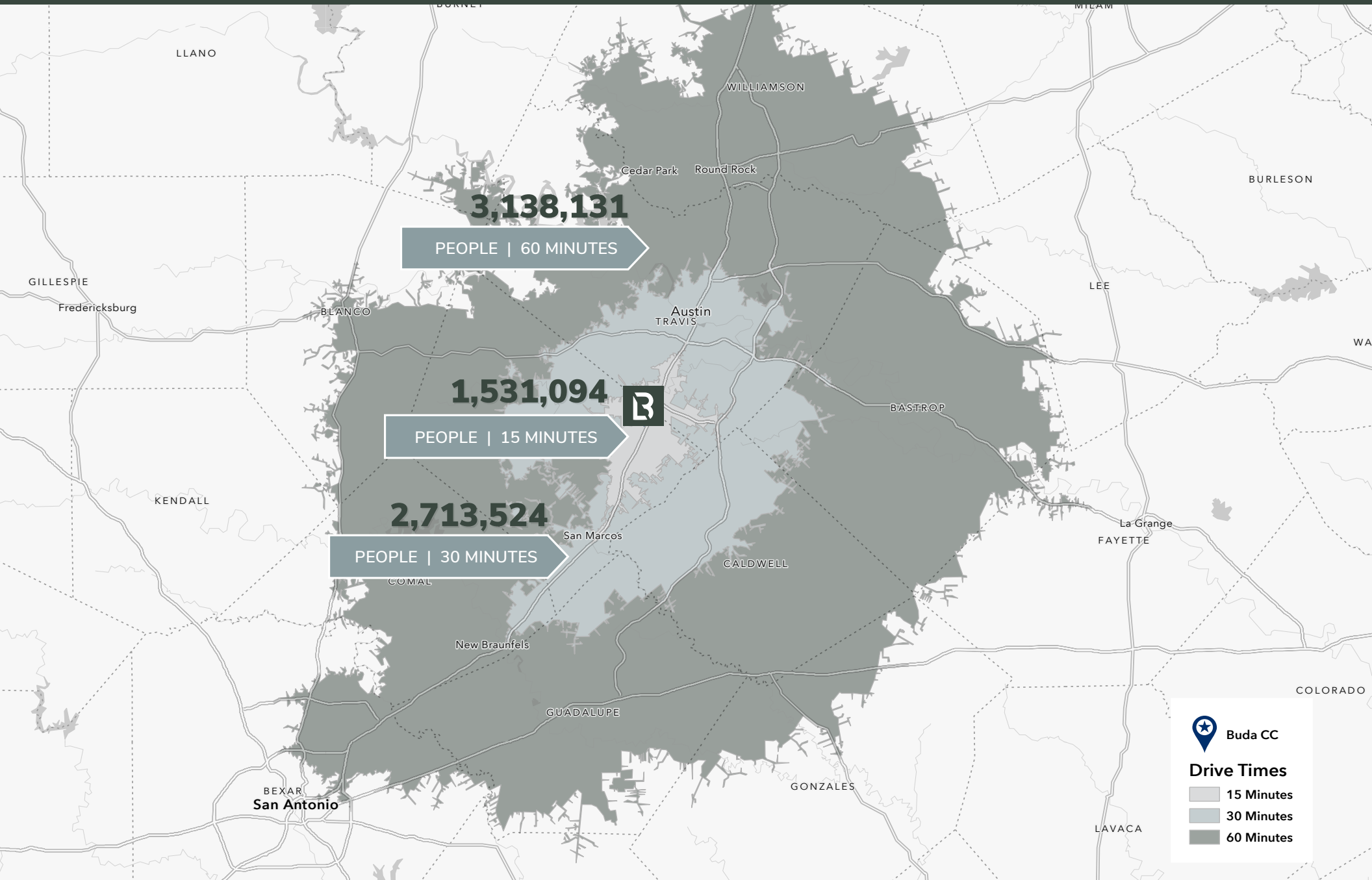
Power - 1600 Amps x2 (2 transformers)

2,883 SF Spec Suite



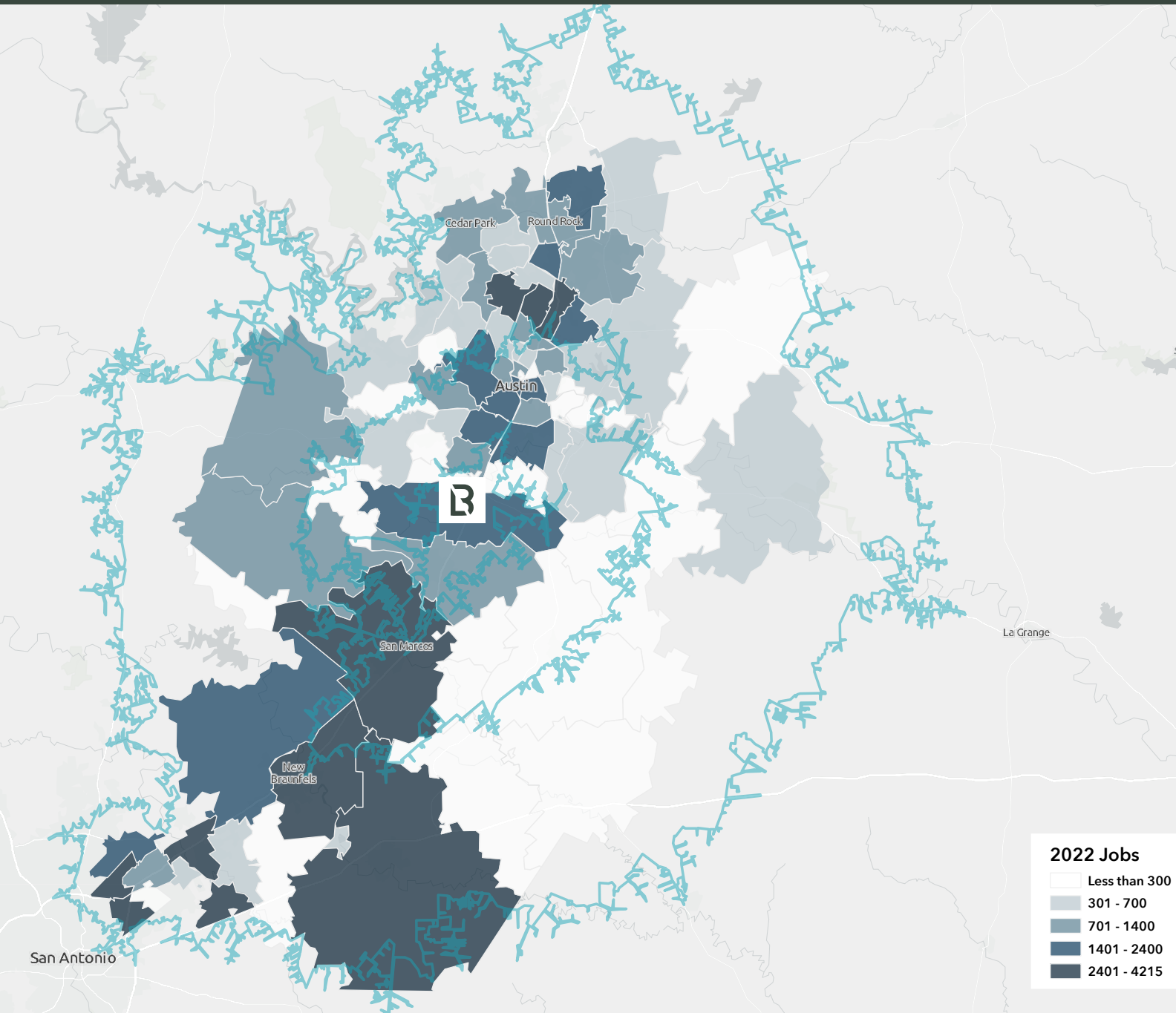
AREA POPULATION

15, 30, 60 RADIUS MARKERS



ABUNDANT LABOR

PROJECTED JOB GROWTH



WAREHOUSE & DISTRIBUTION WORKFORCE

15 MINUTE DRIVE TIME

2,946

Labor Force

\$17.72

Average Hourly Wage

\$36,872

Average Annual Income

30 MINUTE DRIVE TIME

21,384

Labor Force

\$18.20

Average Hourly Wage

\$38,842

Average Annual Income

60 MINUTE DRIVE TIME

80,836

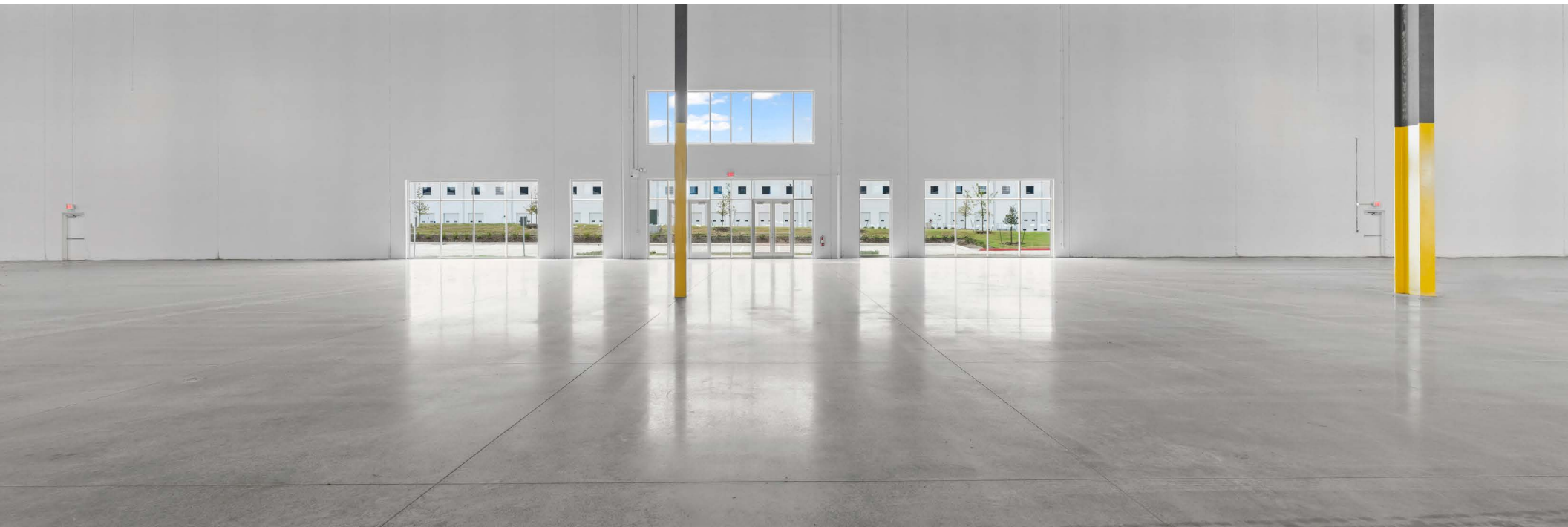
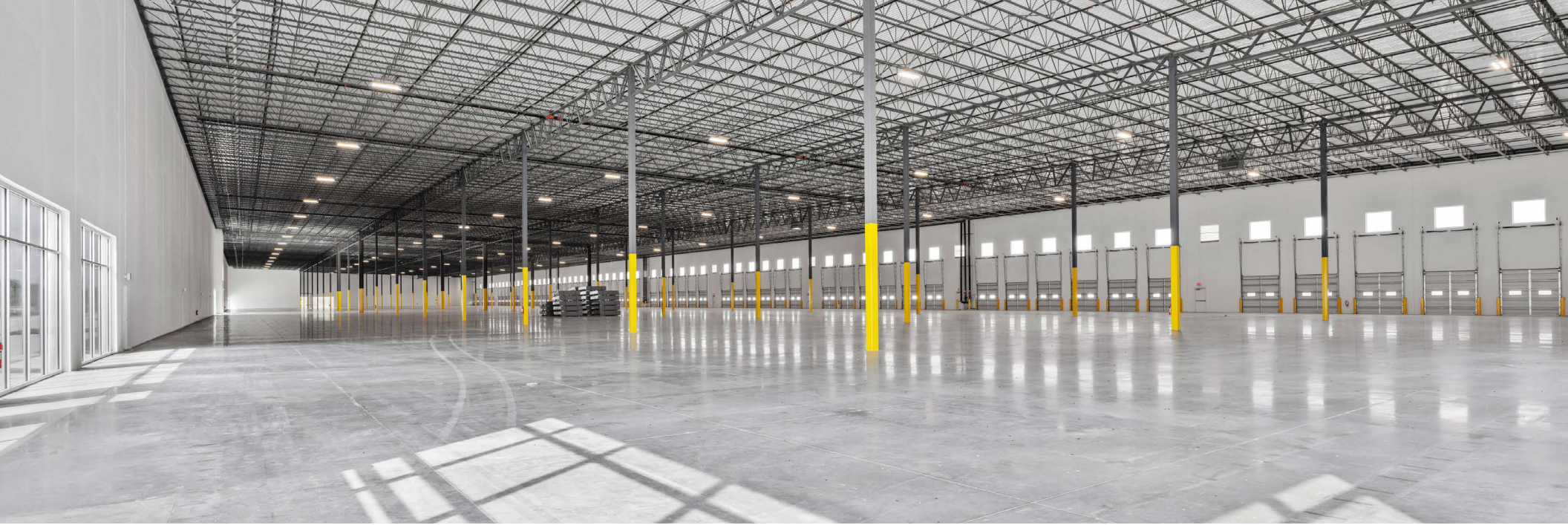
Labor Force

\$18.33

Average Hourly Wage

\$38,735

Average Annual Income



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