



For Lease

BUILDING 1 - 3500 TEXAS 130 SERVICE RD, DEL VALLE, TX 78617

BUILDING 2 - 3500 TEXAS 130 SERVICE RD, DEL VALLE, TX 78617



COLORADO BEND | DELIVERING Q1 2026

Class A, 4-Building Industrial Project Totaling +/- 453,621 SF

For More Information:

Sam Owen

sowen@streamrealty.com

T: 512.481.3030 | M: 214.356.4433

Luke Watson

luke.watson@streamrealty.com

T: 512.481.3056 | M: 806.543.0320





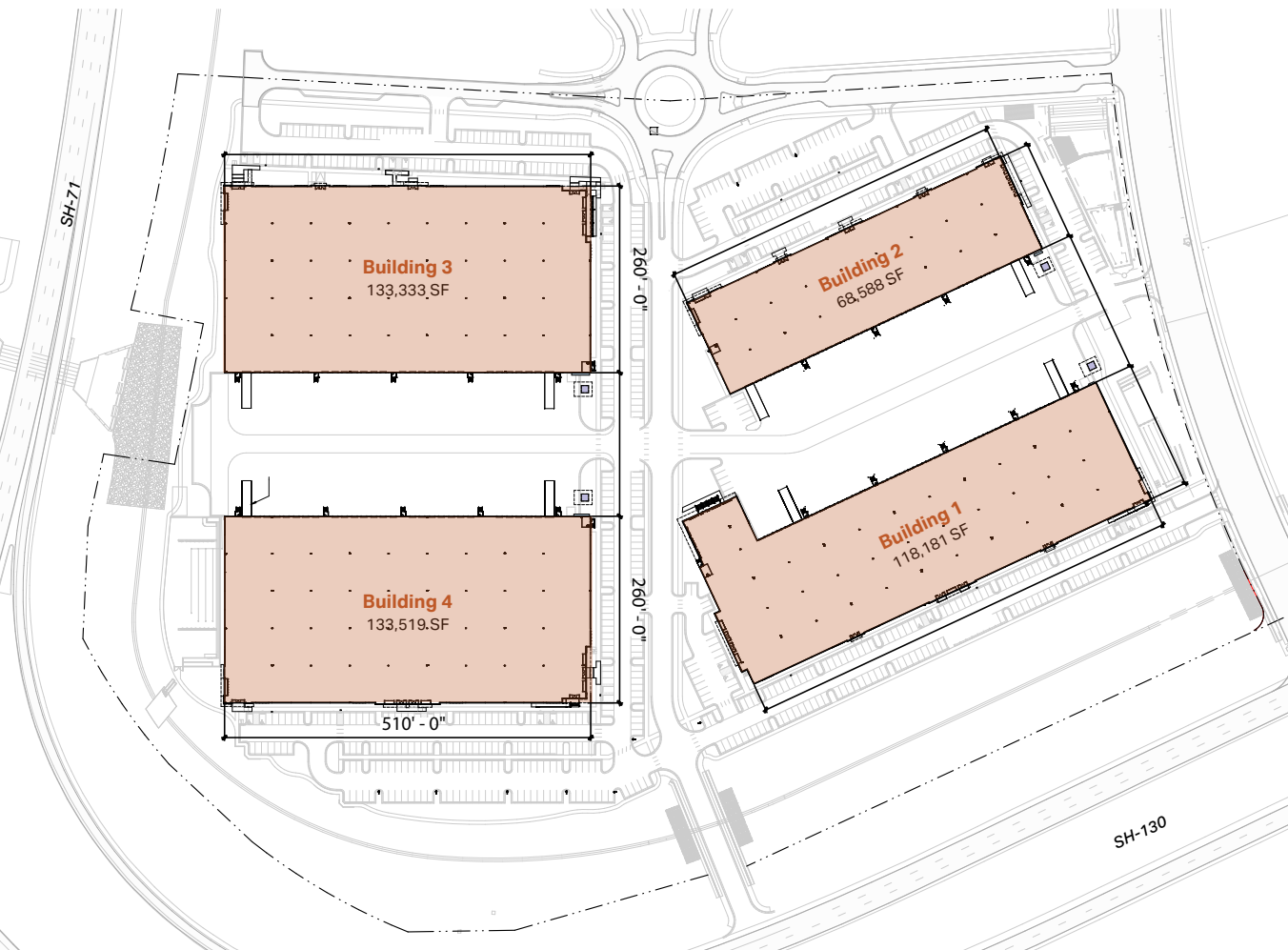
The Project

+/- 453,621 SF New Industrial Development in Southeast Austin

- Two Phase Project - Delivering Q1 2026
- Proximity to Tesla Gigafactory
- Excellent access to Hwy 71 & Hwy 130

SITE SPECS

Phase I 186,769 SF	Building 1 118,181 SF	Building 2 68,588 SF
Phase II 266,852 SF	Building 3 133,333 SF	Building 4 133,519 SF



Phase I
Delivering Q1 2026

BUILDING 1

SQUARE FEET	118,181 SF
PARKING	1.4/1,000

BUILDING 2

SQUARE FEET	68,588 SF
PARKING	2.3/1,000

Phase II
Proposed / Build-to-Suit

BUILDING 3

SQUARE FEET	133,333 SF
PARKING	1.0/1,000

BUILDING 4

SQUARE FEET	133,519 SF
PARKING	1.7/1,000

For More Information:

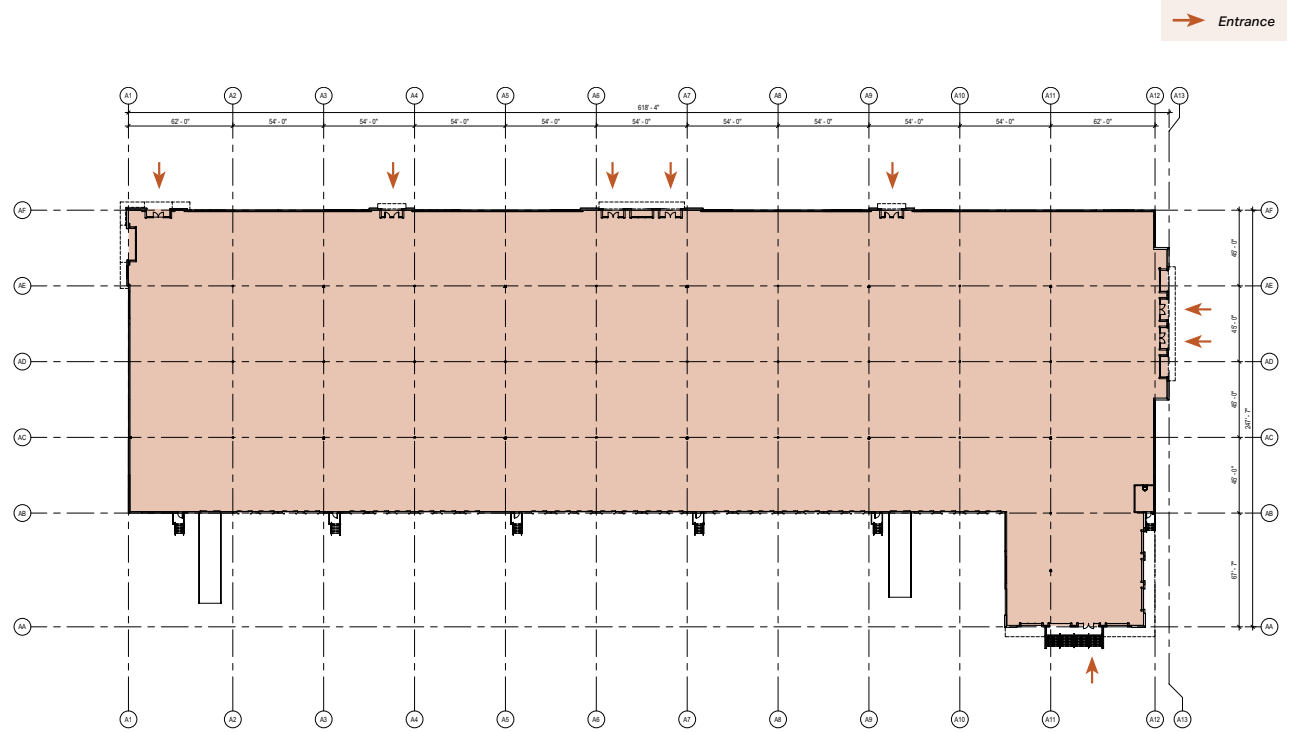
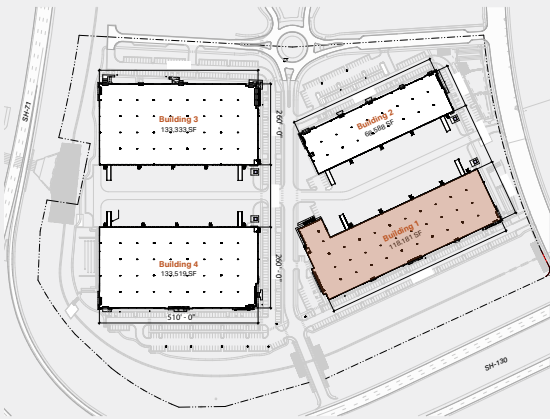
Sam Owen
 sowen@streamrealty.com
 T: 512.481.3030 | M: 214.356.4433

Luke Watson
 luke.watson@streamrealty.com
 T: 512.481.3056 | M: 806.543.0320

Building 1 - Phase I

BUILDING SPECS

SQUARE FEET	20,880 - 118,181 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 45'
DOCK DOORS	28 Dock High / 2 Ramp
BUILDING DEPTH	180'
PARKING	1.4/1,000 - 166 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

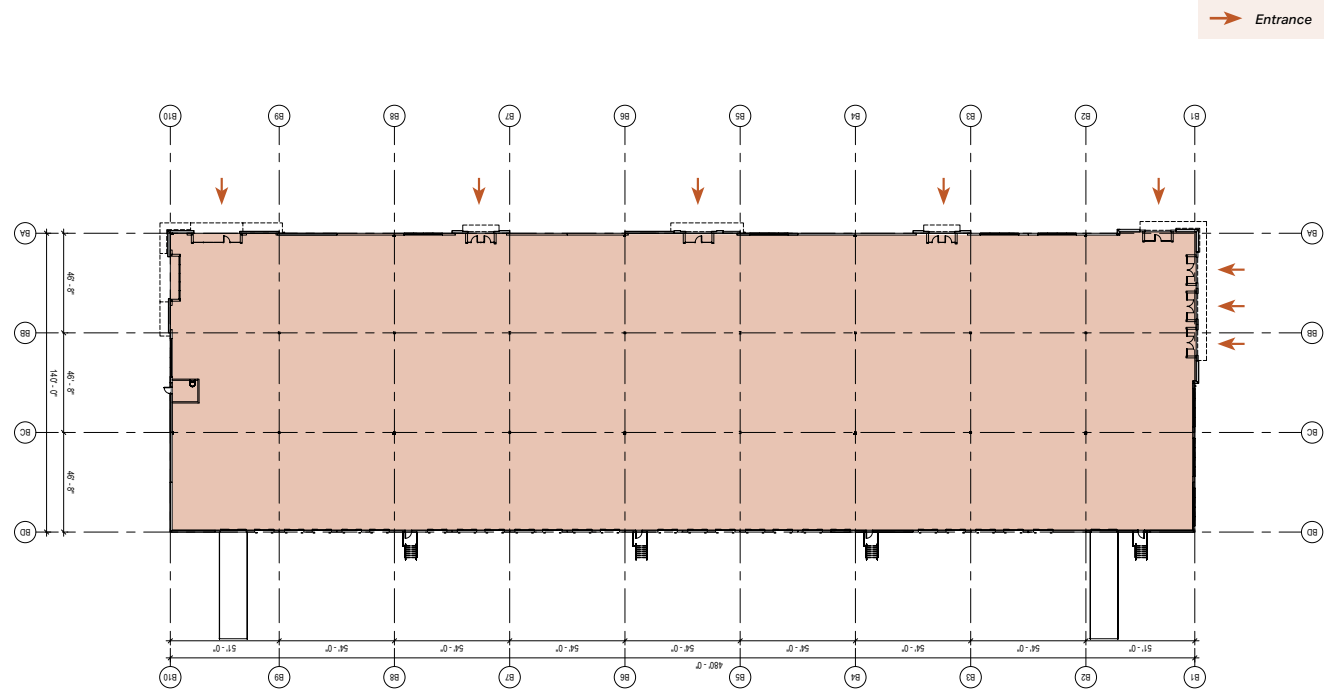
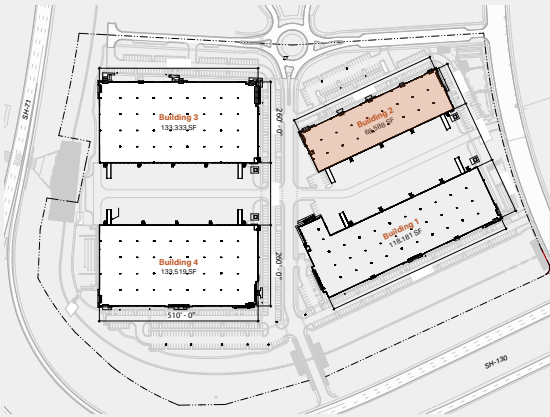
Sam Owen
 sowen@streamrealty.com
 T: 512.481.3030 | M: 214.356.4433

Luke Watson
 luke.watson@streamrealty.com
 T: 512.481.3056 | M: 806.543.0320

Building 2 - Phase I

BUILDING SPECS

SQUARE FEET	14,700 - 68,588 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 46' 8"
DOCK DOORS	24 Dock High / 2 Ramp
BUILDING DEPTH	140'
PARKING	2.3/1,000 - 160 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

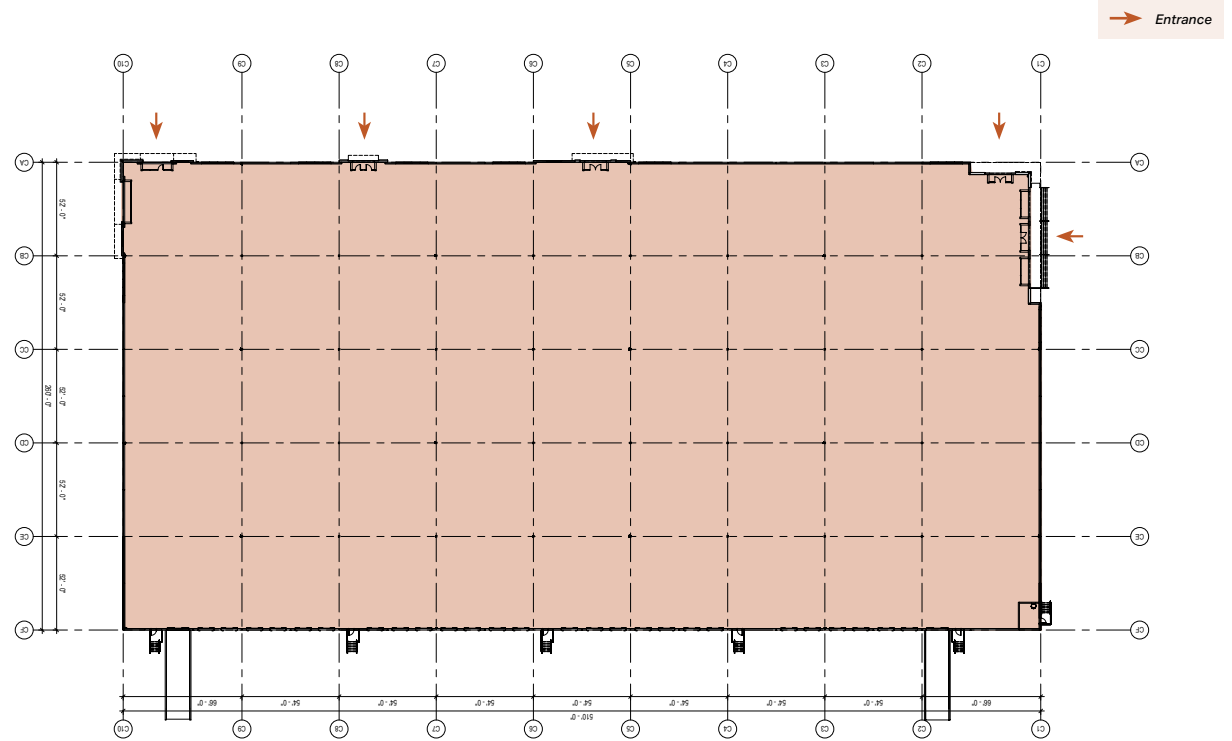
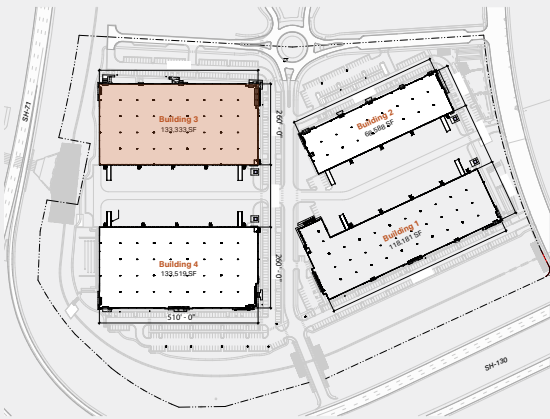
Sam Owen
 sowen@streamrealty.com
 T: 512.481.3030 | M: 214.356.4433

Luke Watson
 luke.watson@streamrealty.com
 T: 512.481.3056 | M: 806.543.0320

Building 3 - Phase II

BUILDING SPECS

SQUARE FEET	45,240 - 133,333 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 52'
DOCK DOORS	26 Dock High / 2 Ramp
BUILDING DEPTH	260'
PARKING	1.0/1,000 - 141 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

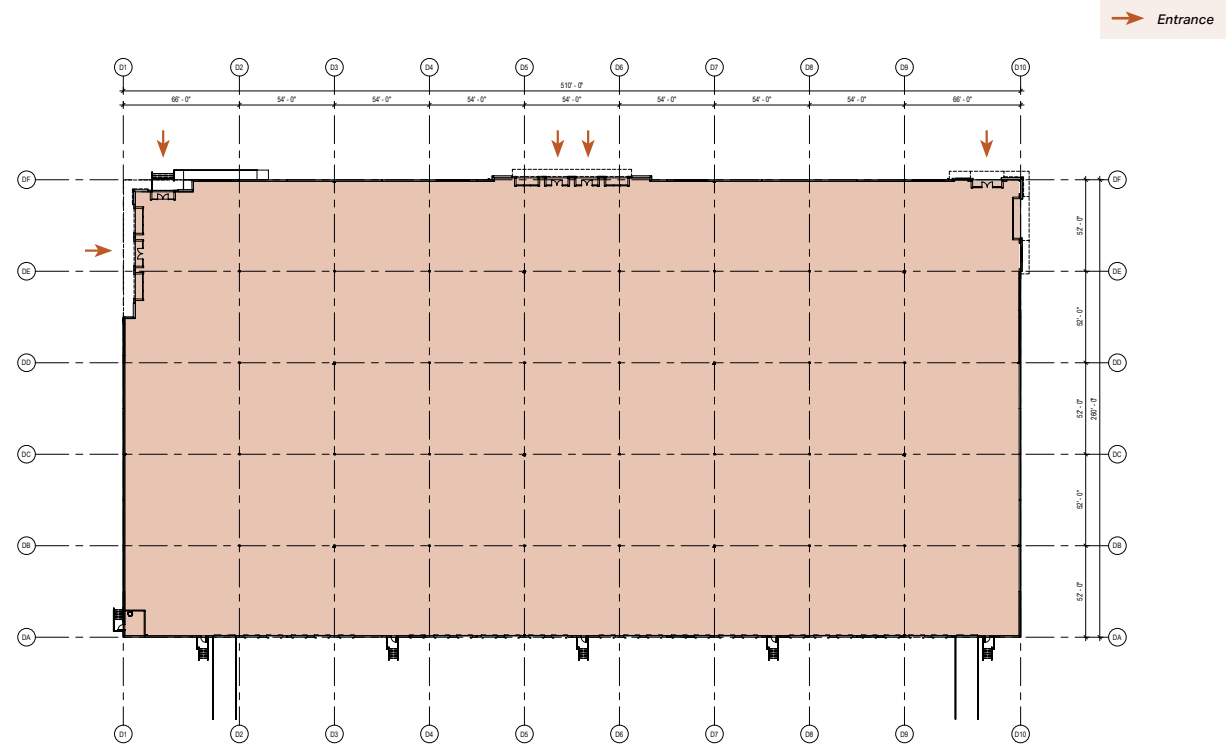
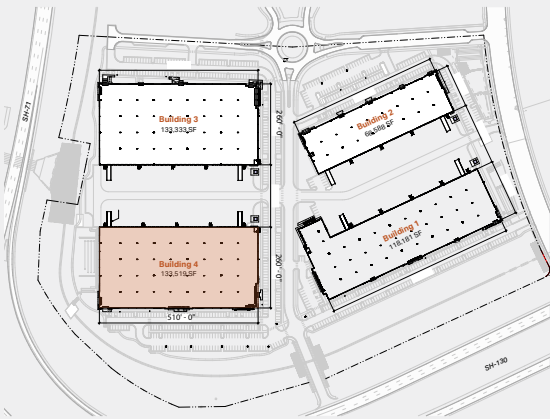
Sam Owen
 sowen@streamrealty.com
 T: 512.481.3030 | M: 214.356.4433

Luke Watson
 luke.watson@streamrealty.com
 T: 512.481.3056 | M: 806.543.0320

Building 4 - Phase II

BUILDING SPECS

SQUARE FEET	45,240 - 133,519 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 52'
DOCK DOORS	26 Dock High / 2 Ramp
BUILDING DEPTH	260'
PARKING	1.7/1,000 - 232 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

Sam Owen
 sowen@streamrealty.com
 T: 512.481.3030 | M: 214.356.4433

Luke Watson
 luke.watson@streamrealty.com
 T: 512.481.3056 | M: 806.543.0320

Ingress/Egress Map

Map Legend

- ← - - - - Ingress
- - - - -> Egress
- ▶ Site Entrance








For More Information:

Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320



Drive Times

-  **2 MIN**
HWY 183
-  **1 MIN**
HWY 130
-  **1 MIN**
Hwy 71
-  **11 MIN**
IH 35
-  **4 MIN**
Austin Bergstrom International Airport

Nearby Cities

- Austin CBD**
10 Miles
- Houston**
150 Miles
- San Marcos**
34 Miles
- Dallas**
200 Miles
- San Antonio**
85 Miles

For More Information:

Sam Owen
 sowen@streamrealty.com
 T: 512.481.3030 | M: 214.356.4433

Luke Watson
 luke.watson@streamrealty.com
 T: 512.481.3056 | M: 806.543.0320



For More Information:

Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320



Class A, 4-Building Industrial Project Totaling +/- 453,621 SF
3500 TEXAS 130 SERVICE RD, DEL VALLE, TX 78617

For More Information:

Sam Owen

sowen@streamrealty.com

T: 512.481.3030 | M: 214.356.4433

Luke Watson

luke.watson@streamrealty.com

T: 512.481.3056 | M: 806.543.0320

