

Central Austin Business Park

7904 & 7912 Central Austin Drive, Austin, Texas 78724

**BUILD-TO-SUIT
OPPORTUNITY**

174,883 SF & 295,866 SF INDUSTRIAL SPACE AVAILABLE



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**CENTRAL AUSTIN
BUSINESS PARK**

Central Austin Business Park

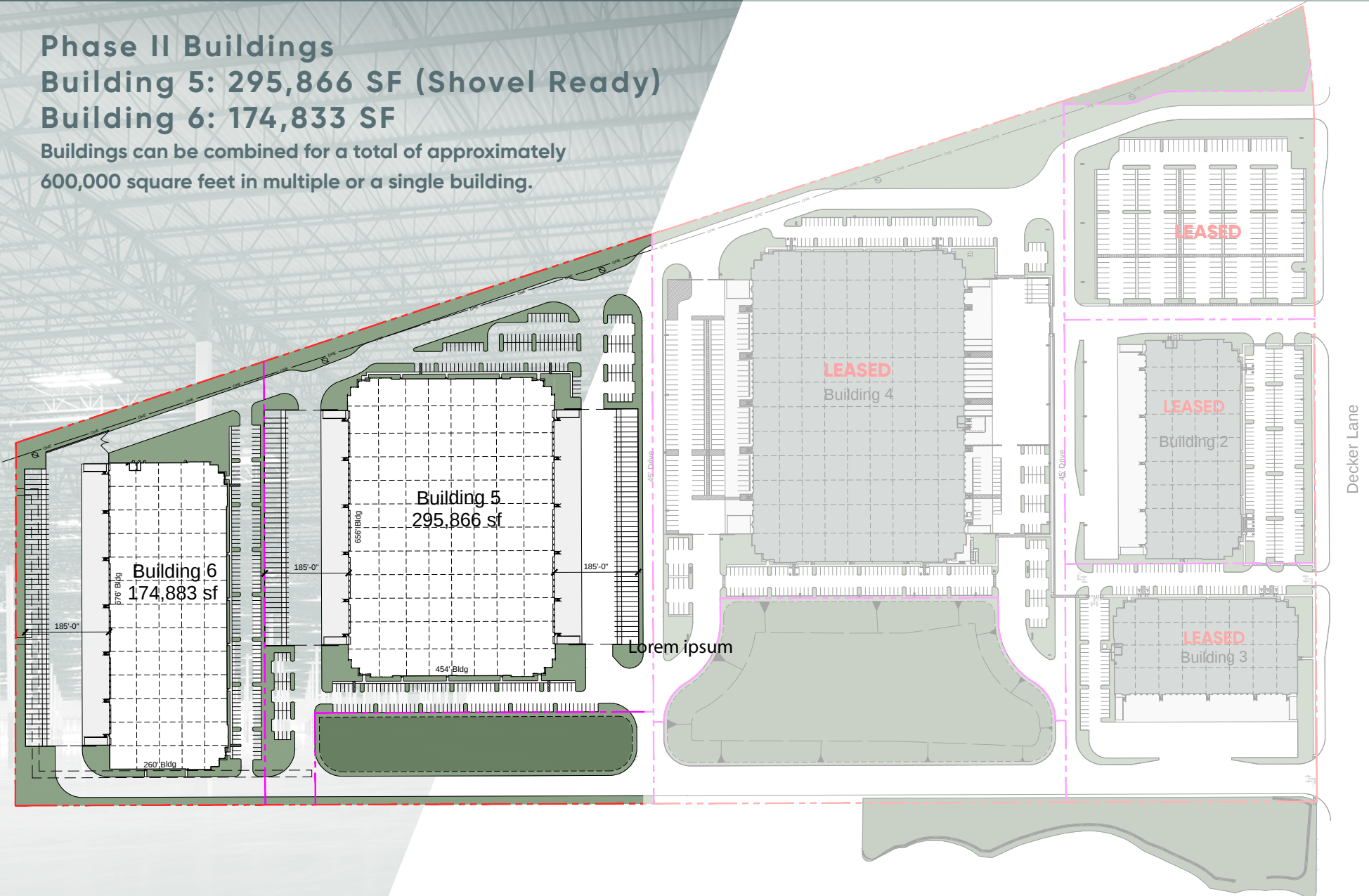
PHASE II

Phase II Buildings

Building 5: 295,866 SF (Shovel Ready)

Building 6: 174,833 SF

Buildings can be combined for a total of approximately 600,000 square feet in multiple or a single building.



This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

Central Austin Business Park

BUILDING 5: 295,866 SF

7904 Central Drive, Austin, Texas

BUILDING 5 SPECS

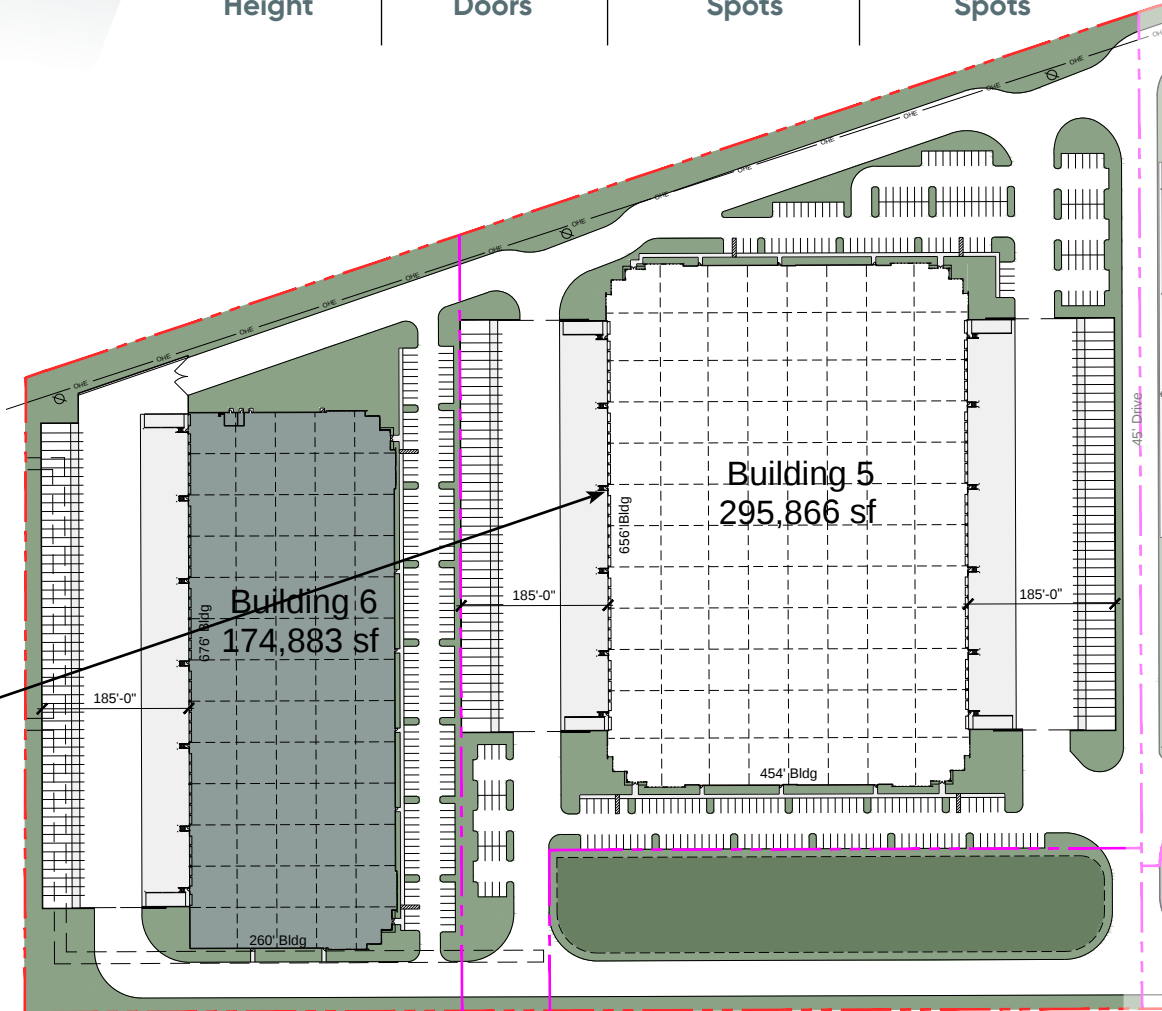
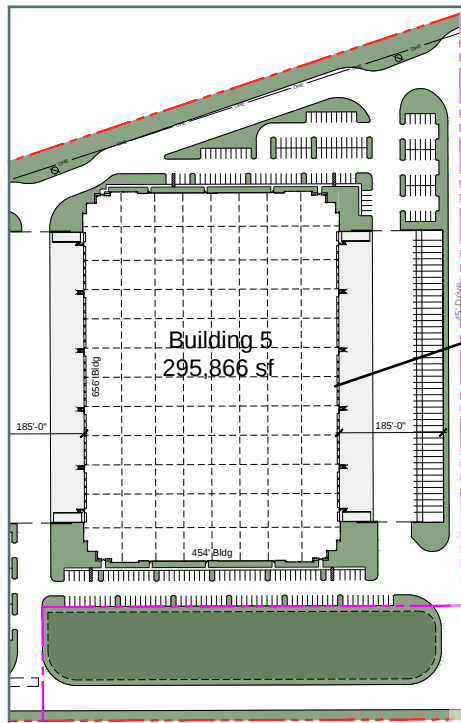
Total Size	295,866 SF
Divisible to	75,000 SF
Loading	Cross-Dock
Column Spacing	50' x 52' typical bay 60' x 52' speed bay
Ramps	4 grade level ramps
Building Depth	454'
Sprinklers	ESFR

32'
Clear
Height

64
Dock High
Doors

267
Parking
Spots

92
Trailer
Spots



Central Austin Business Park

BUILDING 6: 174,883 SF

7912 Central Drive, Austin, Texas

BUILDING 6 SPECS

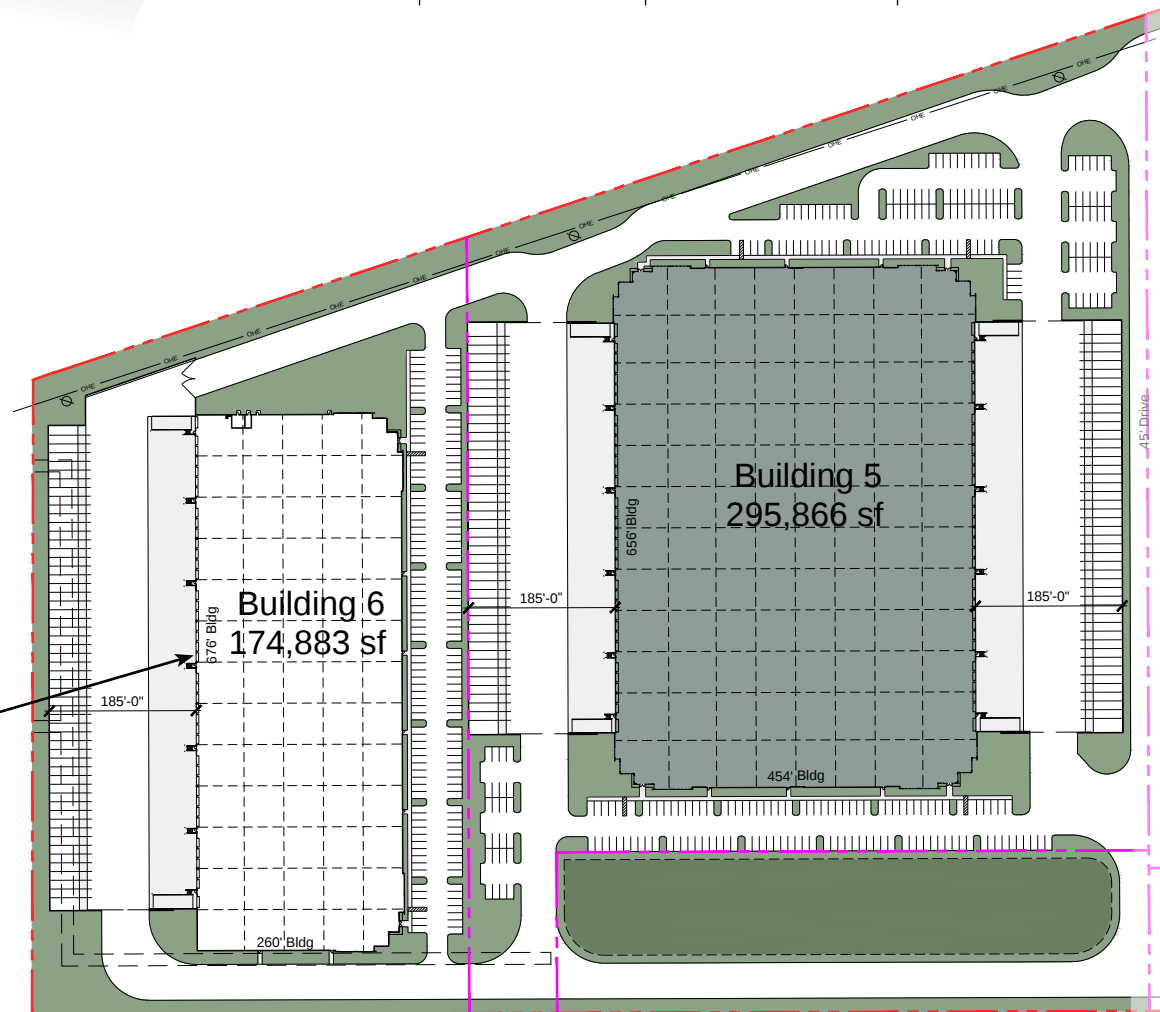
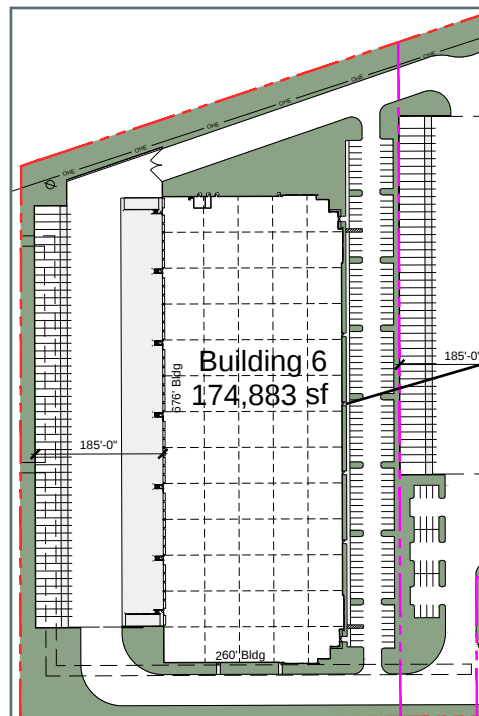
Total Size	174,883 SF
Divisible to	25,000 SF
Loading	Rear Loading
Column Spacing	50' x 52' typical bay 60' x 52' speed bay
Ramps	2 grade level ramps
Building Depth	260'
Sprinklers	ESFR

32'
Clear
Height

44
Dock High
Doors

145
Parking
Spots

100
Trailer
Spots



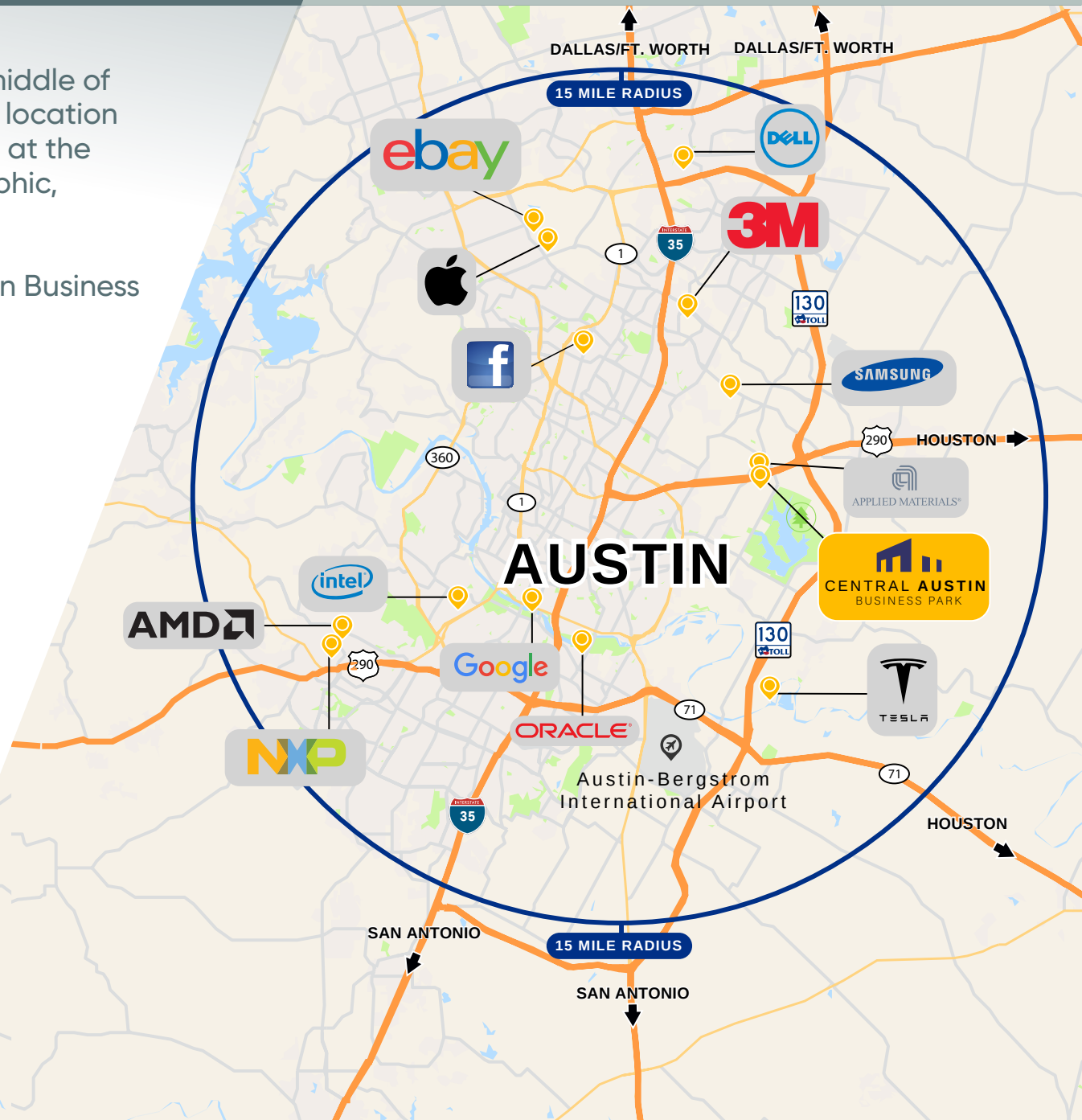
Central Austin Business Park

VICINITY MAP

Central Austin Business Park is in the middle of the dynamic greater Austin region. Its location provides tenants a base of operations at the center of a highly attractive demographic, economic and employment area.

Within a 15 mile radius of Central Austin Business Park there are:

- 74% of all workers employed in the Austin MSA
- 54% of the Austin MSA employee residences
- 52% of the total population of Greater Austin



Central Austin Business Park

REGIONAL MAP

DRIVE TIMES

City	Miles	Drive Time
ABIA Airport	13	15 minutes
Tesla Gigafactory	9	11 minutes
Applied Materials	1	3 minutes
Samsung	5	10 minutes
San Antonio	100	1 hr, 15 mins
Houston	152	2 hrs, 15 mins
Dallas/Ft. Worth	190	2 hrs, 45 mins

**CENTRAL AUSTIN
BUSINESS PARK**

Austin is the center of the “Texas Triangle” region that contains the state’s five largest cities and produces 77% of Texas’ GDP. Central Austin Business Park is ideally located adjacent to the major freeways connecting these population and business centers.

