

THE HANGARS

5615 FM 973, DEL VALLE, TX 78617

FULLY DELIVERED

► **9 BUILDING, CLASS A, 217,288 SF FLEX/INDUSTRIAL PARK**

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PROPERTY ADVANTAGES



- ▶ **PARKING RATIO: 1.67/1,000 SF**
- ▶ **SITE ACREAGE: 25.02 AC**
- ▶ **0.5 MILES FROM ABIA**
- ▶ **3.5 MILES FROM TESLA**
- ▶ **DIRECT ACCESS TO FM 973, CONNECTING TO SH-130, BURLESON RD, SH-71, AND HWY 183**
- ▶ **TENANT VARIETY AND FLEXIBLE SIZING**
- ▶ **OUTDOOR STORAGE AVAILABLE**
- ▶ **BOTH PEMB CONSTRUCTION AND TILT-WALL CONSTRUCTION**
- ▶ **FANTASTIC VISIBILITY FROM SH-130 (TEXAS' FASTEST TOLLWAY)**

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PROPERTY OVERVIEW

► BUILDING 1

9,620 SF (628 SF SPEC OFFICE)
24' CLEAR HEIGHT
7,400 SF OF FENCED OUTDOOR STORAGE
2 GRADE LEVEL DOORS
16 PARKING SPACES
FULLY INSULATED

► BUILDING 3

9,620 SF
24' CLEAR HEIGHT
7,400 SF OF FENCED OUTDOOR STORAGE
4 GRADE LEVEL DOORS
2 SUITES (4,810 SF PER SUITE, 628 SF SPEC OFFICE)
17 PARKING SPACES
FULLY INSULATED

► BUILDING 5

9,620 SF (628 SF SPEC OFFICE)
24' CLEAR HEIGHT
7,400 SF OF FENCED OUTDOOR STORAGE
2 GRADE LEVEL DOORS
19 PARKING SPACES
FULLY INSULATED

► BUILDING 7

8,750 SF (628 SF SPEC OFFICE)
24' CLEAR HEIGHT
12,500 SF OF FENCED OUTDOOR STORAGE
4 GRADE LEVEL DOORS
17 PARKING SPACES
FULLY INSULATED

► BUILDING 2

17,304 SF
24' CLEAR HEIGHT
8 GRADE LEVEL DOORS
4 SUITES (4,326 SF PER SUITE, 628 SF SPEC OFFICE)
34 PARKING SPACES
FULLY INSULATED

► BUILDING 4

17,304 SF
24' CLEAR HEIGHT
8 GRADE LEVEL DOORS
4 SUITES (4,326 SF PER SUITE, 628 SF SPEC OFFICE)
34 PARKING SPACES
FULLY INSULATED

► BUILDING 6

17,304 SF
24' CLEAR HEIGHT
8 GRADE LEVEL DOORS
8 SUITES (2,163 SF PER SUITE, 471 SF SPEC OFFICE)
34 PARKING SPACES
FULLY INSULATED

FLEX BUILDINGS



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PROPERTY OVERVIEW

► BUILDING 8

63,883 SF (50,917 SF AVAILABLE)

DIVISIBLE TO 12,966 SF

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1 RAMP (REMAINING)

15 DOCK HIGH DOORS (REMAINING)

67 PARKING SPACES

► BUILDING 9

63,883 SF

DIVISIBLE TO 12,966 SF

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1,500 SF SPEC OFFICE

2 RAMPS

18 DOCK HIGH DOORS

67 PARKING SPACES

TILT WALL BUILDINGS



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ACCESS MAP

The Hangars is located in the most thriving industrial submarket within Austin. This unique project consists of 9 premier flex & logistics buildings that will be capable of servicing a wide variety of tenant profiles, sizes, and uses. In addition, **The Hangars** is easily accessible with multiple access points of FM 973 next to ABIA and a 10 minute drive time from Tesla's Giga Factory.

- ▶ FM 973 | **IMMEDIATE ACCESS**
- ▶ SH-130 | **1.5 MILES VIA ELROY RD, 4 MINS**
- ▶ SH-71 | **3.5 MILES, 5 MINS**
- ▶ US-183 | **4.9 MILES, 7 MIN**
- ▶ AUSTIN-BERGSTROM INT'L AIRPORT | **6.6 MILES, 9 MINS**



**AUSTIN-BERGSTROM
INT'L AIRPORT**

VELOCITY



**THE
HANGARS**



FM 973

130

INGRESS ←
→ **EGRESS**

A Class-A, multifamily development in Austin, TX, Presidium **Velocity** is steps from a grocery store, shops, restaurants, attainable apartments and employment opportunities - and you'll see how **Velocity** brings all of this together to create an all-inclusive community

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CORPORATE NEIGHBORS



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