INDUSTRIAL FOR LEASE

DEE GABRIEL PARK

7713 DEE GABRIEL COLLINS ROAD
AUSTIN, TEXAS 78744

AQUILA™

THE SITE

Dee Gabriel Park is a new industrial park strategically located in Southeast Austin.

The development is situated on 4.08 acres and consists of five buildings totaling 64,058 square feet. The park will be built in two phases, starting with Buildings 1, 2 and 3 in Phase I. With direct access to US-183, Highway 71, and IH-35, this property has convenient access to Austin-Bergstrom International Airport and Downtown Austin.

BUILDING 1

AVAILABILITY	3,075 SF
CLEAR HEIGHT	20'
LOADING	1 grade-level door
POWER	400 amps, 120/208V, 3-phase
PARKING	1.3:1000

BUILDING 3

AVAILABILITY	25,389 SF
CLEAR HEIGHT	26'
LOADING	3 grade-level doors
POWER	1,200 amps, 277/480V, 3-phase
PARKING	1.3:1000

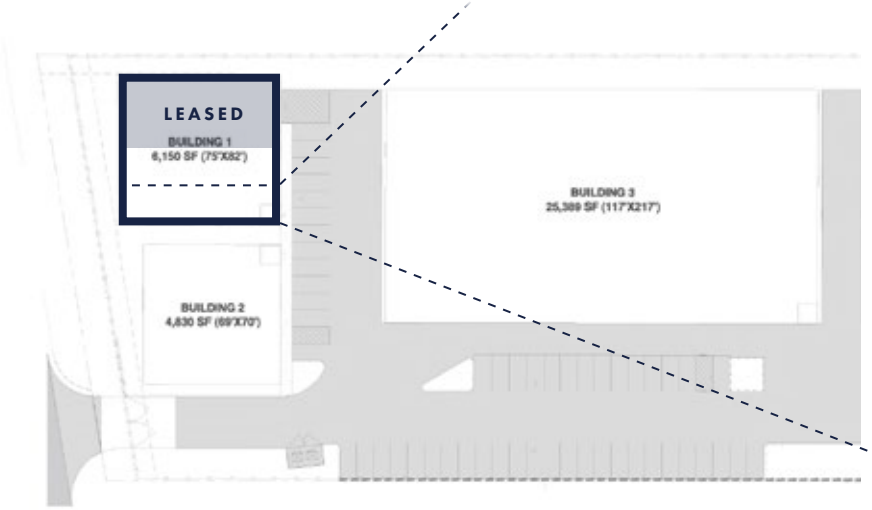
DRIVE TIMES

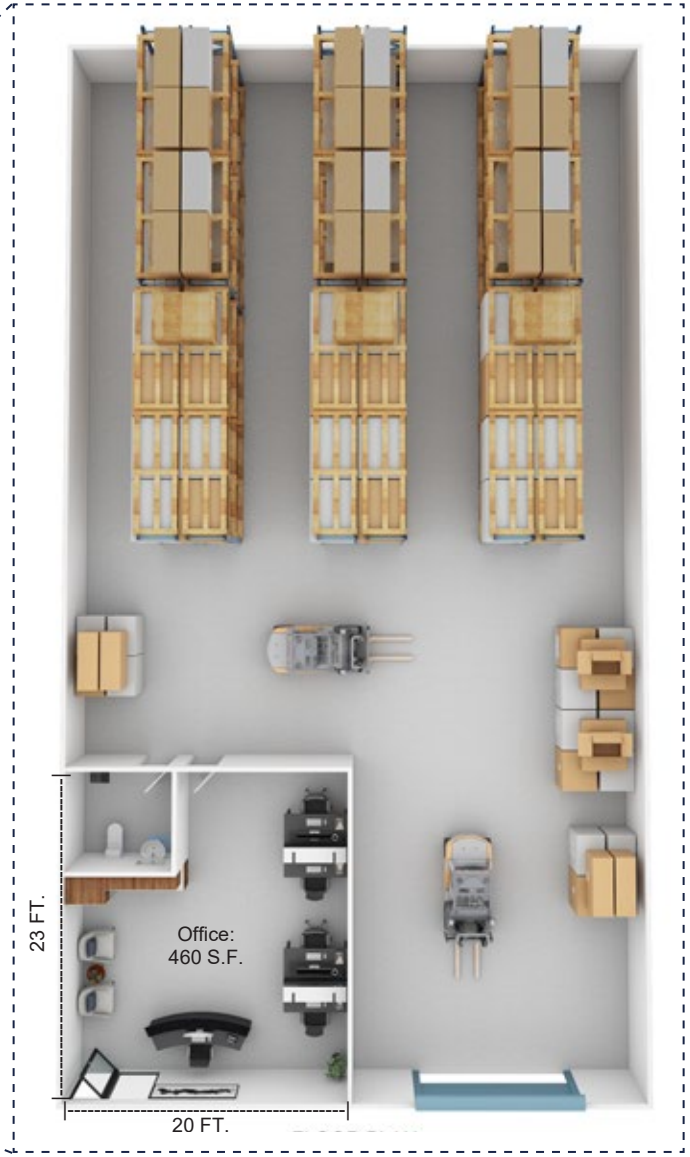
DESTINATION	DISTANCE	DRIVE TIME
IH-35	1 mi.	2 min.
ABIA AIRPORT	6.5 mi.	10 min.
130 TOLL ROAD	7 mi.	10 min.
SH-71	7 mi.	10 min.
TESLA	9 mi.	20 min.
DOWNTOWN AUSTIN	11 mi.	25 min.
SAMSUNG AUSTIN	18 mi.	30 min.
SAMSUNG TAYLOR	35 mi.	40 min.
SAN ANTONIO	80 mi.	1.5 hours
HOUSTON	160 mi.	3 hours
DALLAS/FT. WORTH	200 mi.	3.5 hours

PHASE I
BUILDINGS 1, 2, & 3
PHASE II
BUILDINGS 4 & 5
DEE GABRIEL COLLINS ROAD

BUILDING 1 SPECS

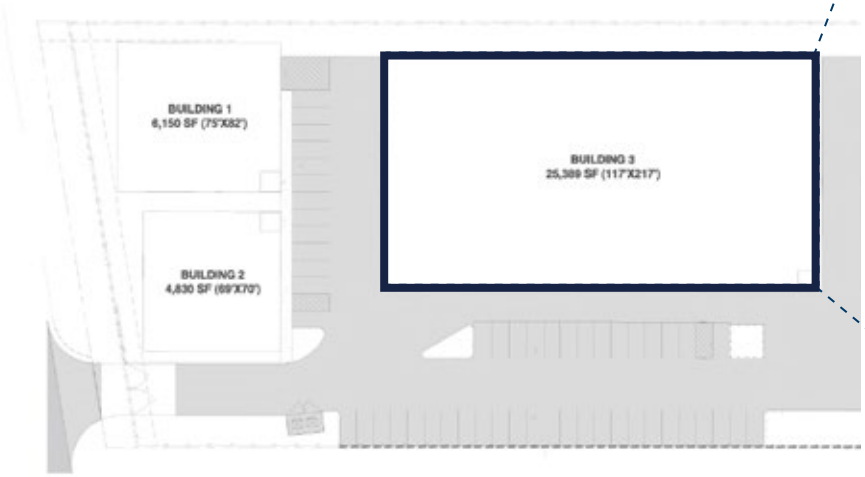
BUILDING SIZE	6,150 SF
AVAILABLE	3,075 SF
OFFICE	460 SF
CLEAR HEIGHT	20′
LOADING	1 grade-level door
POWER	400 amp, 120/208V, 3-phase

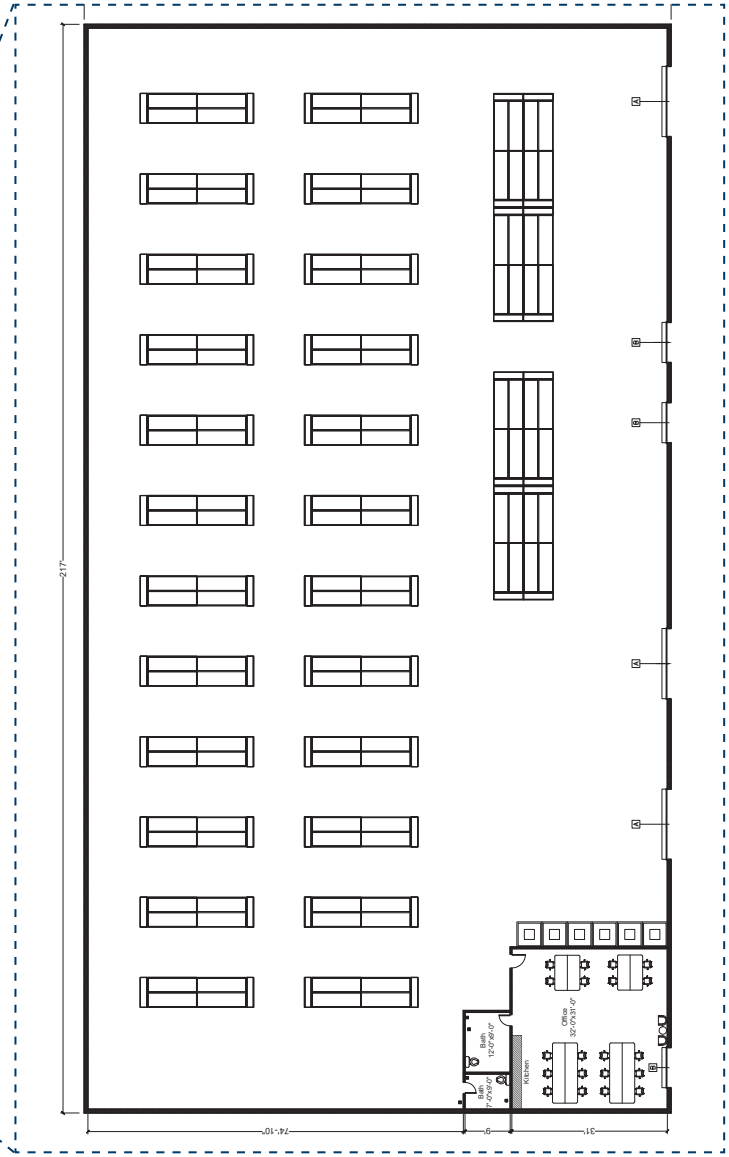




BUILDING 3 SPECS

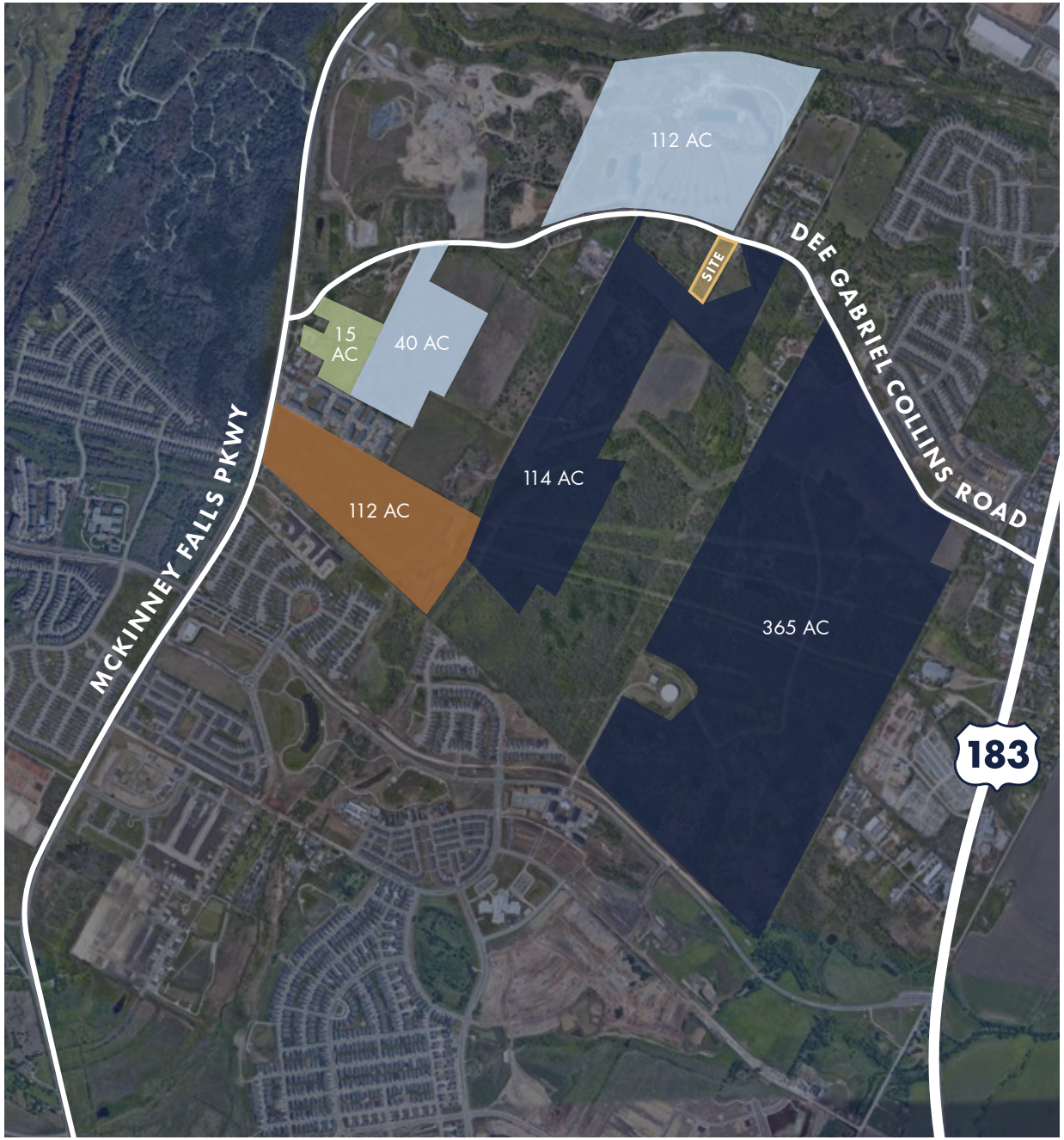
BUILDING SIZE	25,389 SF
AVAILABLE	+/- 8,463 SF
OFFICE	992 SF
CLEAR HEIGHT	26′
LOADING	3 grade-level doors
POWER	1200 amp, 277/480V, 3-phase





FUTURE MASTER-PLANNED COMMUNITITES

KEY	DEVELOPER	ACRES
	Site	
	Red Hill Ventures	479 ac.
	MKM Homes	152 ac.
	AJ Capital Partners	112 ac.
	LDG Development	15 ac.



DEE GABRIEL COLLINS ROAD
BUILDING 2
FULLY LEASED
BUILDING 1
BUILDING 3

For Inquiries

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