

FOR LEASE
585,950 SF



**SOUTH
B**

INDUSTRIAL PARK

9405 FM 812, AUSTIN, TX 78719

DELIVERING SUMMER 2024

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 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

South Hub Industrial Park is conveniently located just off S Highway 183 and within close proximity to the Tesla plant, Coco Chanel's campus, Circuit of the America's, the FedEx distribution center and Austin Bergstrom International Airport.

Space Available:	65,550 - 165,394 SF
Office Area:	8% - 20%
Site Area:	49.27 acres
Clear Height:	32'
Construction Type:	Tilt Wall
Loading:	Dock high
Parking:	507 on-site spaces
Year Built:	2024
Building Depth:	200'
Floor:	6" reinforced concrete
Sprinkler:	ESFR fire suppression system
Lease Rate:	Call broker for rate





SITE PLAN

65,550- 165,394 SF



AERIAL
RENDERINGS

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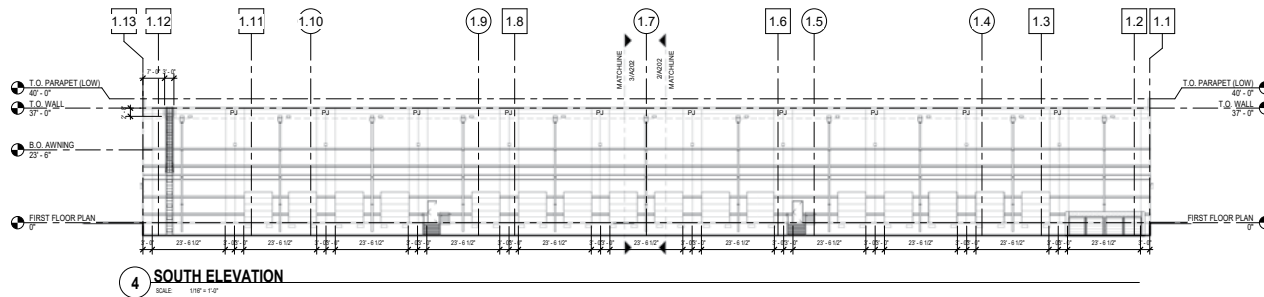
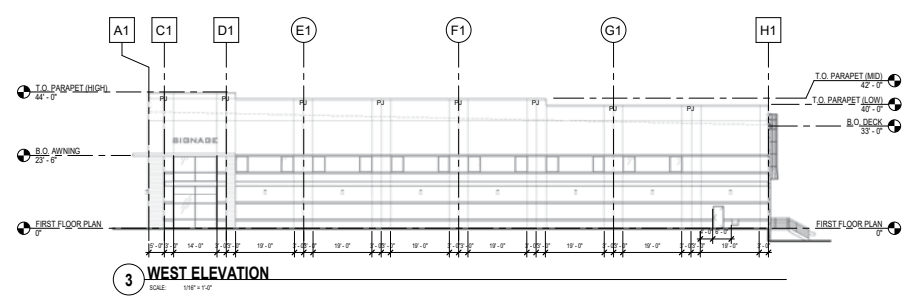
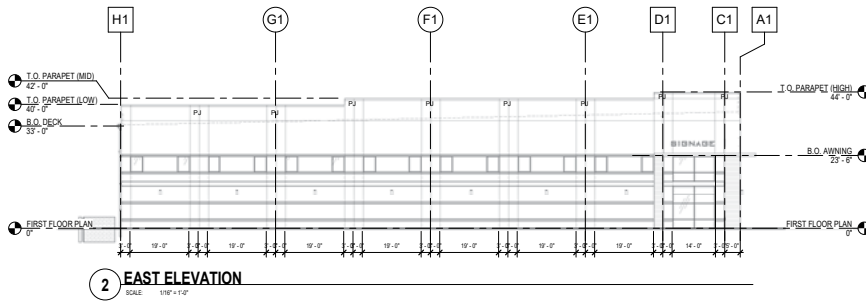
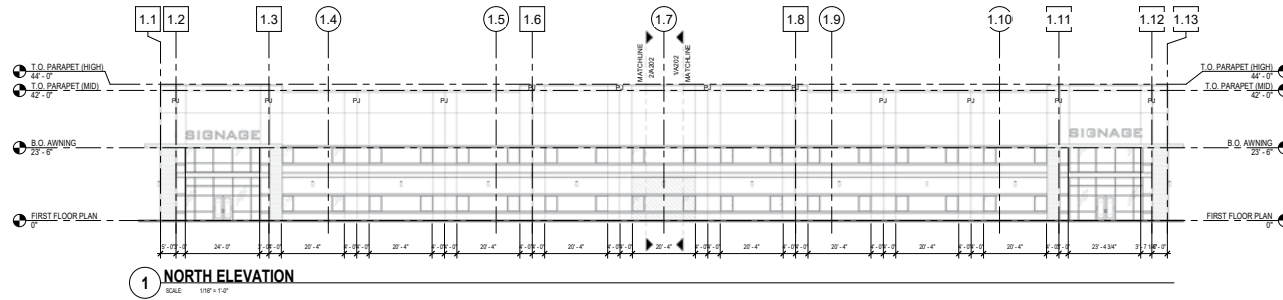
BUILDING 1

RENDERING



BUILDING 1

ELEVATIONS



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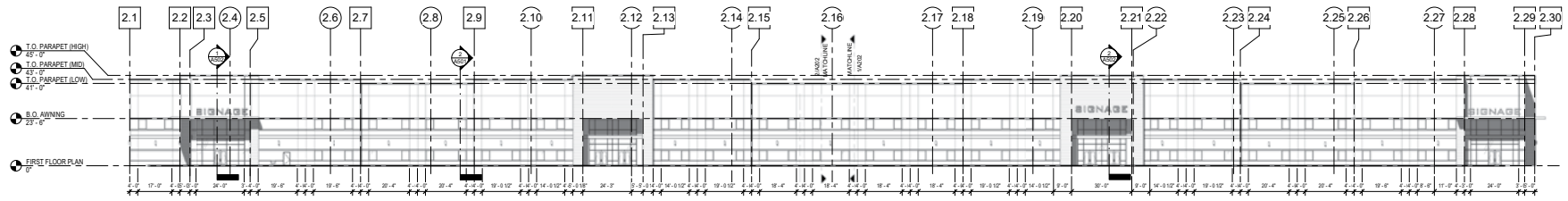
BUILDING 2

RENDERING

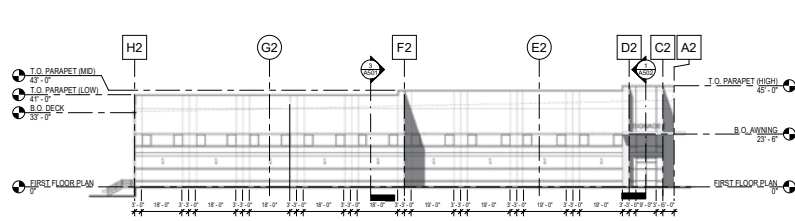


BUILDING 2

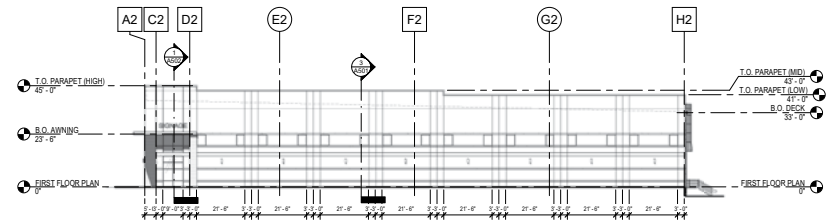
ELEVATIONS



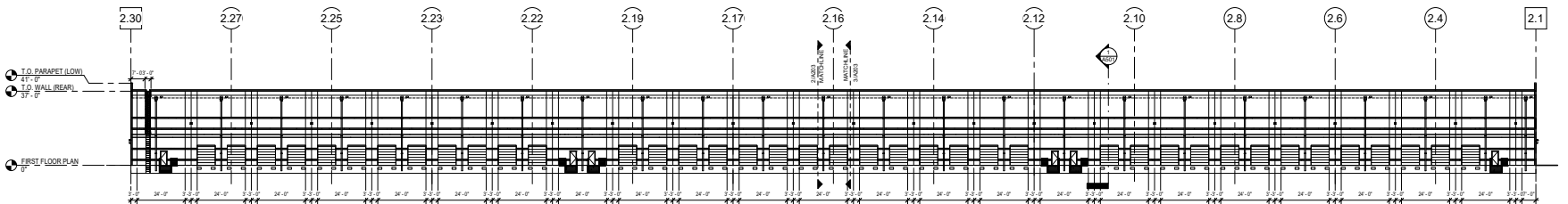
1 WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



4 EAST ELEVATION
SCALE: 3/8" = 1'-0"

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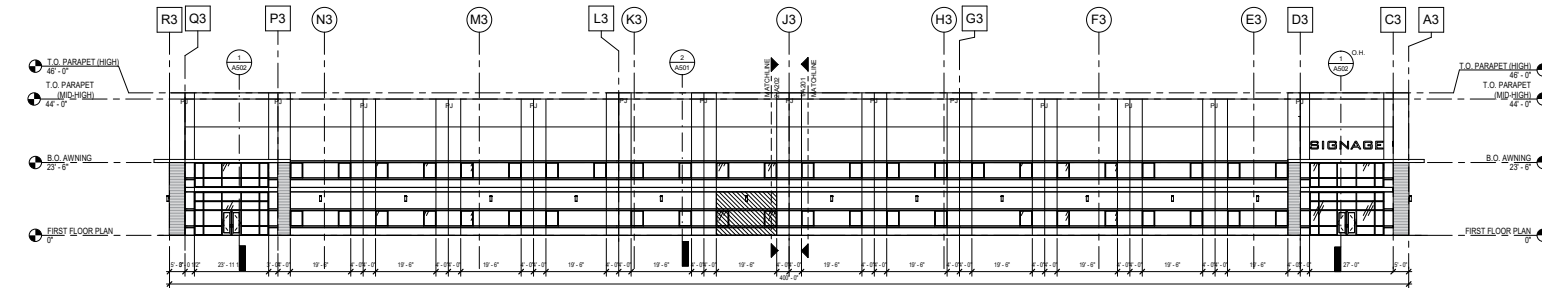
BUILDING 3

RENDERING



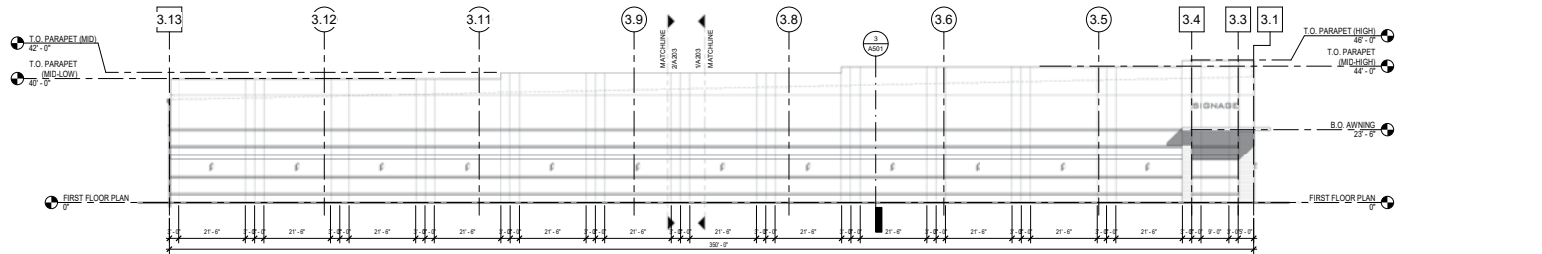
BUILDING 3

ELEVATIONS



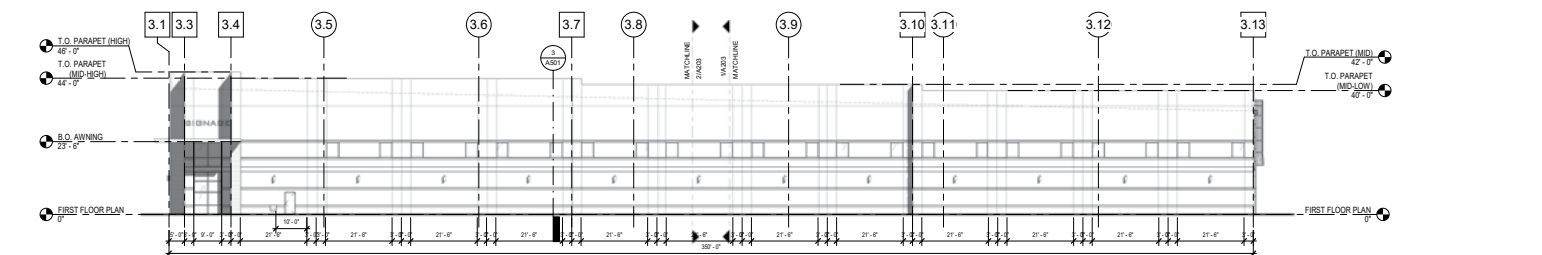
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



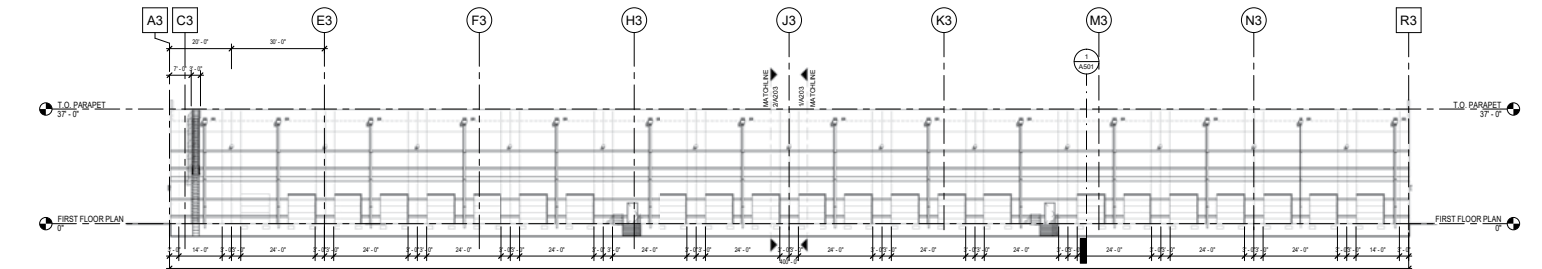
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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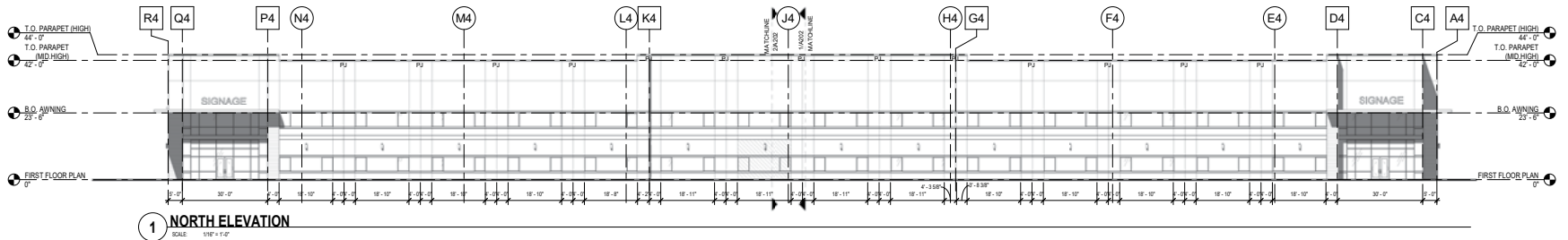
BUILDING 4

RENDERING

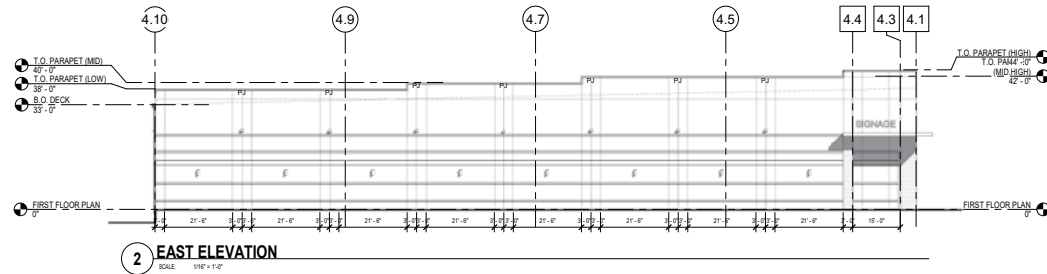


BUILDING 4

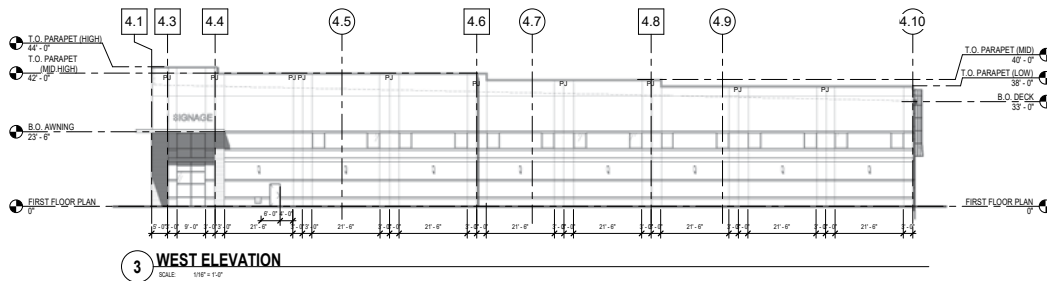
ELEVATIONS



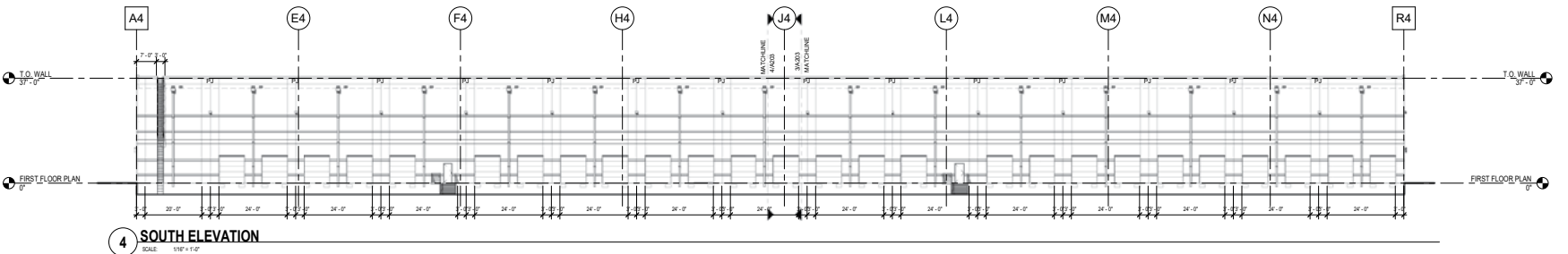
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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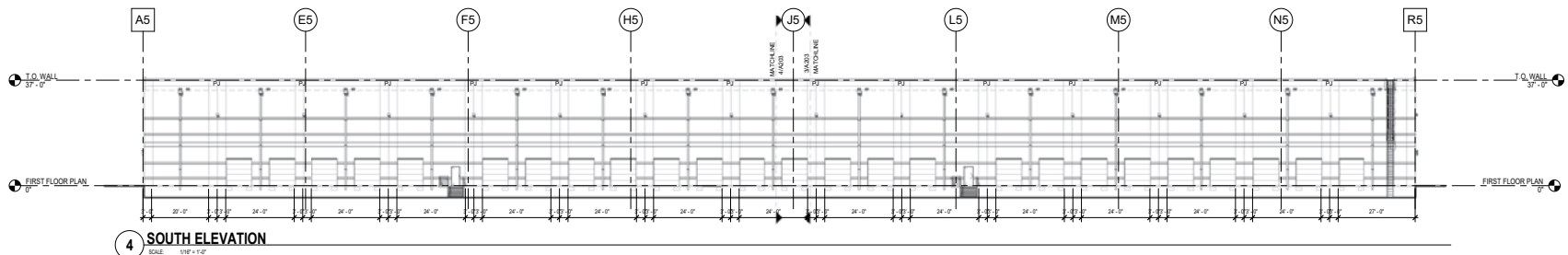
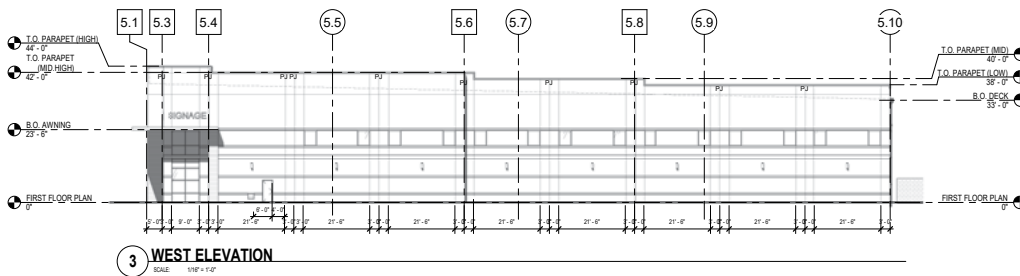
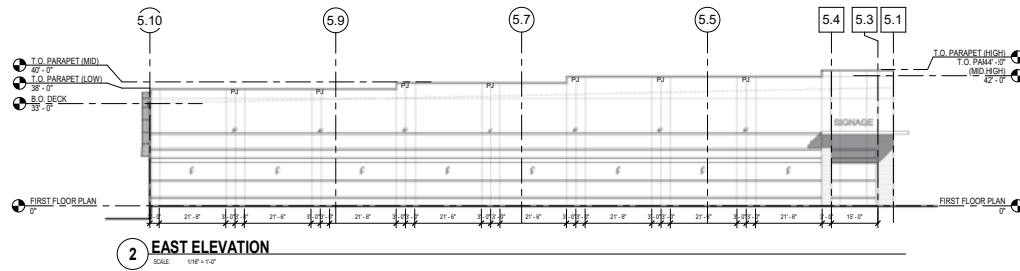
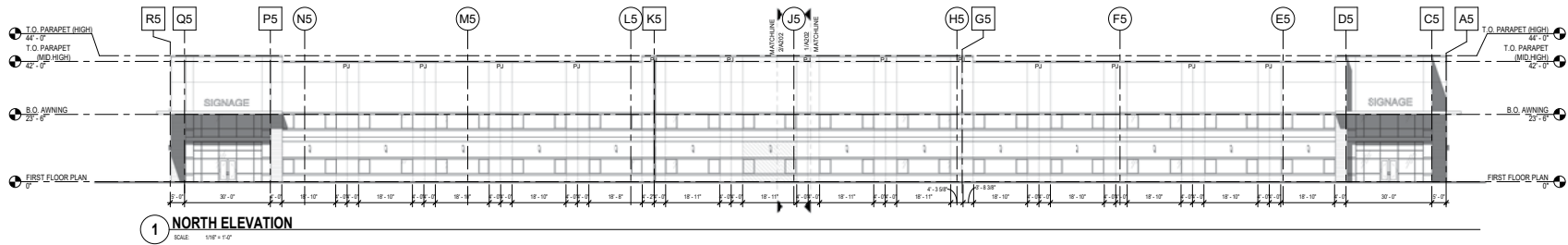
BUILDING 5

RENDERING



BUILDING 5

ELEVATIONS





0.8 MILES

TO HIGHWAY 183

1.6 MILES

TO HIGHWAY 130

5 MILES

TO HIGHWAY 71

6 MILES

TO INTERSTATE 35

7.5 MILES

TO ABIA

10.5 MILES

TO CBD

CORPORATE **NEIGHBORS**



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