

FOR LEASE

Park 35 - Building 5

40,000 - 178,959 SF AVAILABLE | NEW CONSTRUCTION - MOVE IN READY
SHORT TERM STORAGE AVAILABLE

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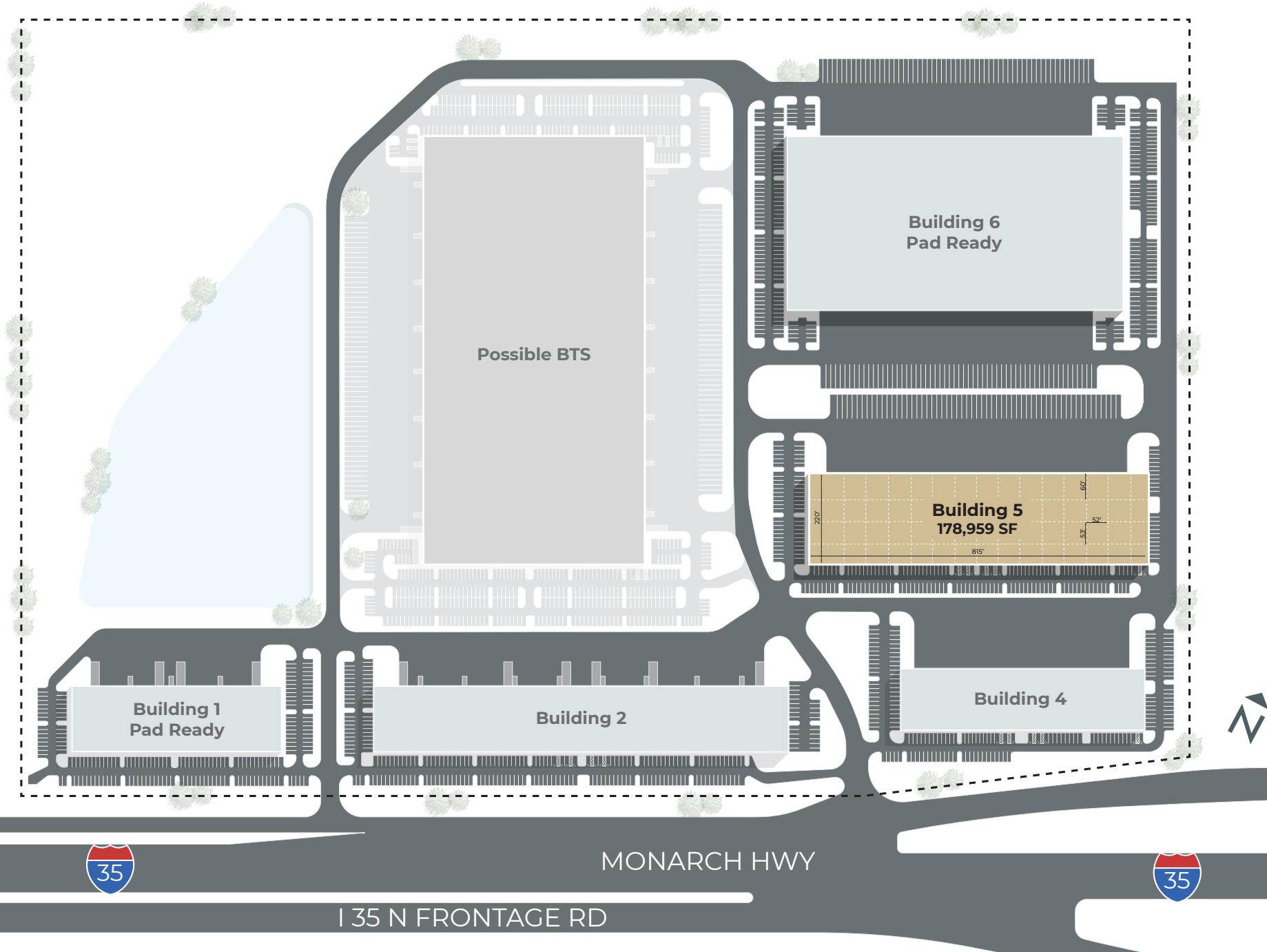
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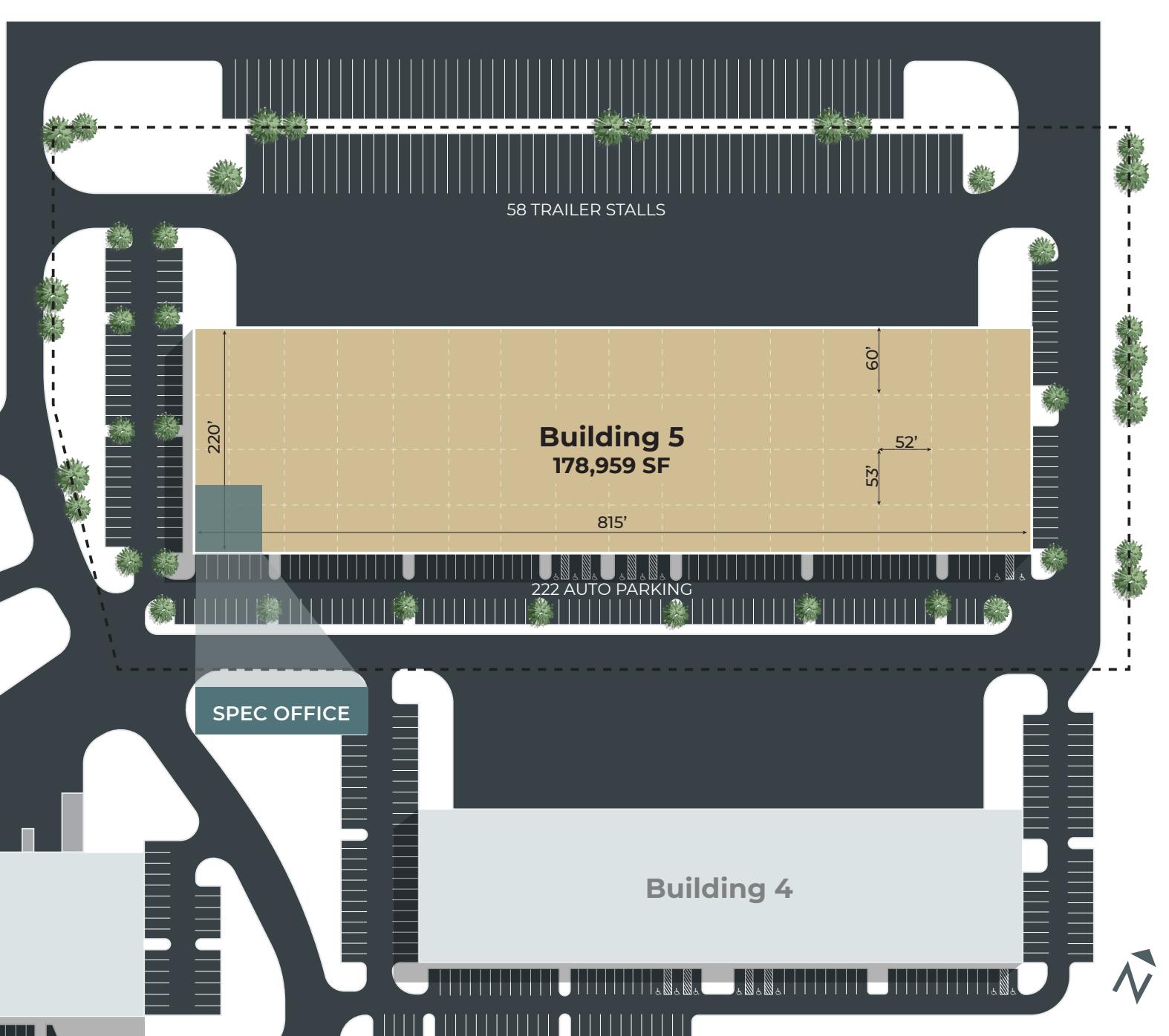
KBC Advisors | Austin
5000 Plaza on the Lake, Suite 225
Austin, TX 78746

KBCADVISORS

Park 35-Building 5



Building 5-Site Plan



178,959 SF
Available

4,591 SF
Spec Office

REAR
Loading

60'
Speed Bay

41
Dock Doors

2
Ramps

53'4" X 52'
Column Spacing

32'
Clear Height

222
Auto Parking

58
Trailer Stalls

Premier Regional Connectivity

FORKLIFT DRIVERS				
Drive Time	2019 - 2024 Δ in Res. Workers	2024 Net Commuters	2024 Resident Workers	Average Hourly Earnings
15 Minutes	129%	437	917	\$20.83
30 Minutes	128%	2,201	4,792	\$21.10
60 Minutes	131%	1,468	10,445	\$21.06

WAREHOUSE WORKERS				
Drive Time	2019 - 2024 Δ in Res. Workers	2024 Net Commuters	2024 Resident Workers	Average Hourly Earnings
15 Minutes	42%	1,455	4,474	\$17.94
30 Minutes	39%	8,713	25,626	\$18.14
60 Minutes	47%	1,092	56,984	\$18.00

MANUFACTURERS AND FABRICATORS				
Drive Time	2019 - 2024 Δ in Res. Workers	2024 Net Commuters	2024 Resident Workers	Average Hourly Earnings
15 Minutes	3%	624	778	\$22.51
30 Minutes	3%	1,986	5,170	\$22.40
60 Minutes	8%	382	12,909	\$22.28

LIGHTCAST Q4 2025 DATA AS OF 11/12/2025

60 MINUTES
2025 Total Population
3,475,029

30 MINUTES
2025 Total Population
1,444,021

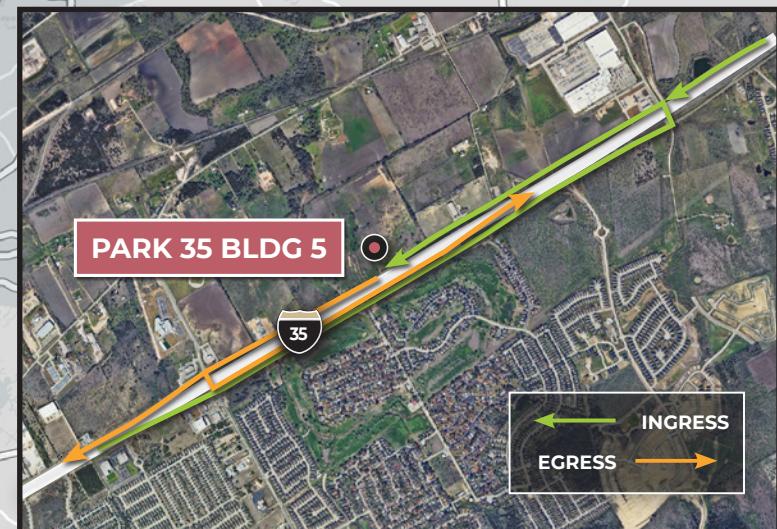
15 MINUTES
2025 Total Population
234,828

AUSTIN

SAN MARCO

NEW BRAUNFELS

SAN ANTONIO

**Mo Green**

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