



For Lease

BUILDING 1 - 3500 S SH 130 SVRD SB, AUSTIN, TX 78617

BUILDING 2 - 3500 S SH 130 SVRD SB, AUSTIN, TX 78617



COLORADO BEND | DELIVERING Q1 2026

Class A, 4-Building Industrial Project Totaling +/- 453,621 SF

For More Information:

Sam Owen

sowen@streamrealty.com

T: 512.481.3030 | M: 214.356.4433

Luke Watson

luke.watson@streamrealty.com

T: 512.481.3056 | M: 806.543.0320





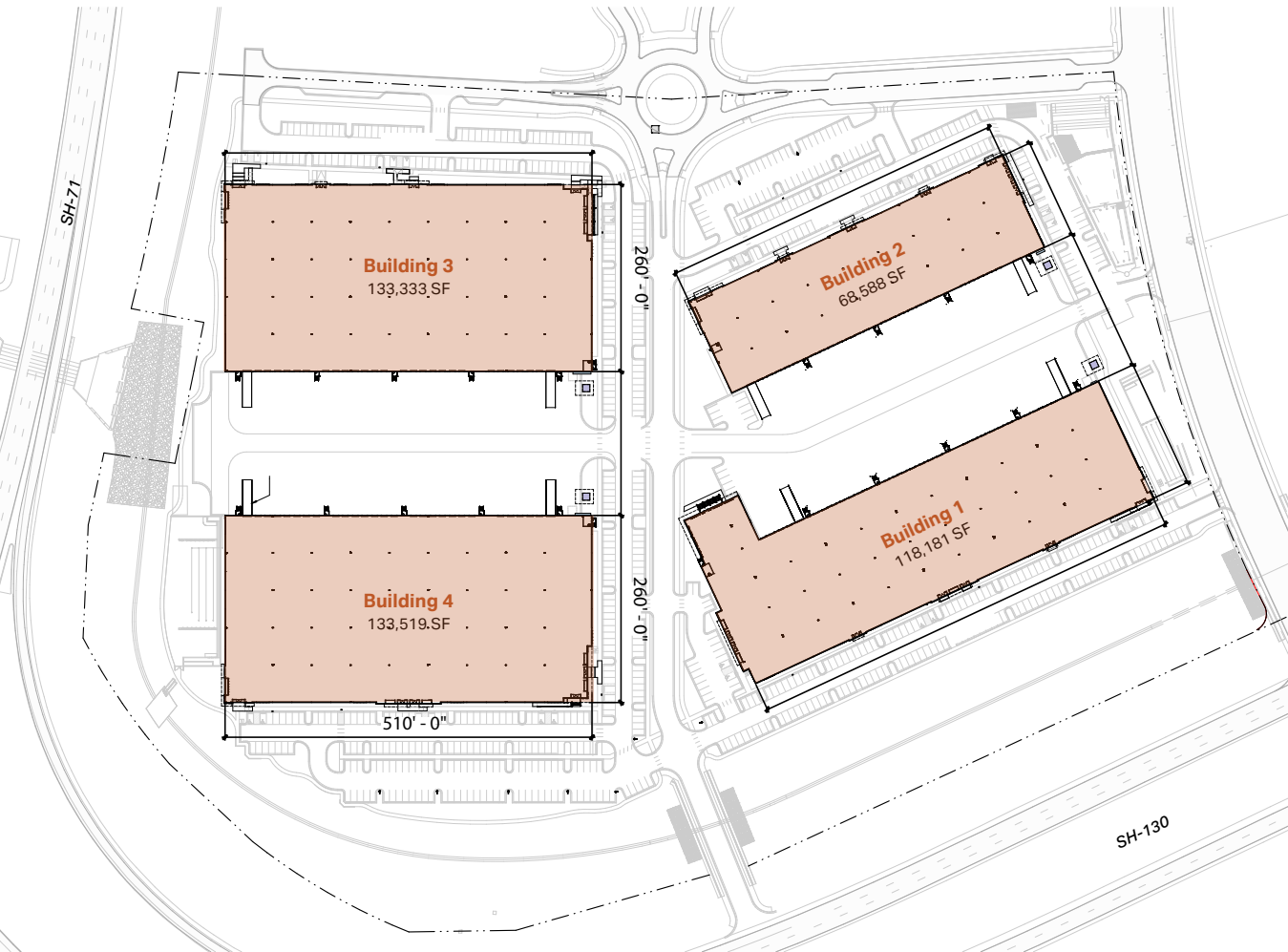
The Project

+/- 453,621 SF New Industrial Development in Southeast Austin

- Two Phase Project - Delivering Q1 2026
- Proximity to Tesla Gigafactory
- Excellent access to Hwy 71 & Hwy 130

SITE SPECS

Phase I 186,769 SF	Building 1 118,181 SF	Building 2 68,588 SF
Phase II 266,852 SF	Building 3 133,333 SF	Building 4 133,519 SF



Phase I

Delivering Q1 2026

BUILDING 1

SQUARE FEET 118,181 SF

PARKING 1.4/1,000

BUILDING 2

SQUARE FEET 68,588 SF

PARKING 2.3/1,000

Phase II

Proposed / Build-to-Suit

BUILDING 3

SQUARE FEET 133,333 SF

PARKING 1.0/1,000

BUILDING 4

SQUARE FEET 133,519 SF

PARKING 1.7/1,000

For More Information:

Sam Owen

sowen@streamrealty.com

T: 512.481.3030 | M: 214.356.4433

Luke Watson

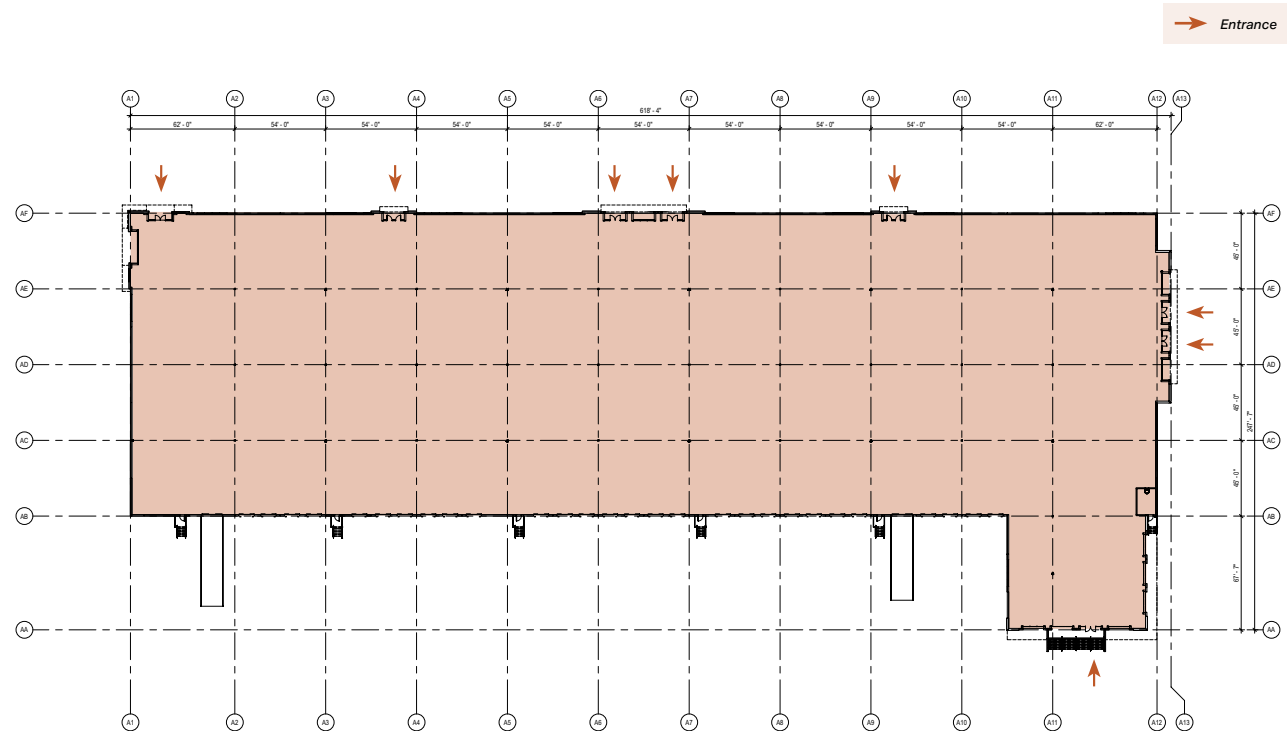
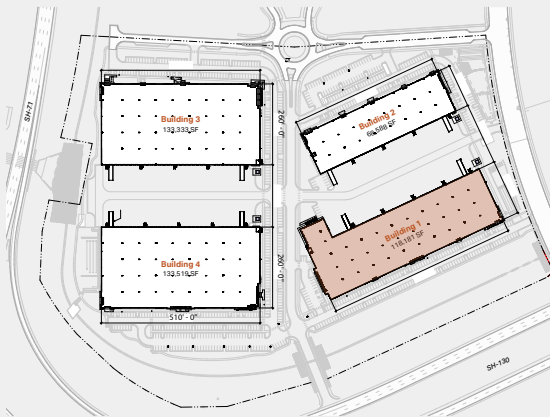
luke.watson@streamrealty.com

T: 512.481.3056 | M: 806.543.0320

Building 1 - Phase I

BUILDING SPECS

SQUARE FEET	20,880 - 118,181 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 45'
DOCK DOORS	28 Dock High / 2 Ramp
BUILDING DEPTH	180'
PARKING	1.4/1,000 - 166 Auto Stalls
TRUCK COURT	200' Shared



North Entry



For More Information:

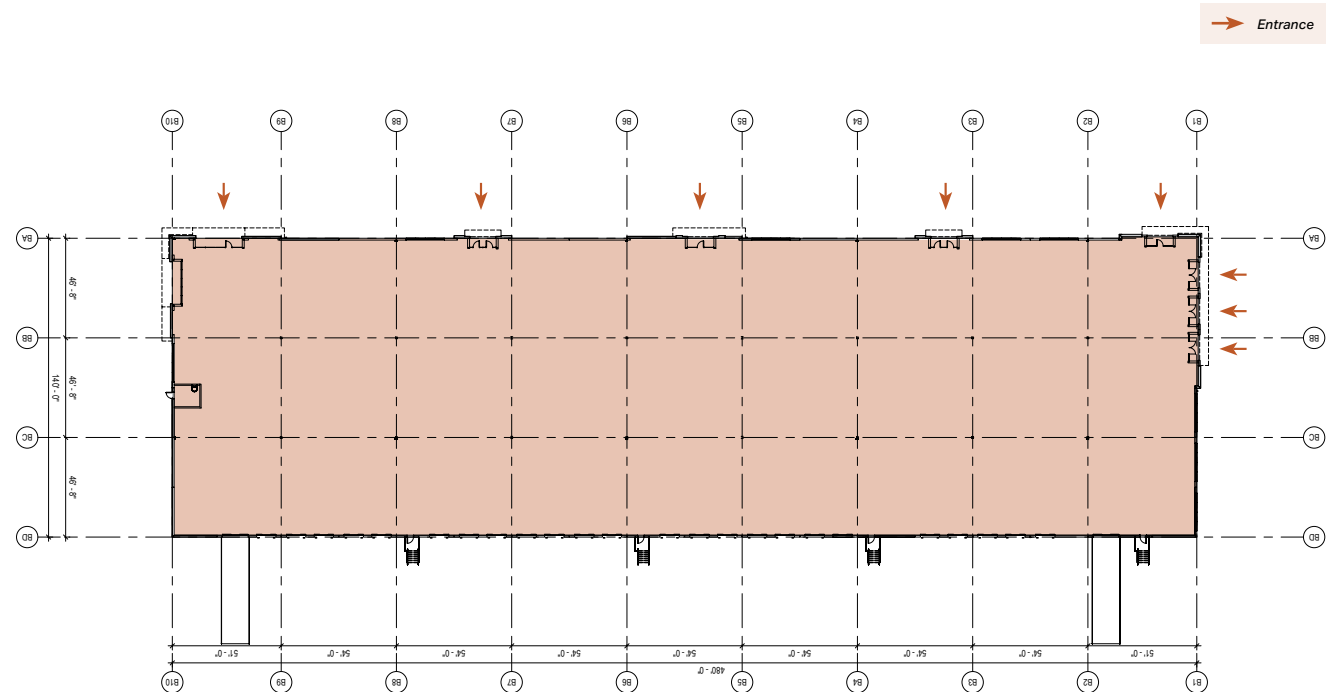
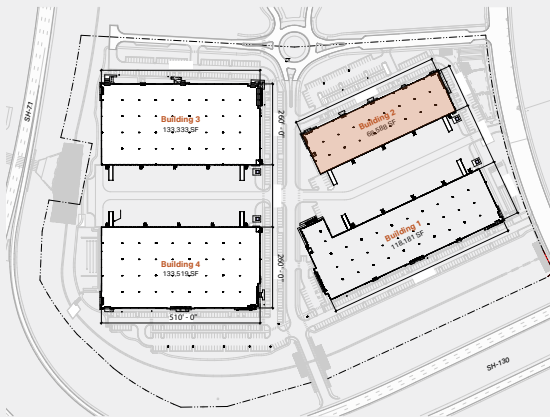
Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320

Building 2 - Phase I

BUILDING SPECS

SQUARE FEET	14,700 - 68,588 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 46' 8"
DOCK DOORS	24 Dock High / 2 Ramp
BUILDING DEPTH	140'
PARKING	2.3/1,000 - 160 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

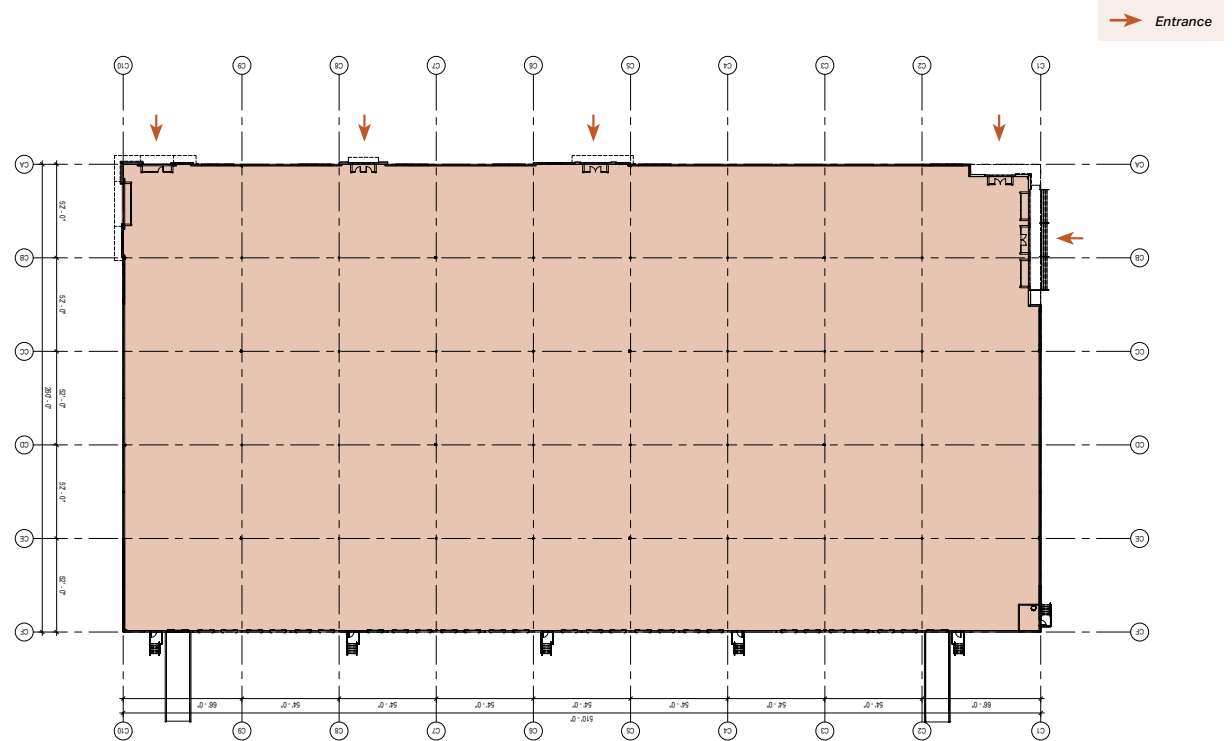
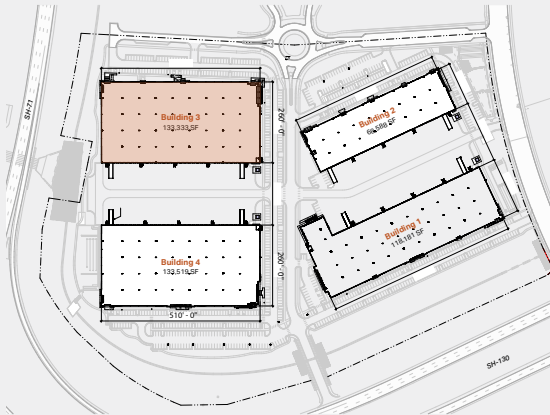
Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320

Building 3 - Phase II

BUILDING SPECS

SQUARE FEET	45,240 - 133,333 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 52'
DOCK DOORS	26 Dock High / 2 Ramp
BUILDING DEPTH	260'
PARKING	1.0/1,000 - 141 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

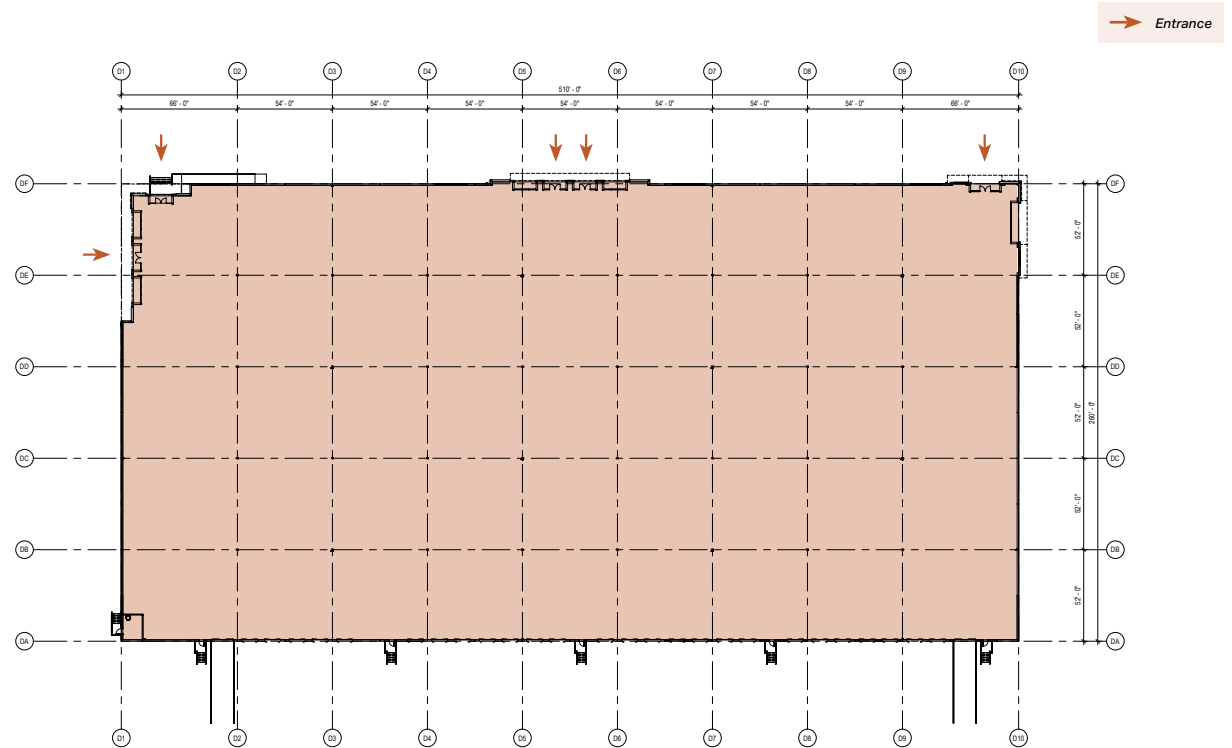
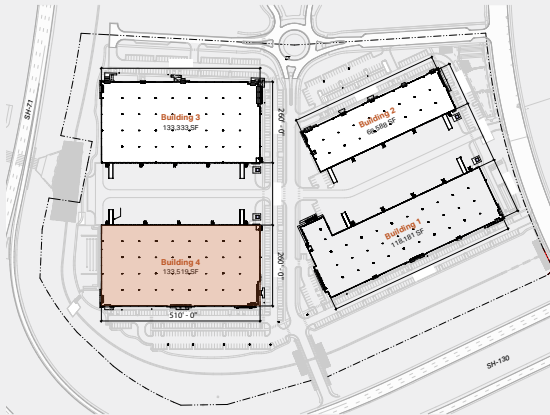
Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320

Building 4 - Phase II

BUILDING SPECS

SQUARE FEET	45,240 - 133,519 SF
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 52'
DOCK DOORS	26 Dock High / 2 Ramp
BUILDING DEPTH	260'
PARKING	1.7/1,000 - 232 Auto Stalls
TRUCK COURT	200' Shared



For More Information:

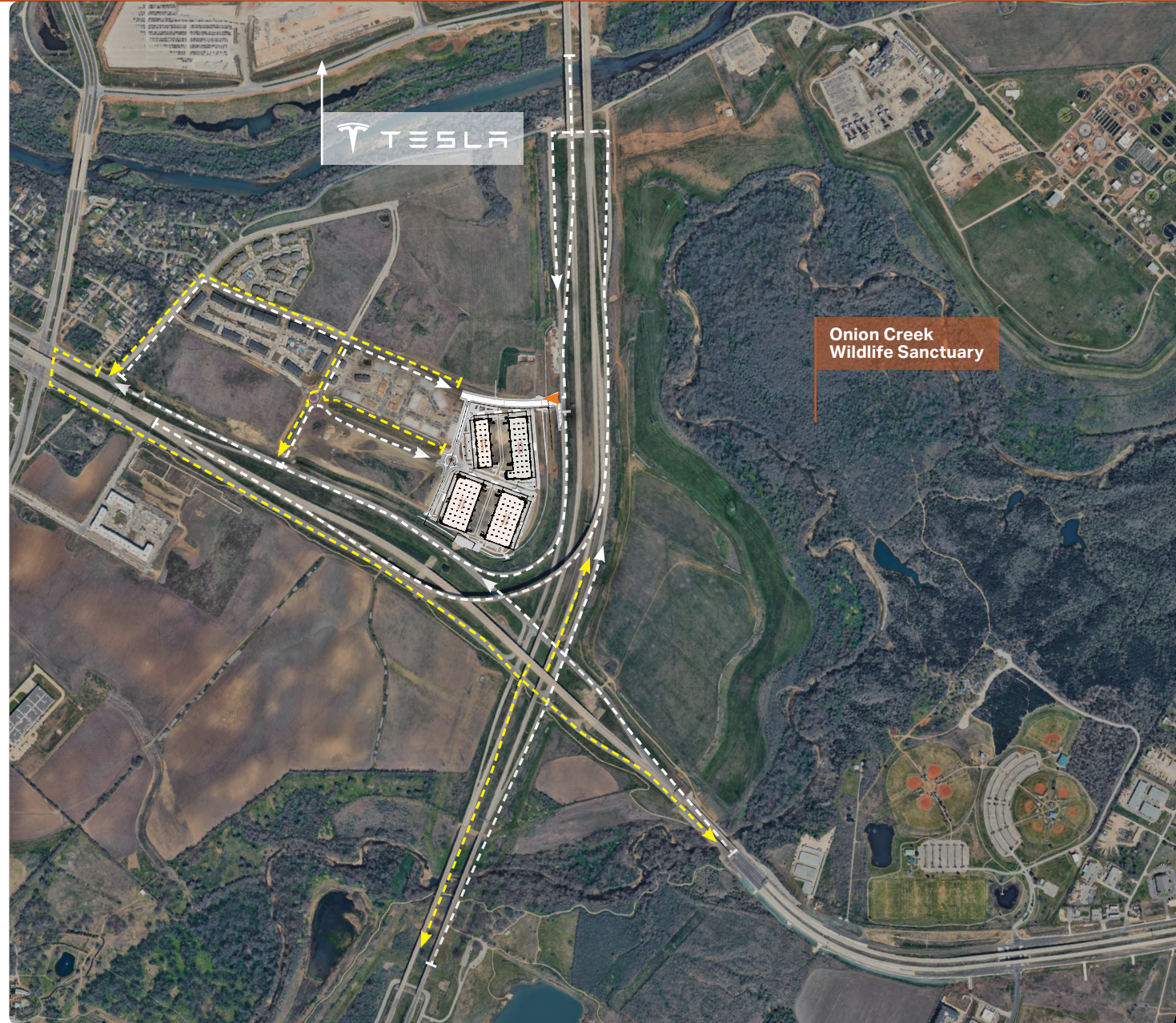
Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320

Ingress/Egress Map

Map Legend

- ← --- Ingress
- → Egress
- ▶ Site Entrance



For More Information:

Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320



Drive Times



2 MIN
HWY 183



1 MIN
HWY 130



1 MIN
Hwy 71



11 MIN
IH 35



4 MIN
Austin Bergstrom International Airport

Nearby Cities

Austin CBD
10 Miles

Houston
150 Miles

San Marcos
34 Miles

Dallas
200 Miles

San Antonio
85 Miles

For More Information:

Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320



For More Information:

Sam Owen
sowen@streamrealty.com
T: 512.481.3030 | M: 214.356.4433

Luke Watson
luke.watson@streamrealty.com
T: 512.481.3056 | M: 806.543.0320



Class A, 4-Building Industrial Project Totaling +/- 453,621 SF
3500 S SH 130 SVRD SB, AUSTIN, TX 78617

For More Information:

Sam Owen

sowen@streamrealty.com

T: 512.481.3030 | M: 214.356.4433

Luke Watson

luke.watson@streamrealty.com

T: 512.481.3056 | M: 806.543.0320

