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## 9715 Burnet Rd - 9715 B Burnet Road - Prologis Metric Center



Location: **9715 B Burnet Road**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Management: -  
 Recorded Owner: **Met Phase I 95 Ltd**

Ceiling Height: **24'0"**  
 Column Spacing: **30'w x 30'd**  
 Drive Ins: **4 - 8'0" w x 10'0" h**  
 Loading Docks: **11 ext**  
 Power: -

Building Type: **Class B Warehouse**

Status: **Built 1994**  
 Tenancy: **Multiple Tenant**

Land Area: **6.84 AC**  
 Stories: **1**  
 RBA: **108,000 SF**

Total Avail: **21,600 SF**  
 % Leased: **80.0%**

Crane: -  
 Rail Line: **Yes**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2009 Tax @ \$1.21/sf, 2011 Est Tax @ \$0.93/sf; 2010 Ops @ \$2.76/sf, 2011 Est Ops @ \$1.08/sf**  
 Parking: **128 free Surface Spaces are available; Ratio of 1.10/1,000 SF**  
 Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 300	21,600/2,800 ofc	21,600	Withheld	Vacant	Negotiable	Direct



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## 9330 United Dr - Research Interchange B



Location: **Research Interchange B**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Building Type: **Class B Warehouse**

Status: **Built 2000**

Tenancy: **Multiple Tenant**

Land Area: **4.60 AC**

Stories: **1**

RBA: **57,260 SF**

Total Avail: **9,000 SF**

% Leased: **100%**

Management: **The Gaston Co.**  
 Recorded Owner: **The Gaston Co.**

Ceiling Height: **23'0"-24'0"**  
 Column Spacing: **30'w x 30'd**  
 Drive Ins: **2 - 7'0" w x 10'0" h**  
 Loading Docks: **14 ext**  
 Power: **900a/277-480v 3p/4w**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$2.83/sf, 2014 Est Tax @ \$1.15/sf; 2011 Ops @ \$0.96/sf, 2014 Est Ops @ \$1.01/sf**  
 Parcel Number: **02460701120000**  
 Parking: **91 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
 Amenities: **Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 180	9,000/2,860 ofc	9,000	Withheld	30 Days	3-5 yrs	Direct



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## 9101 Wall St - Building 10 - Prologis Walnut Creek



Location: **Building 10**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Management: **Live Oak**  
 Recorded Owner: **Prologis**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **1 - 8'0" w x 10'0" h**  
 Loading Docks: **10 ext**  
 Power: **-**

Expenses: **2010 Tax @ \$1.15/sf**  
 Parcel Number: **02352602030000, 02352602040000**  
 Parking: **115 free Surface Spaces are available; Ratio of 1.60/1,000 SF**  
 Amenities: **Air Conditioning, Skylights**

Building Type: **Class B Distribution**

Status: **Built 1995**  
 Tenancy: **Multiple Tenant**

Land Area: **6.23 AC**  
 Stories: **1**  
 RBA: **72,000 SF**

Total Avail: **36,075 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1080	36,075/5,528 ofc	36,075	Withheld	06/2019	Negotiable	Direct



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## 3913 Todd Ln - Bldg 400 - Pecan Business Park



Location: **Bldg 400**  
**Todd Ln near Burleson Rd**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: -  
 Recorded Owner: -

Ceiling Height: **12'0"-19'0"**  
 Column Spacing: -  
 Drive Ins: **6 - 8'0"w x 10'0"h**  
 Loading Docks: **26 ext**  
 Power: **Heavy**

Building Type: **Class B Warehouse**

Status: **Built 1983**  
 Tenancy: **Multiple Tenant**

Land Area: **1.98 AC**  
 Stories: **1**  
 RBA: **45,000 SF**

Total Avail: **5,000 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2009 Tax @ \$1.64/sf, 2011 Est Tax @ \$0.97/sf; 2009 Ops @ \$0.28/sf, 2011 Est Ops @ \$0.83/sf**

Parcel Number: **03140501070000**

Parking: **10 free Surface Spaces are available; Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 409	5,000	5,000	Withheld	Vacant	Negotiable	Sublet





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4509 Freidrich Ln - Bldg 4 (Phase II) - Southpark Commerce Ctr II



Location: **Bldg 4 (Phase II)**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Building Type: **Class B Warehouse**

Status: **Built 2000**

Tenancy: **Multiple Tenant**

Land Area: **11.16 AC**

Stories: **1**

RBA: **160,025 SF**

Total Avail: **67,375 SF**

% Leased: **100%**

Management: **Hines Global REIT, Inc.**  
 Recorded Owner: **Uspa Southpark Llc**

Ceiling Height: **24'0"**  
 Column Spacing: **45'w x 45'd**  
 Drive Ins: **-**  
 Loading Docks: **44 ext**  
 Power: **-**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Lighting, Sewer, Water**

Expenses: **2012 Est Tax @ \$1.32/sf; 2010 Ops @ \$2.36/sf, 2017 Est Ops @ \$4.09/sf**  
 Parcel Number: **03160101010000**  
 Parking: **155 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 400	17,341	67,375	Withheld	01/2019	Negotiable	Direct



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## 2301 Denton Dr - North Austin Business Pk



Location: **North Ind Cluster  
North Ind Submarket  
Travis County  
Austin, TX 78758**

Building Type: **Class C Warehouse**

Status: **Built 1979**  
Tenancy: **Multiple Tenant**

Land Area: **0.92 AC**  
Stories: **1**  
RBA: **13,740 SF**

Total Avail: **2,290 SF**  
% Leased: **83.3%**

Management: -  
Recorded Owner: **2301 Denton Dr, Lc**

Ceiling Height: **14'0"**  
Column Spacing: -  
Drive Ins: **9 - 10'0"w x 10'0"h**  
Loading Docks: **None**  
Power: -

Crane: -  
Rail Line: -  
Cross Docks: -  
Const Mat: **Reinforced Concrete**  
Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$2.25/sf**  
Parcel Number: **02501101050000**  
Parking: **14 Surface Spaces are available; Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite E	1,145	2,290	\$15.00/mg	Vacant	Negotiable	Direct
P 1st / Suite F	1,145	2,290	\$16.24/mg	Vacant	Negotiable	Direct



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9220-9232 Research Blvd - Austin 1 - Shoal Creek Business Park



Location: **Austin 1**  
**Central Ind Cluster**  
**Central Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Management: **Live Oak**  
 Recorded Owner: **Brown Real Estate Ventures 2**

Ceiling Height: **18'0"**  
 Column Spacing: **25'w x 46'd**  
 Drive Ins: **1 - 8'0"w x 10'0"h**  
 Loading Docks: **8 ext**  
 Power: **-**

Expenses: **2007 Ops @ \$1.32/sf, 2011 Est Ops @ \$1.20/sf**  
 Parcel Number: **253978**  
 Parking: **40 free Surface Spaces are available; Ratio of 0.25/1,000 SF**

Building Type: **Class B Distribution**

Status: **Built 1975**  
 Tenancy: **Multiple Tenant**

Land Area: **3.41 AC**  
 Stories: **1**  
 RBA: **63,514 SF**

Total Avail: **16,694 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **Yes**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 9230	16,694/2,000 ofc	16,694	Withheld	02/2019	Negotiable	Direct



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## 9204 Brown Ln - 120 - Brown Lane Properties



Location: **120**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Building Type: **Class C Warehouse**

Status: **Built 1973**  
 Tenancy: **Single Tenant**

Land Area: **1.87 AC**  
 Stories: **1**  
 RBA: **7,650 SF**

Management: -  
 Recorded Owner: **Brown Lane Properties Inc**

Total Avail: **6,300 SF**  
 % Leased: **17.7%**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: **1 ext**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: **None**  
 Const Mat: **Metal**  
 Utilities: -

Expenses: **2010 Tax @ \$2.85/sf**  
 Parcel Number: **02372302180000**  
 Parking: **4 free Surface Spaces are available; Ratio of 0.52/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,300/3,500 ofc	6,300	\$8.00-\$10.00/mg	Vacant	1-5 yrs	Direct





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## 3733 Drossett Dr - MoPac 2



Location: **MoPac 2**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Building Type: **Class B Distribution**  
 Status: **Built 1973, Renov 1999**  
 Tenancy: **Multiple Tenant**

Land Area: **2.91 AC**  
 Stories: **1**  
 RBA: **56,700 SF**

Management: -  
 Recorded Owner: **Bakken Southern Properties, LLC**

Total Avail: **26,250 SF**  
 % Leased: **53.7%**

Ceiling Height: **24'0"**  
 Column Spacing: **35'w x 30'd**  
 Drive Ins: **2 - 10'0"w x 10'0"h**  
 Loading Docks: **9 ext**  
 Power: -

Crane: -  
 Rail Line: **Yes**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$1.80/sf**  
 Parcel Number: **03140503030000**  
 Parking: **55 free Surface Spaces are available; Ratio of 3.49/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite Suite C	26,250/2,628 ofc	26,250	Withheld	Vacant	Negotiable	Direct



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9709 Brown Ln - Bldg 1 - Brown Lane Warehouses



Location: **Bldg 1**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Management: **Byram Properties**  
 Recorded Owner: **BRYAM J D LTD**

Ceiling Height: **21'0"**  
 Column Spacing: **-**  
 Drive Ins: **2 - 8'0"w x 12'0"h**  
 Loading Docks: **5 ext**  
 Power: **-**

Building Type: **Class C Warehouse**

Status: **Built 1985**  
 Tenancy: **Multiple Tenant**

Land Area: **4 AC**  
 Stories: **1**  
 RBA: **27,000 SF**

Total Avail: **3,000 SF**  
 % Leased: **88.9%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Metal**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2012 Tax @ \$0.36/sf, 2013 Est Tax @ \$2.40/sf; 2012 Ops @ \$0.36/sf, 2013 Est Ops @ \$4.80/sf**  
 Parcel Number: **02392601010000**  
 Parking: **9 free Surface Spaces are available; Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,000	3,000	\$6.00/nnn	Vacant	Negotiable	Direct



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## 211 E Alpine Rd



Location: **South Ind Cluster  
South Ind Submarket  
Travis County  
Austin, TX 78704**

Building Type: **Class C Warehouse**

Status: **Built 1954**  
Tenancy: **Multiple Tenant**

Land Area: **1.87 AC**  
Stories: **1**  
RBA: **45,887 SF**

Total Avail: **18,600 SF**  
% Leased: **60.5%**

Management: **Dimension Properties**  
Recorded Owner: **Dimension Properties**

Ceiling Height: **16'0"-20'0"**  
Column Spacing: **40'w x 40'd**  
Drive Ins: **-**  
Loading Docks: **5 ext**  
Power: **-**

Crane: **-**  
Rail Line: **None**  
Cross Docks: **-**  
Const Mat: **Masonry**  
Utilities: **Sewer - City, Water - City**

Expenses: **2008 Tax @ \$0.47/sf; 2005 Est Ops @ \$5.40/sf**  
Parking: **14 free Surface Spaces are available; Ratio of 0.31/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 500	17,000/100 ofc	17,000	\$9.00/mg	Vacant	Negotiable	Direct



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9619 Beck Cir



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Building Type: **Class C Warehouse**

Status: **Built 1984**  
 Tenancy: **Single Tenant**

Land Area: **0.21 AC**  
 Stories: **1**  
 RBA: **3,900 SF**

Total Avail: **3,900 SF**  
 % Leased: **0%**

Management: -  
 Recorded Owner: **706 W 34th Llc**  
 Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **2 - 8'0" w x 12'0" h**  
 Loading Docks: **None**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: -

Expenses: **2017 Tax @ \$1.22/sf**  
 Parcel Number: **250122**  
 Parking: **6 free Surface Spaces are available; Ratio of 1.62/1,000 SF**  
 Amenities: **24 Hour Availability, Fenced Lot, Front Loading, Yard**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	3,900	3,900	\$9.50-\$9.75/nnn	Vacant	1-3 yrs	Direct





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**5004 Bee Creek Rd - Building 6 - Suite 620 - Bee Creek Center**



Location: **Building 6 - Suite 620**  
**Southwest Ind Cluster**  
**Southwest Ind Submarket**  
**Travis County**  
**Spicewood, TX 78669**

Building Type: **Class C Warehouse**

Status: **Built 2005**

Tenancy: **Multiple Tenant**

Land Area: **4.59 AC**

Stories: **1**

RBA: **3,750 SF**

Total Avail: **2,500 SF**

% Leased: **33.3%**

Management: -  
 Recorded Owner: **Texas Public Employees Association**

Ceiling Height: **14'0"**  
 Column Spacing: -  
 Drive Ins: **1**  
 Loading Docks: -  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

Expenses: **2012 Tax @ \$5.95/sf**  
 Parcel Number: **01269602190000**  
 Parking: **Free Surface Spaces; Ratio of 0.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite Ste. 620	2,500	2,500	\$13.50/+elec	Vacant	2-5 yrs	Direct



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## 9204 Brown Ln - Building A



Location: **Building A**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Building Type: **Class C Warehouse**

Status: **Built 2007**

Tenancy: **Single Tenant**

Land Area: **1.87 AC**

Stories: **1**

RBA: **9,200 SF**

Total Avail: **9,200 SF**

% Leased: **0%**

Management: -

Recorded Owner: -

Ceiling Height: -

Column Spacing: -

Drive Ins: -

Loading Docks: **5 ext**

Power: -

Crane: -

Rail Line: -

Cross Docks: -

Const Mat: **Metal**

Utilities: -

Parcel Number: **02372302180000**

Parking: **10 free Surface Spaces are available; Ratio of 1.09/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,200	9,200	\$6.00-\$6.50/mg	Vacant	1-5 yrs	Direct



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6500 Burnet Rd - Sixty Five Austin



Location: **Sixty Five Austin  
Central Ind Cluster  
Central Ind Submarket  
Travis County  
Austin, TX 78757**

Management: -  
Recorded Owner: **11th & Grand Llc**

Ceiling Height: -  
Column Spacing: -  
Drive Ins: **3 - 8'0" w x 8'0" h**  
Loading Docks: **1 ext**  
Power: -

Expenses: **2018 Tax @ \$4.69/sf; 2006 Combined Est Tax/Ops @ \$1.20/sf**  
Parcel Number: **02320308070000**  
Parking: **10 free Surface Spaces are available; Ratio of 1.45/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 2017**  
Tenancy: **Multiple Tenant**

Land Area: **0.33 AC**  
Stories: **1**  
RBA: **6,920 SF**

Total Avail: **6,920 SF**  
% Leased: **0%**

Crane: -  
Rail Line: -  
Cross Docks: -  
Const Mat: **Metal**  
Utilities: **Lighting, Sewer - City, Water**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,920	6,920	\$12.00/fs	Vacant	1 yr	Direct



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9402 Business Dr



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Building Type: **Class C Warehouse**

Status: **Built 1974**

Tenancy: **Multiple Tenant**

Land Area: **1.29 AC**

Stories: **1**

RBA: **24,088 SF**

Total Avail: **3,743 SF**

% Leased: **84.5%**

Management: **Burke Real Estate Group**  
 Recorded Owner: **S F Interests**

Ceiling Height: **16'0"-18'0"**  
 Column Spacing: **-**  
 Drive Ins: **-**  
 Loading Docks: **10 ext**  
 Power: **-**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Sewer - City, Water - City**

Expenses: **2018 Tax @ \$1.89/sf**  
 Parcel Number: **02490602050000**  
 Parking: **26 free Surface Spaces are available; Ratio of 1.08/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 9402	3,743/1,700 ofc	3,743	\$9.60/nnn	Vacant	3-5 yrs	Direct





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## 16808 Calply Dr - CalPly Lot 6



Location: **CalPly Lot 6**  
**Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Round Rock, TX 78664**

Management: **JB Realty & Development LLC**  
 Recorded Owner: **City Of Austin**

Ceiling Height: **20'0"**  
 Column Spacing: **25'w**  
 Drive Ins: **3 - 14'0"w x 14'0"h**  
 Loading Docks: **-**  
 Power: **200a/120-208v 3p/4w**

Expenses: **2018 Tax @ \$2.31/sf**  
 Parcel Number: **02822601170000**  
 Parking: **15 free Surface Spaces are available; Ratio of 1.42/1,000 SF**  
 Amenities: **24 Hour Availability, Central Employment Area, Fenced Lot, Storage Space, Yard**

Building Type: **Class B Warehouse**

Status: **Built 2017**  
 Tenancy: **Single Tenant**

Land Area: **1 AC**  
 Stories: **1**  
 RBA: **10,600 SF**

Total Avail: **10,600 SF**  
 % Leased: **0%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Metal**  
 Utilities: **Sewer, Water**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,600	10,600	\$10.80/nnn	Vacant	Negotiable	Direct



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16809 Calply Dr - 16809 Calply Drive



Location: **16809 Calply Drive**  
**Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Round Rock, TX 78664**

Management: -  
 Recorded Owner: **City Of Austin**

Ceiling Height: **20'0"**  
 Column Spacing: -  
 Drive Ins: **3 - 12'0" w x 14'0" h**  
 Loading Docks: **None**  
 Power: -

Expenses: **2016 Tax @ \$1.60/sf**  
 Parcel Number: **02802602130000**  
 Parking: **10 Surface Spaces are available; Ratio of 0.96/1,000 SF**

Building Type: **Class B Warehouse**

Status: **Built 2008**  
 Tenancy: **Multiple Tenant**

Land Area: **1 AC**  
 Stories: **1**  
 RBA: **10,400 SF**

Total Avail: **10,400 SF**  
 % Leased: **0%**

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	10,400	10,400	\$10.80/nnn	Vacant	3-5 yrs	Direct



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4018 Caven Rd



Location: **Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: -  
 Recorded Owner: **Madrone, Inc.**

Ceiling Height: **25'0"-27'0"**  
 Column Spacing: -  
 Drive Ins: **2 - 20'0" w x 16'0" h**  
 Loading Docks: **1 ext**  
 Power: -

Expenses: **2018 Tax @ \$1.50/sf; 2017 Ops @ \$2.05/sf**  
 Parcel Number: **03170602010000**  
 Parking: **30 free Surface Spaces are available; Ratio of 1.70/1,000 SF**

Building Type: **Class B Warehouse**

Status: **Built 1984**  
 Tenancy: **Single Tenant**

Land Area: **2.46 AC**  
 Stories: **1**  
 RBA: **17,600 SF**

Total Avail: **17,600 SF**  
 % Leased: **0%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	17,600/1,500 ofc	17,600	\$9.00/nnn	Vacant	Negotiable	Direct



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## 2701 Gattis School Rd - Building B



Location: **Building B**  
**Round Rock Ind Cluster**  
**Round Rock Ind Submarket**  
**Williamson County**  
**Round Rock, TX 78664**

Building Type: **Class B Warehouse**

Status: **Built 1998**

Tenancy: **Multiple Tenant**

Land Area: **7.44 AC**

Stories: **1**

RBA: **15,000 SF**

Total Avail: **9,825 SF**

% Leased: **66.7%**

Management: -  
 Recorded Owner: **Gattis School Road Business Park Ltd**

Ceiling Height: **16'0"**  
 Column Spacing: -  
 Drive Ins: **4 - 8'0" w x 10'0" h**  
 Loading Docks: **2 ext**  
 Power: -

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2010 Tax @ \$10.21/sf**  
 Parcel Number: **R374072**  
 Parking: **24 free Surface Spaces are available; Ratio of 1.60/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100-B	4,825	4,825	\$12.00/nnn	Vacant	Negotiable	Sublet





21

## 18 Indian Meadows Dr



Location: **Round Rock Ind Cluster**  
**Round Rock Ind Submarket**  
**Williamson County**  
**Round Rock, TX 78665**

Building Type: **Class C Warehouse**

Status: **Built Dec 2005**  
 Tenancy: **Multiple Tenant**

Land Area: **5.04 AC**  
 Stories: **1**  
 RBA: **18,000 SF**

Total Avail: **10,924 SF**  
 % Leased: **39.3%**

Management: -  
 Recorded Owner: -

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **5 - 12'0" w x 14'0" h**  
 Loading Docks: **None**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: -

Parcel Number: **R071608**  
 Parking: **8 free Surface Spaces are available; Ratio of 0.44/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 430	3,644	3,644	\$8.76/mg	Vacant	Negotiable	Direct
P 1st / Suite Fenced Yard Area	7,280	7,280	\$2.40/mg	Vacant	Negotiable	Direct



22

3910 S Industrial Blvd - Ben White 6



Location: **Ben White 6**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: -  
 Recorded Owner: **Sage-Ben White 6 Ltd**

Ceiling Height: **22'0"**  
 Column Spacing: **30'w x 30'd**  
 Drive Ins: **1**  
 Loading Docks: **25 ext**  
 Power: -

Building Type: **Class C Distribution**  
 Status: **Built 1985**  
 Tenancy: **Multiple Tenant**

Land Area: **4.19 AC**  
 Stories: **1**  
 RBA: **91,842 SF**

Total Avail: **65,413 SF**  
 % Leased: **40.8%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2012 Tax @ \$0.73/sf; 2017 Combined Est Tax/Ops @ \$2.75/sf**  
 Parking: **75 free Surface Spaces are available; Ratio of 0.82/1,000 SF**  
 Amenities: **Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 125	11,000	65,413	\$8.40/nnn	01/2019	3-5 yrs	Direct



23

2009 Lamar Dr



Location: **Round Rock Ind Cluster**  
**Round Rock Ind Submarket**  
**Williamson County**  
**Round Rock, TX 78664**

Building Type: **Class C Warehouse**

Status: **Built 1985**

Tenancy: **Multiple Tenant**

Land Area: **0.57 AC**

Stories: **1**

RBA: **9,632 SF**

Total Avail: **9,632 SF**

% Leased: **0%**

Management: -  
 Recorded Owner: **Nui Round Rock Holdings Llc**

Ceiling Height: **14'0"**  
 Column Spacing: -  
 Drive Ins: **3 - 12'0"w x 12'0"h**  
 Loading Docks: **None**  
 Power: -

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Masonry**  
 Utilities: -

Expenses: **2018 Tax @ \$2.34/sf**  
 Parcel Number: **R071284**  
 Parking: **8 free Surface Spaces are available; Ratio of 0.83/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,632	9,632	\$9.60/nnn	Vacant	Negotiable	Direct



24

2928 Manor Rd



Location: **East Ind Cluster**  
**East Ind Submarket**  
**Travis County**  
**Austin, TX 78722**

Management: **Mattox, Jim Trustee**  
 Recorded Owner: **Janet Mattox**

Ceiling Height: **18'0"**  
 Column Spacing: **-**  
 Drive Ins: **2 - 10'0"h**  
 Loading Docks: **None**  
 Power: **-**

Expenses: **2018 Tax @ \$1.61/sf; 2018 Ops @ \$3.60/sf**  
 Parcel Number: **02141301140000**  
 Parking: **8 free Surface Spaces are available; Ratio of 0.39/1,000 SF**  
 Amenities: **Property Manager on Site**

Building Type: **Class C Warehouse**  
 Status: **Built 1974**  
 Tenancy: **Multiple Tenant**

Land Area: **2.92 AC**  
 Stories: **1**  
 RBA: **20,298 SF**

Total Avail: **19,509 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	19,509	19,509	\$8.40/nnn	90 Days	5-10 yrs	Direct





25

404 W Powell Ln - Building 300 - Central Park Service Ctr.



Location: **Building 300**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78753**

Management: **LH Layne Company**  
 Recorded Owner: -

Ceiling Height: **14'0"-20'0"**  
 Column Spacing: -  
 Drive Ins: **2 - 8'0"w x 10'0"h**  
 Loading Docks: **4 ext**  
 Power: -

Expenses: **2011 Tax @ \$13.68/sf; 2011 Ops @ \$2.40/sf**  
 Parcel Number: **237937**  
 Parking: **4 free Surface Spaces are available**

Building Type: **Class C Warehouse**

Status: **Built 1986**  
 Tenancy: **Multiple Tenant**

Land Area: **6.66 AC**  
 Stories: **1**  
 RBA: **11,250 SF**

Total Avail: **4,580 SF**  
 % Leased: **59.3%**

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 301-302	4,580	4,580	\$9.00/nnn	Vacant	Negotiable	Direct



26

4674 Priem Ln - Building 1 - Longhorn Business Park



Location: **Building 1**  
**Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Pflugerville, TX 78660**

Building Type: **Class B Warehouse**  
 Status: **Built 2004**  
 Tenancy: **Multiple Tenant**

Land Area: **5.05 AC**  
 Stories: **1**  
 RBA: **18,000 SF**

Total Avail: **13,500 SF**  
 % Leased: **58.3%**

Management: -  
 Recorded Owner: **Parth Capital Group**

Ceiling Height: **16'0"-24'0"**  
 Column Spacing: -  
 Drive Ins: **8 - 10'0" w x 13'0" h**  
 Loading Docks: **None**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: **Gas, Lighting, Sewer - Septic Field, Water**

Expenses: **2011 Tax @ \$3.36/sf; 2011 Ops @ \$14.40/sf**  
 Parcel Number: **02904901030000**  
 Parking: **Free Surface Spaces; Ratio of 0.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 104	3,000/300 ofc	3,000	\$9.00/nnn	01/2019	Negotiable	Direct
P 1st / Suite 105	3,000/300 ofc	3,000	\$9.00/nnn	01/2019	Negotiable	Direct
P 1st / Suite 206	7,500/600 ofc	7,500	\$8.40/nnn	Vacant	Negotiable	Direct



27

114 Ralph Ablanado Dr



Location: **South Ind Cluster**  
**South Ind Submarket**  
**Travis County**  
**Austin, TX 78748**

Building Type: **Class C Warehouse**

Status: **Built 1972**  
 Tenancy: **Multiple Tenant**

Land Area: **5.19 AC**  
 Stories: **1**  
 RBA: **20,748 SF**

Total Avail: **17,292 SF**  
 % Leased: **16.7%**

Management: **Vernon Wattinger**  
 Recorded Owner: **Vernon Wattinger**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **10 - 10'0" w x 12'0" h**  
 Loading Docks: **None**  
 Power: -

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: -

Expenses: **2018 Tax @ \$1.80/sf**  
 Parcel Number: **04300901030000**  
 Parking: **10 free Surface Spaces are available; Ratio of 0.40/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite Warehouse	8,799	17,292	\$12.00-\$15.00/nnn	Vacant	Negotiable	Direct



28

## 1608 Royston Ln - Bldg 1 - Royston Lane Business Pk



Location: **Bldg 1**  
**Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Pflugerville, TX 78660**

Management: -  
 Recorded Owner: -

Ceiling Height: **16'0"-18'0"**  
 Column Spacing: -  
 Drive Ins: **7 - 10'0" w x 12'0" h**  
 Loading Docks: **None**  
 Power: **440v 3p**

Building Type: **Class C Warehouse**

Status: **Built Jun 2002**  
 Tenancy: **Multiple Tenant**

Land Area: **2.30 AC**  
 Stories: **1**  
 RBA: **30,625 SF**

Total Avail: **30,625 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2001 Combined Tax/Ops @ \$1.65/sf**  
 Parcel Number: **02782808050000**  
 Parking: **62 free Surface Spaces are available; Ratio of 2.02/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	30,625	30,625	\$13.20/nnn	01/2019	Negotiable	Direct





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## 1601 Rutherford Ln - Rutherford Place



Location: **Rutherford Place**  
**@ Headway Cir**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Management: **KPG Commercial**  
 Recorded Owner: **Endeavor 1601 Llc**

Ceiling Height: **19'0"-21'0"**  
 Column Spacing: **-**  
 Drive Ins: **3 - 8'0"w x 12'0"h**  
 Loading Docks: **4 ext**  
 Power: **-**

Expenses: **2017 Tax @ \$2.28/sf; 2016 Ops @ \$1.29/sf**  
 Parcel Number: **232787**  
 Parking: **282 free Surface Spaces are available; Ratio of 5.50/1,000 SF**

Building Type: **Class B Warehouse**

Status: **Built 1984**  
 Tenancy: **Multiple Tenant**

Land Area: **4 AC**  
 Stories: **1**  
 RBA: **51,000 SF**

Total Avail: **13,834 SF**  
 % Leased: **72.9%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite C100	3,000	3,000	\$11.00/nnn	Vacant	Negotiable	Direct



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## 510 E Saint Elmo - Building A - The Yard



Location: **Building A**  
**South Ind Cluster**  
**South Ind Submarket**  
**Travis County**  
**Austin, TX 78745**

Management: **Hidden Valley, Ltd.**  
 Recorded Owner: **Commercial Square LTD**

Ceiling Height: **16'0"**  
 Column Spacing: **-**  
 Drive Ins: **2 - 8'0" w x 14'0" h**  
 Loading Docks: **2 ext**  
 Power: **-**

Expenses: **2016 Combined Tax/Ops @ \$2.50/sf**  
 Parcel Number: **316301**  
 Parking: **Ratio of 1.90/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 1978**  
 Tenancy: **Multiple Tenant**

Land Area: **3.79 AC**  
 Stories: **1**  
 RBA: **25,225 SF**

Total Avail: **6,750 SF**  
 % Leased: **73.2%**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **None**  
 Const Mat: **Metal**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A3	6,750	6,750	\$18.50/nnn	Vacant	Negotiable	Direct



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415 E Saint Elmo Rd - Allied Construction



Location: **Allied Construction**  
**South Ind Cluster**  
**South Ind Submarket**  
**Travis County**  
**Austin, TX 78745**

Management: -  
 Recorded Owner: **415 St Elmo Lic**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **5 - 8'0" w x 10'0" h**  
 Loading Docks: **1 ext**  
 Power: -

Expenses: **2018 Ops @ \$3.84/sf**  
 Parcel Number: **04140307010000**  
 Parking: **120 free Surface Spaces are available; Ratio of 0.74/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 1978**  
 Tenancy: **Multiple Tenant**

Land Area: **4.12 AC**  
 Stories: **1**  
 RBA: **75,338 SF**

Total Avail: **22,207 SF**  
 % Leased: **70.5%**

Crane: -  
 Rail Line: -  
 Cross Docks: **None**  
 Const Mat: **Metal**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,207	10,207	\$12.00/nnn	Vacant	Negotiable	Direct



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440 E Saint Elmo Rd - Building B - The Yard



Location: **Building B**  
**South Ind Cluster**  
**South Ind Submarket**  
**Travis County**  
**Austin, TX 78745**

Building Type: **Class C Warehouse**

Status: **Built 1969**

Tenancy: **Single Tenant**

Land Area: **0.63 AC**

Stories: **1**

RBA: **9,600 SF**

Total Avail: **9,600 SF**

% Leased: **0%**

Management: **Hidden Valley, Ltd.**  
 Recorded Owner: **Yard Holdings DE LLC**

Ceiling Height: **18'0"**  
 Column Spacing: **-**  
 Drive Ins: **2 - 7'0"w x 8'0"h**  
 Loading Docks: **2 ext**  
 Power: **-**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Steel**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2017 Tax @ \$1.42/sf**  
 Parcel Number: **04120303290000**  
 Parking: **Free Surface Spaces; Ratio of 1.90/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite B	9,600	9,600	\$16.00-\$20.00/nnn	Vacant	Negotiable	Direct





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## 415 E St Elmo - Building 2



Location: **Building 2**  
**South Ind Cluster**  
**South Ind Submarket**  
**Travis County**  
**Austin, TX 78745**

Management: -  
 Recorded Owner: **415 E St Elmo Ltd**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **1 - 8'0" w x 14'0" h**  
 Loading Docks: **None**  
 Power: -

Expenses: **2010 Tax @ \$5.41/sf; 2018 Ops @ \$1.92/sf**  
 Parcel Number: **04140307010000**  
 Parking: **4 free Surface Spaces are available; Ratio of 0.40/1,000 SF**  
 Amenities: **Cooler**

Building Type: **Class C Warehouse**

Status: **Built 1978**  
 Tenancy: **Multiple Tenant**

Land Area: **4.12 AC**  
 Stories: **1**  
 RBA: **10,000 SF**

Total Avail: **5,000 SF**  
 % Leased: **50.0%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000	5,000	\$12.00/nnn	Vacant	5-10 yrs	Direct



**34**

**6001 Techni Center Dr - Techni Center 2A - Techni Center Business Pk**



Location: **Techni Center 2A  
East Ind Cluster  
East Ind Submarket  
Travis County  
Austin, TX 78721**

Building Type: **Class C Distribution**

Status: **Built 1984**

Tenancy: **Multiple Tenant**

Land Area: **3.90 AC**

Stories: **1**

RBA: **53,293 SF**

Total Avail: **28,480 SF**

% Leased: **73.3%**

Management: -  
Recorded Owner: **LCG Techni Center LLC**

Ceiling Height: **20'0"**  
Column Spacing: -  
Drive Ins: **5 - 10'0"w x 12'0"h**  
Loading Docks: **14 ext**  
Power: -

Crane: -  
Rail Line: **None**  
Cross Docks: -  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Heating, Lighting, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$3.60/sf; 2009 Ops @ \$0.86/sf**

Parcel Number: **02112603030000**

Parking: **219 free Surface Spaces are available; Ratio of 3.33/1,000 SF**

Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	14,240	14,240	\$0.66/nnn	Vacant	Thru Jun 2019	Sublet
P 1st / Suite A	14,240	14,240	\$9.00/nnn	Vacant	Negotiable	Direct



35

4404 Weletka Dr



Location: **Southwest Ind Cluster**  
**Southwest Ind Submarket**  
**Travis County**  
**Austin, TX 78734**

Building Type: **Class C Industrial**

Status: **Built Jan 2007, Renov Feb 2009**

Tenancy: -

Land Area: **0.60 AC**

Stories: **1**

RBA: **5,104 SF**

Total Avail: **5,000 SF**

% Leased: **100%**

Management: -  
 Recorded Owner: -

Ceiling Height: **14'0"-16'0"**  
 Column Spacing: -  
 Drive Ins: **1**  
 Loading Docks: **1 ext**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: -

Expenses: **2018 Tax @ \$1.69/sf**  
 Parcel Number: **01565801120000**  
 Parking: **Ratio of 0.00/1,000 SF**  
 Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000	5,000	\$13.80/nnn	30 Days	TBD	Direct



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1340 Airport Commerce Dr - Bldg 1 - Airport Commerce Park



Location: **Bldg 1**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78741**

Building Type: **Class B Warehouse**

Status: **Built 2007**

Tenancy: **Multiple Tenant**

Land Area: **6.22 AC**

Stories: **1**

RBA: **69,106 SF**

Total Avail: **50,964 SF**

% Leased: **84.2%**

Management: -  
 Recorded Owner: **Kansas City Life Insurance Company**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 30'd**  
 Drive Ins: **3 - 8'0"w x 14'0"h**  
 Loading Docks: **25 ext**  
 Power: **2000a/277-480v 3p/4w**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas, Lighting, Sewer, Water**

Expenses: **2017 Tax @ \$2.62/sf, 2009 Est Tax @ \$1.15/sf; 2009 Est Ops @ \$3.12/sf**  
 Parcel Number: **483297**  
 Parking: **140 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 125	10,941	10,941	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 150	18,141	18,141	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 175	21,882	21,882	Withheld	30 Days	Negotiable	Direct





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1340 Airport Commerce Dr - Bldg 3 - Airport Commerce Park



Location: **Bldg 3**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78741**

Management: -  
 Recorded Owner: **Kansas City Life Insurance Company**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 30'd**  
 Drive Ins: -  
 Loading Docks: **23 ext**  
 Power: **2000a/277-480v 3p/4w**

Expenses: **2018 Tax @ \$3.22/sf**  
 Parcel Number: **03102001090000**  
 Parking: **90 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Building Type: **Class B Warehouse**

Status: **Built 2007**  
 Tenancy: **Multiple Tenant**

Land Area: **3.53 AC**  
 Stories: **1**  
 RBA: **58,165 SF**

Total Avail: **27,938 SF**  
 % Leased: **85.0%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas, Lighting, Sewer, Water**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	19,194/6,718 ofc	19,194	\$9.36/nnn	90 Days	Thru Oct 2023	Sublet
P 1st / Suite 360	8,744	8,744	Withheld	Vacant	Negotiable	Direct



38

2340 W Braker Ln - Braker 15 - Beatrice Cove



Location: **Braker 15**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Management: -  
 Recorded Owner: -

Ceiling Height: **18'0"-21'0"**  
 Column Spacing: **30'w x 30'd**  
 Drive Ins: **5 - 8'0"w x 11'0"h**  
 Loading Docks: **6 ext**  
 Power: **800a/120-240v 3p**

Building Type: **Class B Warehouse**

Status: **Built 1980**  
 Tenancy: **Multiple Tenant**

Land Area: **2.03 AC**  
 Stories: **1**  
 RBA: **26,760 SF**

Total Avail: **5,400 SF**  
 % Leased: **79.8%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

Expenses: **2016 Combined Tax/Ops @ \$2.52/sf; 2006 Est Ops @ \$0.10/sf**  
 Parking: **32 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
 Amenities: **Air Conditioning, Conferencing Facility, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 15D	5,400/540 ofc	5,400	Withheld	Vacant	Negotiable	Direct



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16501 Bratton Ln



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78728**

Building Type: **Class B Warehouse**

Status: **Built 1984**

Tenancy: **Multiple Tenant**

Land Area: **3.15 AC**

Stories: **1**

RBA: **50,175 SF**

Total Avail: **2,700 SF**

% Leased: **100%**

Management: -  
 Recorded Owner: **Kotel Investments, Inc.**

Ceiling Height: **12'0"-19'0"**  
 Column Spacing: -  
 Drive Ins: **1**  
 Loading Docks: **3 ext**  
 Power: **800a/120-240v 3p**

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2009 Tax @ \$0.82/sf; 2008 Ops @ \$1.44/sf**  
 Parcel Number: **02822305020000**  
 Parking: **26 free Surface Spaces are available; Ratio of 0.52/1,000 SF**  
 Amenities: **Fenced Lot, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,700	2,700	\$13.22/fs	Vacant	Negotiable	Sublet



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## 4200 Burch Dr - Bldg C - Burch Industrial Park



Location: **Bldg C**  
**AKA 4200 Burch Dr**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Del Valle, TX 78617**

Management: -  
 Recorded Owner: **Comanche Holdings LLC**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **10 - 10'0" w x 14'0" h**  
 Loading Docks: **None**  
 Power: -

Building Type: **Class B Warehouse**

Status: **Built Jul 2015**  
 Tenancy: **Multiple Tenant**

Land Area: -  
 Stories: **1**  
 RBA: **16,600 SF**

Total Avail: **6,640 SF**  
 % Leased: **60.0%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Steel**  
 Utilities: -

Parcel Number: **03224801020000**  
 Parking: **20 free Surface Spaces are available; Ratio of 1.20/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,640	6,640	Withheld	Vacant	Negotiable	Direct





41

7305 Burleson - Bldg 7305A - Omni Business Park



Location: **Bldg 7305A**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **LH Layne Company**  
 Recorded Owner: **Chall, Ltd.**

Ceiling Height: **15'0"**  
 Column Spacing: **-**  
 Drive Ins: **4 - 8'0" w x 10'0" h**  
 Loading Docks: **None**  
 Power: **-**

Building Type: **Class B Warehouse**

Status: **Built 1993**  
 Tenancy: **Multiple Tenant**

Land Area: **34.85 AC**  
 Stories: **1**  
 RBA: **9,984 SF**

Total Avail: **4,200 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2018 Combined Tax/Ops @ \$0.25/sf; 2012 Est Ops @ \$1.44/sf**  
 Parcel Number: **371650**  
 Parking: **Free Covered Spaces; 20 free Surface Spaces are available; Ratio of 2.01/1,000 SF**  
 Amenities: **Fenced Lot, Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	4,200	4,200	Withheld	Vacant	Negotiable	Sublet



42

4606 Burleson Rd - Encino Business Center



Location: **AKA 4705 E Ben White**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **Woodland Property Group**  
 Recorded Owner: **D.C.W. Property, Ltd.**

Ceiling Height: **16'0"-20'0"**  
 Column Spacing: **-**  
 Drive Ins: **14 - 8'0" w x 10'0" h**  
 Loading Docks: **14 ext**  
 Power: **-**

Building Type: **Class C Industrial**

Status: **Built 1981**  
 Tenancy: **Multiple Tenant**

Land Area: **1.53 AC**  
 Stories: **1**  
 RBA: **33,700 SF**

Total Avail: **4,910 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating - Electric, Sewer - City, Water - City**

Expenses: **2004 Combined Tax/Ops @ \$1.80/sf**  
 Parking: **65 free Surface Spaces are available; Ratio of 1.93/1,000 SF**  
 Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite E1	1,250	4,910	Withheld	02/2019	1-5 yrs	Direct



43

4612 Burleson Rd - Burleson RD. Business Pk.



Location: **Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Building Type: **Class B Warehouse**

Status: **Built 1981**  
 Tenancy: **Multiple Tenant**

Land Area: **1.73 AC**  
 Stories: **1**  
 RBA: **36,950 SF**

Total Avail: **2,750 SF**  
 % Leased: **92.6%**

Management: **Woodland Property Group**  
 Recorded Owner: **Dcw Properties Ltd**

Ceiling Height: **22'0"**  
 Column Spacing: **-**  
 Drive Ins: **3 - 10'0"w x 10'0"h**  
 Loading Docks: **14 ext**  
 Power: **100-200a 3p**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, No Heating, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$2.47/sf, 2012 Est Tax @ \$0.89/sf; 2011 Ops @ \$1.17/sf, 2012 Est Ops @ \$1.17/sf**  
 Parcel Number: **03140602150000**  
 Parking: **18 free Surface Spaces are available; Ratio of 0.49/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite K	2,750	2,750	Withheld	Vacant	Negotiable	Direct



44

**7000 Burleson Rd - Building B - Centerpoint @ Colorado Crossing**



Location: **Building B**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **HPI Real Estate Services & Investments**  
 Recorded Owner: **EastGroup Properties, Inc.**

Ceiling Height: **24'0"**  
 Column Spacing: **30'w x 60'd**  
 Drive Ins: **1 - 8'0"w x 10'0"h**  
 Loading Docks: **9 ext**  
 Power: **2100a/277-480v 3p**

Building Type: **Class A Distribution**

Status: **Built Mar 2009**  
 Tenancy: **Multiple Tenant**

Land Area: **5.84 AC**  
 Stories: **1**  
 RBA: **85,981 SF**

Total Avail: **20,182 SF**  
 % Leased: **76.5%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

Expenses: **2011 Est Tax @ \$0.72/sf; 2011 Ops @ \$0.17/sf**  
 Parcel Number: **03231102320000**  
 Parking: **111 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	20,182/1,000 ofc	20,182	Withheld	Vacant	Negotiable	Direct





45

## 8219 Burleson Rd - Phase I - Building 2 - Park 183



Location: **Phase I - Building 2**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Building Type: **Class B Warehouse**

Status: **Built May 2018**  
 Tenancy: **Multiple Tenant**

Land Area: **95 AC**  
 Stories: **1**  
 RBA: **118,018 SF**

Total Avail: **71,771 SF**  
 % Leased: **61.6%**

Management: -  
 Recorded Owner: -

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **2**  
 Loading Docks: **42 ext**  
 Power: **3600a 3p/4w**

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

Expenses: **2018 Ops @ \$0.42/sf**  
 Parcel Number: **03312101090000**  
 Parking: **Ratio of 1.90/1,000 SF**  
 Amenities: **Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	26,462	26,462	Withheld	30 Days	Thru May 2033	Sublet



46

9715-A Burnet Rd - Prologis Metric Building 6 - Prologis Metric Center



Location: **Prologis Metric Building 6**  
**Bld A**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Management: **Trammell Crow Company**  
Recorded Owner: **Op 9715 Burnet Property Llc**

Ceiling Height: **24'0"**  
Column Spacing: **30'w x 30'd**  
Drive Ins: **3 - 10'0" w x 12'0" h**  
Loading Docks: **23 ext**  
Power: **-**

Building Type: **Class B Manufacturing**

Status: **Built 1995**  
Tenancy: **Multiple Tenant**

Land Area: **6.93 AC**  
Stories: **1**  
RBA: **107,940 SF**

Total Avail: **20,822 SF**  
% Leased: **100%**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **None**  
Const Mat: **Reinforced Concrete**  
Utilities: **-**

Expenses: **2010 Tax @ \$1.33/sf, 2011 Est Tax @ \$0.93/sf; 2008 Ops @ \$2.50/sf, 2011 Est Ops @ \$1.43/sf**  
Parcel Number: **02470801100000, 442952, 442953, 442956**  
Parking: **210 free Surface Spaces are available; Ratio of 1.96/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 450	20,822/2,082 ofc	20,822	Withheld	03/2019	Negotiable	Direct



47

9210 Cameron Rd - Bldg A - Cameron Creek



Location: **Bldg A**  
**Cameron Rd. at Rundberg Ln.**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Building Type: **Class B Manufacturing**

Status: **Built 1996**

Tenancy: **Multiple Tenant**

Land Area: **4.98 AC**

Stories: **1**

RBA: **50,021 SF**

Management: -  
 Recorded Owner: **Gap VIII Austin Flex Commercial LP**

Total Avail: **10,021 SF**

% Leased: **100%**

Ceiling Height: **18'0"-20'0"**  
 Column Spacing: -  
 Drive Ins: **5 - 10'0" w x 10'0" h**  
 Loading Docks: **4 int/7 ext**  
 Power: **Heavy**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating, Lighting, Sewer, Water**

Expenses: **2018 Tax @ \$2.76/sf; 2013 Combined Est Tax/Ops @ \$2.76/sf**  
 Parcel Number: **02372306010000**  
 Parking: **135 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	10,021	10,021	Withheld	60 Days	Negotiable	Direct



48

624 Canion St



Location: **Central Ind Cluster**  
**Central Ind Submarket**  
**Travis County**  
**Austin, TX 78752**

Building Type: **Class C Warehouse**

Status: **Built 1962**  
 Tenancy: **Single Tenant**

Land Area: **0.26 AC**  
 Stories: **1**  
 RBA: **4,918 SF**

Total Avail: **4,918 SF**  
 % Leased: **0%**

Management: -  
 Recorded Owner: **706 W 34th Llc**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **1 - 8'0" w x 8'0" h**  
 Loading Docks: **1 ext**  
 Power: -

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: -

Expenses: **2018 Tax @ \$2.68/sf**  
 Parcel Number: **02310914040000**  
 Parking: **7 free Surface Spaces are available; Ratio of 1.42/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	4,918	4,918	Withheld	Vacant	Negotiable	Direct





49

650 Canion St



Location: **Central Ind Cluster**  
**Central Ind Submarket**  
**Travis County**  
**Austin, TX 78752**

Building Type: **Class C Warehouse**

Status: **Built 1960**

Tenancy: **Single Tenant**

Land Area: **0.51 AC**

Stories: **1**

RBA: **10,920 SF**

Total Avail: **10,920 SF**

% Leased: **100%**

Management: **Twin Oaks Associates Ltd**  
 Recorded Owner: **706 W. 34th, LLC**

Ceiling Height: **15'0"**  
 Column Spacing: **-**  
 Drive Ins: **4 - 10'0" w x 12'0" h**  
 Loading Docks: **None**  
 Power: **-**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Masonry**  
 Utilities: **Sewer - City, Water - City**

Expenses: **2018 Tax @ \$2.52/sf**  
 Parcel Number: **02310914090000**  
 Parking: **10 free Surface Spaces are available; Ratio of 0.92/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,920	10,920	Withheld	120 Days	Negotiable	Direct



**50**

**4009 Commercial Center Dr - Building 6 - Southpark Corporate Center**



Location: **Building 6**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **Live Oak**  
 Recorded Owner: **Eastgroup Properties LP**

Ceiling Height: **24'0"**  
 Column Spacing: **-**  
 Drive Ins: **1 - 12'0"w x 14'0"h**  
 Loading Docks: **7 ext**  
 Power: **-**

Expenses: **2018 Tax @ \$2.28/sf**  
 Parcel Number: **03140301120000**  
 Parking: **21 free Surface Spaces are available; Ratio of 0.55/1,000 SF**  
 Amenities: **Air Conditioning**

Building Type: **Class B Warehouse**

Status: **Built 1995**  
 Tenancy: **Multiple Tenant**

Land Area: **1.94 AC**  
 Stories: **1**  
 RBA: **37,600 SF**

Total Avail: **12,800 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 600	12,800/1,231 ofc	12,800	Withheld	01/2019	Negotiable	Direct



**51**

**4117 Commercial Center Dr - Building 5 - Southpark Corporate Center**



Location: **Building 5**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **Live Oak**  
 Recorded Owner: **Eastgroup Properties LP**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **-**  
 Loading Docks: **6 ext**  
 Power: **-**

Expenses: **2018 Tax @ \$2.11/sf**  
 Parcel Number: **03140301110000**  
 Parking: **57 free Surface Spaces are available; Ratio of 2.05/1,000 SF**

Building Type: **Class B Warehouse**

Status: **Built 1995**  
 Tenancy: **Multiple Tenant**

Land Area: **1.96 AC**  
 Stories: **1**  
 RBA: **27,840 SF**

Total Avail: **27,840 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	27,840/3,200 ofc	27,840	Withheld	07/2019	Negotiable	Direct





52

8329 Cross Park Dr



Location: **Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Management: **WESCO International, Inc.**  
 Recorded Owner: **WESCO International, Inc.**

Ceiling Height: **20'0"**  
 Column Spacing: **32'w x 32'd**  
 Drive Ins: **1**  
 Loading Docks: **2 ext**  
 Power: **-**

Building Type: **Class B Warehouse**

Status: **Built 1985**  
 Tenancy: **Single Tenant**

Land Area: **2.36 AC**  
 Stories: **1**  
 RBA: **20,511 SF**

Total Avail: **20,511 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Expenses: **2018 Tax @ \$2.05/sf; 2017 Combined Est Tax/Ops @ \$2.28/sf**  
 Parcel Number: **02312305020000**  
 Parking: **32 free Surface Spaces are available; Ratio of 1.56/1,000 SF**  
 Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	20,511	20,511	Withheld	Vacant	Thru Oct 2022	Sublet





53

5925 Dillard Cir



Location: **AKA 2601 Mchale Ct  
Central Ind Cluster  
Central Ind Submarket  
Travis County  
Austin, TX 78752**

Management: -  
Recorded Owner: **Mothers Milk Bank Of Austin, Inc.**

Ceiling Height: **24'0"**  
Column Spacing: -  
Drive Ins: **1 - 12'0" w x 14'0" h**  
Loading Docks: **3 ext**  
Power: -

Expenses: **2017 Tax @ \$2.37/sf; 2017 Ops @ \$2.43/sf**  
Parcel Number: **750084**  
Parking: **49 free Surface Spaces are available; Ratio of 1.10/1,000 SF**

Building Type: **Class B Warehouse**

Status: **Built 2008**  
Tenancy: **Multiple Tenant**

Land Area: **2.77 AC**  
Stories: **1**  
RBA: **30,000 SF**

Total Avail: **19,455 SF**  
% Leased: **60.5%**

Crane: -  
Rail Line: -  
Cross Docks: -  
Const Mat: **Reinforced Concrete**  
Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	11,855	11,855	Withheld	Vacant	Negotiable	Direct



54

3636 Dime Cir



Location: **Northwest side of Dime Circle  
Southeast Ind Cluster  
Southeast Ind Submarket  
Travis County  
Austin, TX 78744**

Management: **Riverside Resources**  
Recorded Owner: **Wbh Lp**

Ceiling Height: **16'0"**  
Column Spacing: -  
Drive Ins: -  
Loading Docks: **4 ext**  
Power: -

Expenses: **2017 Tax @ \$1.53/sf, 2004 Est Tax @ \$0.90/sf**  
Parcel Number: **464258**  
Parking: **30 free Surface Spaces are available; Ratio of 1.04/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 1985**  
Tenancy: **Multiple Tenant**

Land Area: **2 AC**  
Stories: **1**  
RBA: **40,500 SF**

Total Avail: **16,000 SF**  
% Leased: **60.5%**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **None**  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	16,000	16,000	Withheld	Vacant	Negotiable	Direct



55

3737-3741 Drossett Dr - MoPac 3



Location: **MoPac 3**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: -  
 Recorded Owner: **Equitable Crow SW Associates**

Ceiling Height: **18'0"**  
 Column Spacing: **38'w x 32'd**  
 Drive Ins: **6**  
 Loading Docks: **17 ext**  
 Power: -

Expenses: **2017 Tax @ \$1.39/sf; 2009 Ops @ \$1.08/sf**  
 Parcel Number: **291830**  
 Parking: **20 free Surface Spaces are available; Ratio of 0.30/1,000 SF**

Building Type: **Class B Distribution**

Status: **Built 1972**  
 Tenancy: **Multiple Tenant**

Land Area: **3.76 AC**  
 Stories: **1**  
 RBA: **65,650 SF**

Total Avail: **39,050 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **Yes**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 3741	39,050/4,600 ofc	39,050	Withheld	02/2019	Negotiable	Direct



**56**

**8013 Exchange Dr - Exchange Business Center - Walnut Creek Business**



Location: **Exchange Business Center  
Northeast Ind Cluster  
Northeast Ind Submarket  
Travis County  
Austin, TX 78754**

Building Type: **Class B Warehouse**

Status: **Built Jun 2007**

Tenancy: **Multiple Tenant**

Land Area: **5.03 AC**

Stories: **1**

RBA: **56,700 SF**

Total Avail: **9,000 SF**

% Leased: **100%**

Management: -  
Recorded Owner: **Not Available**

Ceiling Height: **22'0"-26'0"**  
Column Spacing: **34'w x 44'd**  
Drive Ins: -  
Loading Docks: **2 ext**  
Power: **1200a/480v 3p**

Crane: -  
Rail Line: **None**  
Cross Docks: **None**  
Const Mat: -  
Utilities: -

Expenses: **2017 Tax @ \$2.50/sf, 2011 Est Tax @ \$1.32/sf; 2011 Est Ops @ \$0.48/sf**

Parcel Number: **02332801030000**

Parking: **70 free Surface Spaces are available; Ratio of 1.23/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,000/1,800 ofc	9,000	Withheld	30 Days	Negotiable	Direct





**57**

**8024 Exchange Dr - Tuscany 7 - Tuscany Center @ Walnut Creek**



Location: **Tuscany 7**  
**Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78754**

Management: -  
 Recorded Owner: **IPT Tuscany IC II LP**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **1 - 10'0"w x 12'0"h**  
 Loading Docks: **10 ext**  
 Power: **1500a/277-480v**

Expenses: **2017 Tax @ \$2.50/sf; 2010 Ops @ \$1.68/sf**  
 Parcel Number: **02312802250000**  
 Parking: **200 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

Building Type: **Class B Distribution**

Status: **Built 2008**  
 Tenancy: **Multiple Tenant**

Land Area: **7.66 AC**  
 Stories: **1**  
 RBA: **72,000 SF**

Total Avail: **19,020 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating - Gas**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 200	19,020/1,000 ofc	19,020	Withheld	02/2019	Negotiable	Direct



**58**

**3813A Helios - Pecan 130 Business Park - Bldg 1 - Pecan 130 Business Parl**



Location: **Pecan 130 Business Park - Bldg 1**  
**Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Pflugerville, TX 78660**

Building Type: **Class B Distribution**

Status: **Built May 2014**

Tenancy: **Multiple Tenant**

Land Area: **15 AC**

Stories: **1**

RBA: **120,000 SF**

Total Avail: **36,000 SF**

% Leased: **70.0%**

Management: **-**

Recorded Owner: **130 Commerce Center LLC**

Crane: **-**

Rail Line: **-**

Cross Docks: **-**

Const Mat: **Metal**

Utilities: **-**

Ceiling Height: **24'0"-27'0"**

Column Spacing: **30'w x 40'd**

Drive Ins: **Yes**

Loading Docks: **Yes**

Power: **2500a/480v 3p**

Expenses: **2013 Tax @ \$0.37/sf**

Parcel Number: **812938**

Parking: **Ratio of 1.67/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	36,000	36,000	Withheld	Vacant	Negotiable	Direct



59

2221 E Howard Ln



Location: **Northeast Ind Cluster**  
**Northeast Ind Submarket**  
**Travis County**  
**Manor, TX 78653**

Building Type: **Class C Warehouse**

Status: **Built 2000**

Tenancy: **Single Tenant**

Land Area: **1 AC**

Stories: **1**

RBA: **2,850 SF**

Total Avail: **2,850 SF**

% Leased: **0%**

Management: -  
 Recorded Owner: **Omega Media Properties, LP**

Ceiling Height: **12'0"**  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: -  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Wood Frame**  
 Utilities: -

Expenses: **2018 Tax @ \$1.99/sf**  
 Parcel Number: **02563602010000**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,850	2,850	Withheld	Vacant	Negotiable	Direct





60

## 4616 W Howard Ln - Building 8 - NorthTech Business Center



Location: **Building 8**  
**Northwest Ind Cluster**  
**Northwest Ind Submarket**  
**Travis County**  
**Austin, TX 78728**

Building Type: **Class B Warehouse**

Status: **Built Feb 2008**  
 Tenancy: **Multiple Tenant**

Land Area: **6.21 AC**  
 Stories: **1**  
 RBA: **61,911 SF**

Management: **HPI Real Estate Services & Investments**  
 Recorded Owner: **HPI Real Estate Services & Investments**

Total Avail: **9,754 SF**  
 % Leased: **84.3%**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **-**  
 Loading Docks: **9 ext**  
 Power: **1600a/277-480v 3p/4w**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating**

Expenses: **2008 Combined Tax/Ops @ \$0.24/sf**  
 Parcel Number: **02751101240000**  
 Parking: **268 free Surface Spaces are available; Ratio of 4.32/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 860	9,754	9,754	Withheld	Vacant	Negotiable	Direct





61

13610 Immanuel Rd



Location: **Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Pflugerville, TX 78660**

Building Type: **Class C Warehouse**

Status: **Built Feb 2007**  
 Tenancy: **Single Tenant**

Land Area: **1 AC**  
 Stories: **1**  
 RBA: **12,500 SF**

Total Avail: **12,500 SF**  
 % Leased: **0%**

Management: -  
 Recorded Owner: **Gary Kulp**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **2 - 10'0" w x 14'0" h**  
 Loading Docks: **2 ext**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Metal**  
 Utilities: -

Expenses: **2010 Tax @ \$1.03/sf**  
 Parcel Number: **02583804110000**  
 Parking: **20 free Surface Spaces are available; Ratio of 1.60/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,500	12,500	Withheld	Vacant	Negotiable	Direct



62

## 800 Interchange Blvd - Phase II - Interchange East



Location: **Phase II**  
**East Ind Cluster**  
**East Ind Submarket**  
**Travis County**  
**Austin, TX 78721**

Management: -  
Recorded Owner: -

Ceiling Height: **24'0"**  
Column Spacing: **38'w x 40'd**  
Drive Ins: -  
Loading Docks: **23 ext**  
Power: -

Expenses: **2018 Tax @ \$2.12/sf**  
Parcel Number: **03002002010000**  
Parking: **108 free Surface Spaces are available; Ratio of 1.00/1,000 SF**

Building Type: **Class B Distribution**

Status: **Built 1995**  
Tenancy: **Multiple Tenant**

Land Area: **9.97 AC**  
Stories: **1**  
RBA: **108,000 SF**

Total Avail: **24,000 SF**  
% Leased: **77.8%**

Crane: -  
Rail Line: -  
Cross Docks: -  
Const Mat: **Reinforced Concrete**  
Utilities: **Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 101	24,000/3,619 ofc	24,000	Withheld	Vacant	Negotiable	Direct



63

## 845 Interchange Blvd - Interchange East



Location: **East Ind Cluster**  
**East Ind Submarket**  
**Travis County**  
**Austin, TX 78721**

Building Type: **Class B Distribution**

Status: **Built 1996**

Tenancy: **Multiple Tenant**

Land Area: **13.50 AC**

Stories: **1**

RBA: **148,800 SF**

Total Avail: **49,600 SF**

% Leased: **75.0%**

Management: -  
 Recorded Owner: -

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 52'd**  
 Drive Ins: **1 - 8'0" w x 8'0" h**  
 Loading Docks: **49 ext**  
 Power: -

Crane: -  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2018 Tax @ \$2.36/sf, 2015 Est Tax @ \$1.14/sf; 2014 Ops @ \$1.52/sf, 2015 Est Ops @ \$1.81/sf**

Parcel Number: **02021909040000**

Parking: **209 free Surface Spaces are available; Ratio of 1.40/1,000 SF**

Amenities: **Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 103A	37,200	37,200	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 106	12,400	12,400	Withheld	06/2019	Negotiable	Direct



64

## 3815 A Jarrett Way - Corridor Park 1 - Corridor Park



Location: **Corridor Park 1**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78728**

Management: -  
 Recorded Owner: -

Ceiling Height: **24'0"**  
 Column Spacing: -  
 Drive Ins: **3 - 10'0"w x 14'0"h**  
 Loading Docks: **13 ext**  
 Power: -

Building Type: **Class B Warehouse**

Status: **Built 1995**  
 Tenancy: **Multiple Tenant**

Land Area: **6.48 AC**  
 Stories: **1**  
 RBA: **95,552 SF**

Total Avail: **32,000 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2015 Combined Tax/Ops @ \$2.13/sf**  
 Parking: **64 free Surface Spaces are available; Ratio of 0.66/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 140	32,000	32,000	Withheld	Vacant	Negotiable	Sublet





**65**

**10710 N Lamar Blvd - A & B - Lamar Industrial Center**



Location: **A & B**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78753**

Management: -  
 Recorded Owner: **MP Braker LP**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **4 - 20'0" w x 10'0" h**  
 Loading Docks: **None**  
 Power: -

Building Type: **Class C Warehouse**

Status: **Built 1984**  
 Tenancy: **Multiple Tenant**

Land Area: **4 AC**  
 Stories: **1**  
 RBA: **18,516 SF**

Total Avail: **16,017 SF**  
 % Leased: **13.5%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Parking: **10 free Surface Spaces are available; Ratio of 0.54/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	5,117	5,117	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite B	6,400	6,400	Withheld	Vacant	Negotiable	Direct
P 1st / Suite C	4,500	4,500	Withheld	Vacant	Negotiable	Direct



66

## 3006 Longhorn Blvd - Longhorn Center



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Management: -  
 Recorded Owner: -

Ceiling Height: **12'0"**  
 Column Spacing: **32'w x 33'd**  
 Drive Ins: **7 - 7'0" w x 10'0" h**  
 Loading Docks: **16 ext**  
 Power: -

Expenses: **2018 Tax @ \$3.03/sf; 2015 Est Ops @ \$3.12/sf**  
 Parcel Number: **02470706140000**  
 Parking: **30 free Surface Spaces are available; Ratio of 2.27/1,000 SF**  
 Amenities: **Signage**

Building Type: **Class B Warehouse**

Status: **Built 1979**  
 Tenancy: **Multiple Tenant**

Land Area: **2.91 AC**  
 Stories: **1**  
 RBA: **49,233 SF**

Total Avail: **30,667 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: -  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 107	9,667	9,667	Withheld	02/2019	Negotiable	Direct
P 1st / Suite 110/113	15,000	15,000	Withheld	02/2019	Negotiable	Direct
P 1st / Suite 116	6,000	6,000	Withheld	12/2018	Negotiable	Direct



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## 3201 Longhorn Blvd - Longhorn Center



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Building Type: **Class B Warehouse**

Status: **Built 1978**  
 Tenancy: **Multiple Tenant**

Land Area: **2.54 AC**  
 Stories: **1**  
 RBA: **54,000 SF**

Total Avail: **24,000 SF**  
 % Leased: **100%**

Management: -  
 Recorded Owner: -

Ceiling Height: **16'0"-18'0"**  
 Column Spacing: **30'w x 40'd**  
 Drive Ins: **6 - 8'0"w x 9'0"h**  
 Loading Docks: **20 ext**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Lighting, Sewer, Water**

Expenses: **2018 Tax @ \$2.08/sf**  
 Parcel Number: **02490602140000**  
 Parking: **48 free Surface Spaces are available; Ratio of 0.89/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	12,000/1,000 ofc	12,000	Withheld	30 Days	Thru May 2022	Sublet
P 1st / Suite 111	12,000	12,000	Withheld	06/2019	Negotiable	Direct

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## 15302 Marsha St



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78728**

Building Type: **Class B Warehouse**

Status: **Built 1996**  
 Tenancy: **Multiple Tenant**

Land Area: **0.61 AC**  
 Stories: **2**  
 RBA: **9,728 SF**

Total Avail: **9,728 SF**  
 % Leased: **100%**

Management: **John David Ramming**  
 Recorded Owner: **Cnb Endeavors Llc**

Ceiling Height: **24'0"**  
 Column Spacing: **-**  
 Drive Ins: **3 - 10'0"w x 14'0"h**  
 Loading Docks: **None**  
 Power: **-**

Crane: **-**  
 Rail Line: **-**  
 Cross Docks: **-**  
 Const Mat: **Metal**  
 Utilities: **-**

Expenses: **2018 Tax @ \$2.06/sf**  
 Parcel Number: **02742307140000, 02742307180000**  
 Parking: **9 free Surface Spaces are available; Ratio of 0.93/1,000 SF**  
 Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,728	9,728	Withheld	02/2019	5 yrs	Direct





69

7615 Metro Center Dr - Metro Center 2 - Metro Center



Location: **Metro Center 2**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **HPI Real Estate Services & Investments**  
 Recorded Owner: **Aaw Limited**

Ceiling Height: **24'0"**  
 Column Spacing: **-**  
 Drive Ins: **3 - 10'0" w x 14'0" h**  
 Loading Docks: **5 ext**  
 Power: **-**

Expenses: **2009 Tax @ \$1.41/sf; 2006 Est Ops @ \$0.09/sf**  
 Parcel Number: **03121804010000**  
 Parking: **43 free Surface Spaces are available; Ratio of 1.36/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 1978**  
 Tenancy: **Multiple Tenant**

Land Area: **3.91 AC**  
 Stories: **1**  
 RBA: **31,636 SF**

Total Avail: **31,636 SF**  
 % Leased: **0%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	31,636/3,163 ofc	31,636	Withheld	Vacant	Negotiable	Direct



70

## 10220 Metropolitan Dr - Rutland 2 - Rutland Center



Location: **Rutland 2**  
**North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Management: **World Class Property Company**  
 Recorded Owner: **The Realty Associates Fund XI Portfolio, L.P.**

Ceiling Height: **18'0"**  
 Column Spacing: **35'w x 30'd**  
 Drive Ins: **4 - 8'0"w x 10'0"h**  
 Loading Docks: **12 ext**  
 Power: **-**

Expenses: **2018 Tax @ \$1.85/sf**  
 Parcel Number: **02481005010000**  
 Parking: **48 free Surface Spaces are available; Ratio of 0.66/1,000 SF**  
 Amenities: **24 Hour Availability, Air Conditioning, Fenced Lot**

Building Type: **Class C Distribution**

Status: **Built 1974**  
 Tenancy: **Multiple Tenant**

Land Area: **3.38 AC**  
 Stories: **1**  
 RBA: **72,000 SF**

Total Avail: **22,500 SF**  
 % Leased: **83.8%**

Crane: **-**  
 Rail Line: **Yes**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite B	10,800	10,800	Withheld	03/2019	Negotiable	Direct
P 1st / Suite C	11,700	11,700	Withheld	Vacant	Negotiable	Direct



71

2701 Oakmont Dr - Bldg B-2 - Chandler Creek Business Park



Location: **Bldg B-2**  
**Round Rock Ind Cluster**  
**Round Rock Ind Submarket**  
**Williamson County**  
**Round Rock, TX 78665**

Management: **Live Oak**  
 Recorded Owner: **Laro Properties, LP**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 41'd**  
 Drive Ins: **3 - 10'0"w x 12'0"h**  
 Loading Docks: **2 ext**  
 Power: **800a/480v 3p**

Expenses: **2018 Tax @ \$3.27/sf**  
 Parcel Number: **R405709**  
 Parking: **52 free Surface Spaces are available; Ratio of 2.11/1,000 SF**  
 Amenities: **Skylights**

Building Type: **Class B Warehouse**

Status: **Built Jul 2001**  
 Tenancy: **Multiple Tenant**

Land Area: **2.98 AC**  
 Stories: **1**  
 RBA: **24,662 SF**

Total Avail: **24,662 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	24,662	24,662	Withheld	02/2019	Negotiable	Direct



72

2251 Picadilly Dr - Bldg C - Northpointe Trade Center



Location: **Bldg C**  
**AKA 16401 Interstate 35**  
**Far Northeast Ind Cluster**  
**Far Northeast Ind Submarket**  
**Travis County**  
**Austin, TX 78660**

Management: -  
 Recorded Owner: -

Ceiling Height: **28'0"**  
 Column Spacing: **50'w x 50'd**  
 Drive Ins: -  
 Loading Docks: **47 ext**  
 Power: -

Building Type: **Class A Warehouse**

Status: **Built 2009**  
 Tenancy: **Multiple Tenant**

Land Area: **8.46 AC**  
 Stories: **1**  
 RBA: **229,000 SF**

Total Avail: **25,806 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Expenses: **2011 Tax @ \$0.77/sf, 2013 Est Tax @ \$1.20/sf, 2018 Ops @ \$0.18/sf, 2013 Est Ops @ \$0.86/sf**

Parcel Number: **02802601010000**

Parking: **230 free Surface Spaces are available; 46 Industrial Trailer Spaces are available; Ratio of 2.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite C-330	25,806	25,806	\$7.20-\$7.80/nnn	30 Days	Thru Jul 2021	Sublet





**73**

**1321 Rutherford Ln - Global Business Park B - Global Business Park**



Location: **Global Business Park B  
@ Cameron Rd  
Northeast Ind Cluster  
Northeast Ind Submarket  
Travis County  
Austin, TX 78753**

Building Type: **Class B Distribution**

Status: **Built 1985**

Tenancy: **Multiple Tenant**

Land Area: **5.48 AC**

Stories: **1**

RBA: **69,475 SF**

Management: **-**

Recorded Owner: **GMT LL, LLC**

Total Avail: **9,450 SF**

% Leased: **86.4%**

Ceiling Height: **18'0"**

Column Spacing: **-**

Drive Ins: **6 - 8'0"w x 8'0"h**

Loading Docks: **9 ext**

Power: **-**

Crane: **-**

Rail Line: **None**

Cross Docks: **None**

Const Mat: **Reinforced Concrete**

Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$2.59/sf; 2006 Est Ops @ \$0.15/sf**

Parcel Number: **02332004030000**

Parking: **155 free Surface Spaces are available; Ratio of 2.23/1,000 SF**

Amenities: **Air Conditioning, Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 170	6,240	6,240	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 180	3,210	3,210	Withheld	Vacant	Negotiable	Direct



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## 2209A Rutland Dr



Location: **North Ind Cluster**  
**North Ind Submarket**  
**Travis County**  
**Austin, TX 78758**

Building Type: **Class B Industrial**

Status: **Built 1992**

Tenancy: -

Land Area: -

Stories: **1**

RBA: **100,950 SF**

Total Avail: **14,927 SF**

% Leased: **85.2%**

Management: -  
 Recorded Owner: -

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: -  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 300	14,927	14,927	Withheld	Vacant	Negotiable	Direct

**75**

**8742-8750 Shoal Creek Blvd - Austin 2 - Shoal Creek Business Park**



Location: **Austin 2**  
**Central Ind Cluster**  
**Central Ind Submarket**  
**Travis County**  
**Austin, TX 78757**

Management: **Live Oak**  
 Recorded Owner: **Brown Real Estate Ventures 2**

Ceiling Height: **18'0"**  
 Column Spacing: **34'w x 30'd**  
 Drive Ins: **3 - 8'0" w x 10'0" h**  
 Loading Docks: **12 ext**  
 Power: **-**

Expenses: **2009 Combined Est Tax/Ops @ \$1.32/sf**  
 Parking: **66 free Surface Spaces are available; Ratio of 1.54/1,000 SF**

Building Type: **Class B Distribution**

Status: **Built 1975**  
 Tenancy: **Multiple Tenant**

Land Area: **3.28 AC**  
 Stories: **1**  
 RBA: **61,200 SF**

Total Avail: **6,120 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **Yes**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 8746	6,120	6,120	Withheld	03/2019	Negotiable	Direct



76

## 4101 Smith School Rd - Bldg II - Burleson Business Park



Location: **Bldg II**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: -  
 Recorded Owner: -

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **1 - 10'0"w x 10'0"h**  
 Loading Docks: **24 ext**  
 Power: **277a/480v 3p**

Expenses: **2014 Tax @ \$3.22/sf; 2012 Est Ops @ \$1.77/sf**  
 Parcel Number: **03231101450000**  
 Parking: **220 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 Amenities: **Skylights**

Building Type: **Class A Warehouse**

Status: **Built Dec 2008**  
 Tenancy: **Multiple Tenant**

Land Area: **7.70 AC**  
 Stories: **1**  
 RBA: **108,800 SF**

Total Avail: **32,000 SF**  
 % Leased: **70.6%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Lighting, Sewer, Water**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	32,000/5,000 ofc	32,000	Withheld	Vacant	Negotiable	Direct





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## 6301 E Stassney - Expo 6 - Expo Business Park



Location: **Expo 6**  
**Southeast Ind Cluster**  
**Southeast Ind Submarket**  
**Travis County**  
**Austin, TX 78744**

Management: **Stream Realty Partners, LP**  
 Recorded Owner: -

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **3 - 10'0" w x 10'0" h**  
 Loading Docks: **11 ext**  
 Power: -

Expenses: **2011 Tax @ \$1.32/sf; 2013 Combined Est Tax/Ops @ \$2.22/sf**  
 Parking: **210 free Surface Spaces are available; Ratio of 2.47/1,000 SF**  
 Amenities: **Skylights**

Building Type: **Class A Manufacturing**

Status: **Built 2001**  
 Tenancy: **Multiple Tenant**

Land Area: **5.17 AC**  
 Stories: **1**  
 RBA: **85,627 SF**

Total Avail: **25,827 SF**  
 % Leased: **69.8%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 200	25,827	25,827	Withheld	Vacant	Negotiable	Direct



**78**

**6013 Techni Center Dr - Techni Center 1 - Techni Center Business Pk**



Location: **Techni Center 1  
East Ind Cluster  
East Ind Submarket  
Travis County  
Austin, TX 78721**

Building Type: **Class C Manufacturing**

Status: **Built 1982**

Tenancy: **Multiple Tenant**

Land Area: **3.09 AC**

Stories: **1**

RBA: **51,600 SF**

Total Avail: **14,228 SF**

% Leased: **100%**

Management: -  
Recorded Owner: **Industry Capital**

Ceiling Height: **14'0"-18'0"**  
Column Spacing: -  
Drive Ins: **2 - 10'0"w x 10'0"h**  
Loading Docks: **8 ext**  
Power: **Heavy**

Crane: -  
Rail Line: -  
Cross Docks: **None**  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Sewer - City, Water - City**

Expenses: **2018 Tax @ \$1.94/sf**  
Parcel Number: **02112603040000**  
Parking: **178 free Surface Spaces are available; Ratio of 3.33/1,000 SF**  
Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite C	14,228	14,228	Withheld	07/2019	Negotiable	Direct

