

# THE HANGARS

5615 FM 973, DEL VALLE, TX 78617



**9 BUILDING, CLASS A, 217,288 SF FLEX/INDUSTRIAL PARK**

**MO GREEN**

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# PROPERTY ADVANTAGES



**BUILDING 1  
LEASED**

**BUILDING 3  
LEASED**

**BUILDING 5  
LEASED**

**BUILDING 2  
LEASED**

**BUILDING 9  
LEASED**

**BUILDING 6  
12,978 SF**

**BUILDING 8  
50,917 SF**

**BUILDING 4  
8,652 SF**

**BUILDING 7  
LEASED**

**The Hangars** is located in the most thriving industrial submarket within Austin. This unique project consists of 9 premier flex & logistics buildings that will be capable of servicing a wide variety of tenant profiles, sizes, and uses. In addition, **The Hangars** is easily accessible with multiple access points of FM 973 next to ABIA and a 10 minute drive time from Tesla's Giga Factory.

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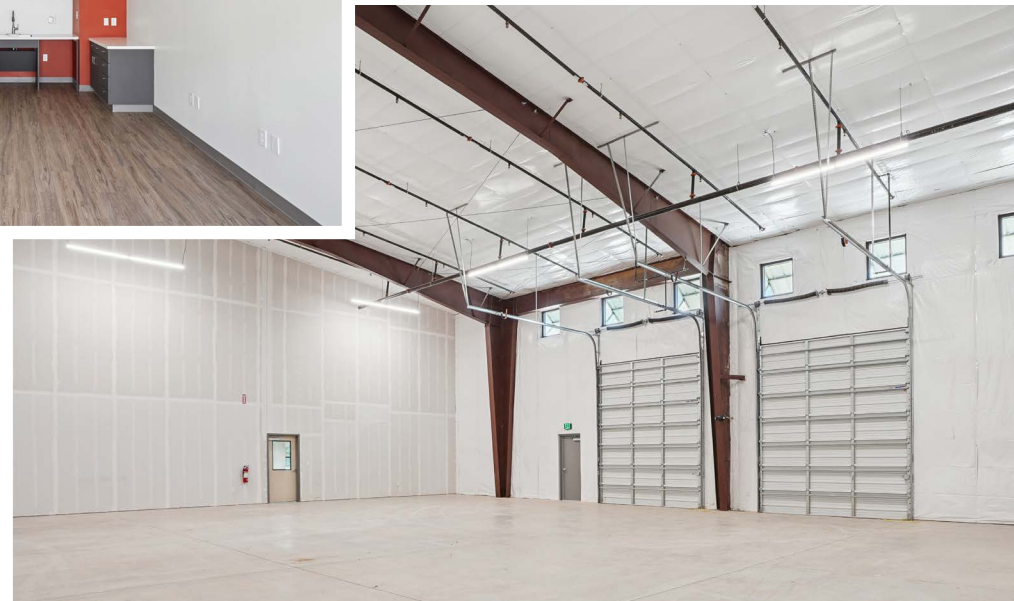
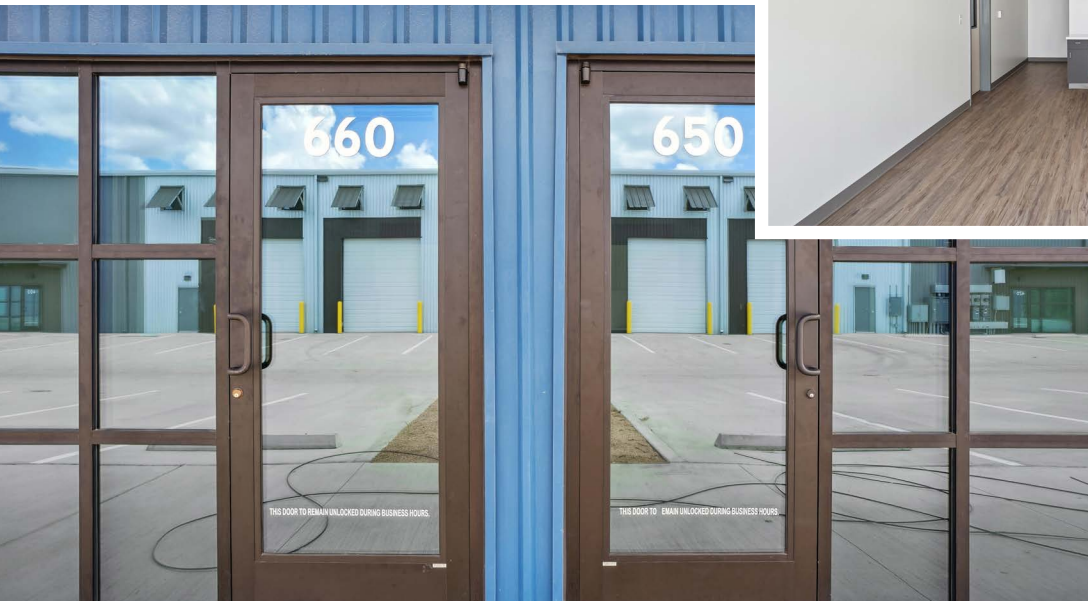
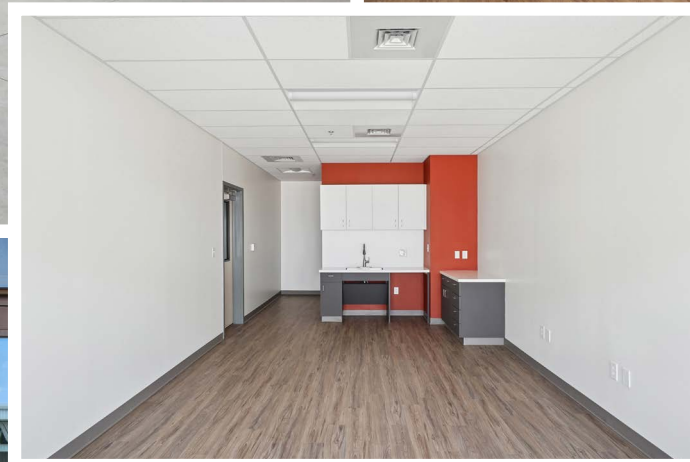
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# INTERIOR PHOTOS



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# PROPERTY OVERVIEW

## ► BUILDING 1

9,620 SF - FULLY LEASED

## ► BUILDING 2

17,304 SF - FULLY LEASED

## ► BUILDING 3

9,620 SF - FULLY LEASED

## ► BUILDING 5

9,620 SF - FULLY LEASED

## ► BUILDING 7

8,750 SF - FULLY LEASED

## ► BUILDING 4

8,652 SF (REMAINING)

24' CLEAR HEIGHT

4 GRADE LEVEL DOORS (12' W X 14' H)

2 SUITES (4,326 SF PER SUITE,  
628 SF SPEC OFFICE)

2/1,000 PARKING RATIO

FULLY INSULATED

208V/450 AMPS POWER (REMAINING)

## ► BUILDING 6

12,978 SF (REMAINING)

24' CLEAR HEIGHT

6 GRADE LEVEL DOORS (12' W X 14' H)

6 SUITES (2,163 SF PER SUITE,  
471 SF SPEC OFFICE)

2/1,000 PARKING RATIO

FULLY INSULATED

208V/100 AMPS POWER PER SUITE

CALL FOR PRICING  
FLEX BUILDINGS



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# BUILDINGS 4 & 6

## ► BUILDING 4 SUITES 420, 440

1 SUITE - 4,326 SF

REMAINING - 8,652 SF

## ► BUILDING 6 SUITES 610, 620, 640, 650, 660, 670

1 SUITE - 2,163 SF

REMAINING - 12,978 SF





# BUILDINGS 8 & 9

**CALL FOR PRICING**  
**TILT WALL BUILDINGS**

## ► BUILDING 9

**63,883 SF - FULLY LEASED**

## ► BUILDING 8

**50,917 SF (REMAINING)**

**DIVISIBLE TO 12,966 SF**

**28' CLEAR HEIGHT**

**50.5' X 63.25' COLUMN SPACING**

**188' SHARED TRUCK COURT**

**1 RAMP (REMAINING)**

**14 DOCK HIGH DOORS (REMAINING)**

**1.05/1,000 PARKING RATIO**

**480V/800A POWER REMAINING**



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# ACCESS MAP

FM 973  
IMMEDIATE ACCESS

SH-130  
1.5 MILES VIA ELROY RD, 4 MINS

SH-71  
3.5 MILES, 5 MINS

US-183  
4.9 MILES, 7 MIN

AUSTIN-BERGSTROM INT'L AIRPORT  
6.6 MILES, 9 MINS



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# CORPORATE NEIGHBORS



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