

THE HANGARS

5615 FM 973, DEL VALLE, TX 78617

1ST YEAR RENT SPECIAL-LIMITED TIME ONLY



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

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PROPERTY ADVANTAGES



BUILDING 1
9,620 SF

BUILDING 3
9,620 SF

BUILDING 5
9,620 SF

BUILDING 9
63,883 SF

BUILDING 8
50,917 SF

BUILDING 6
17,304 SF

BUILDING 4
17,304 SF

BUILDING 2
17,304 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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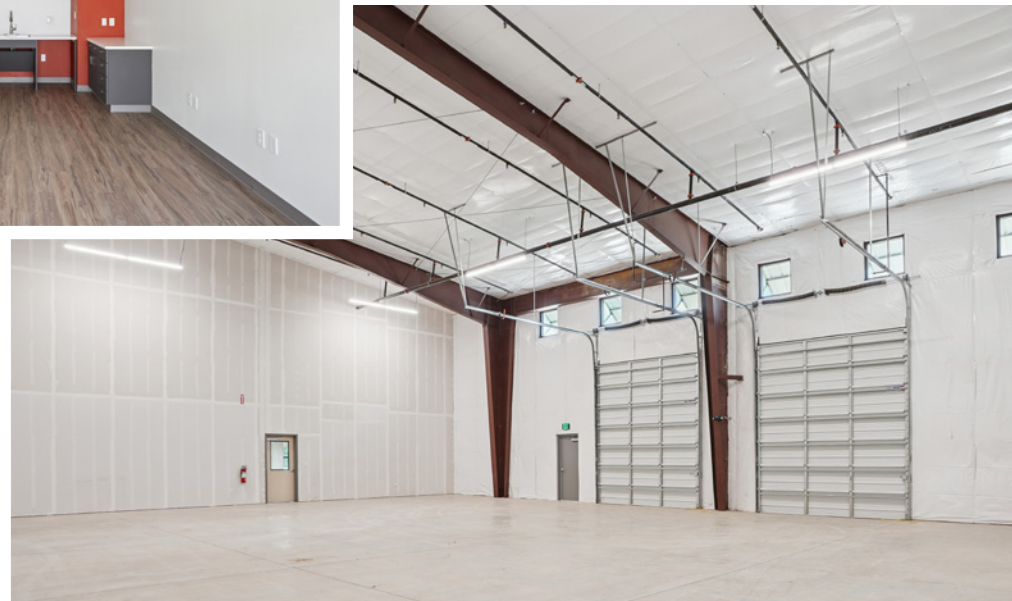
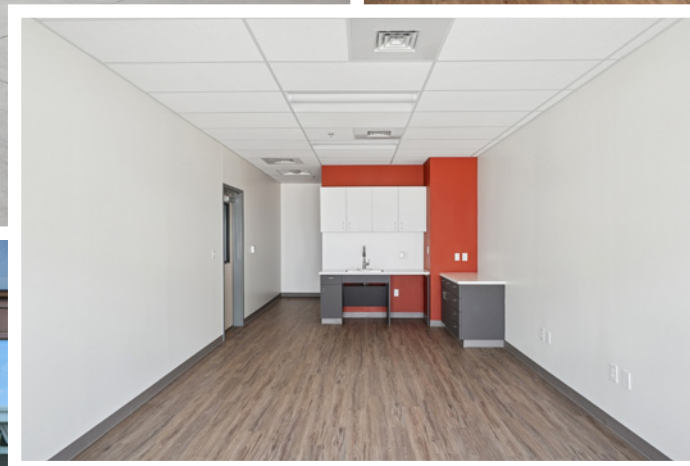
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INTERIOR PHOTOS



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PROPERTY OVERVIEW

► BUILDING 1

9,620 SF (628 SF SPEC OFFICE)

24' CLEAR HEIGHT

7,400 SF OF FENCED OUTDOOR STORAGE

2 GRADE LEVEL DOORS

16 PARKING SPACES

FULLY INSULATED

► BUILDING 3

9,620 SF

24' CLEAR HEIGHT

7,400 SF OF FENCED OUTDOOR STORAGE

4 GRADE LEVEL DOORS

**2 SUITES (4,810 SF PER SUITE,
628 SF SPEC OFFICE)**

17 PARKING SPACES

FULLY INSULATED

► BUILDING 5

9,620 SF (628 SF SPEC OFFICE)

24' CLEAR HEIGHT

7,400 SF OF FENCED OUTDOOR STORAGE

2 GRADE LEVEL DOORS

19 PARKING SPACES

FULLY INSULATED

► BUILDING 7

8,750 SF - FULLY LEASED

► BUILDING 2

17,304 SF

24' CLEAR HEIGHT

8 GRADE LEVEL DOORS

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

34 PARKING SPACES

FULLY INSULATED

► BUILDING 4

17,304 SF

24' CLEAR HEIGHT

8 GRADE LEVEL DOORS

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

34 PARKING SPACES

FULLY INSULATED

► BUILDING 6

17,304 SF

24' CLEAR HEIGHT

8 GRADE LEVEL DOORS

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

34 PARKING SPACES

FULLY INSULATED

CALL FOR PRICING FLEX BUILDINGS



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BUILDINGS 1 & 5

BUILDING 1

► FULL BUILDING SUITE 100

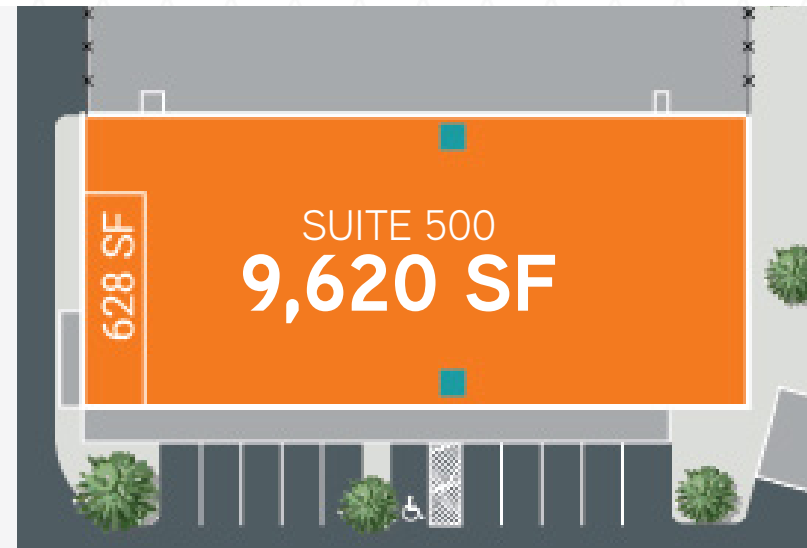
9,620 SF



BUILDING 5

► FULL BUILDING SUITE 500

9,620 SF



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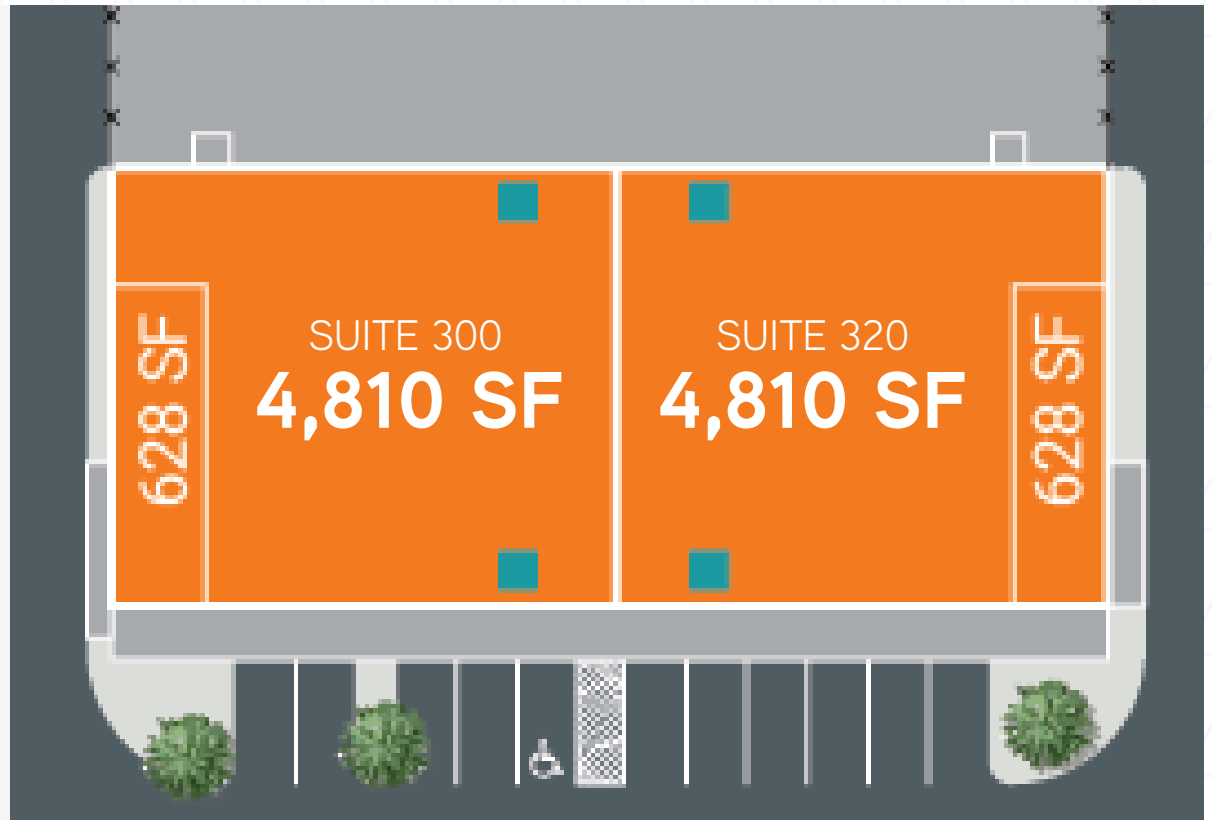
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BUILDING 3

► **BUILDING 3**
SUITE 330, 320
1 SUITE - 4,810 SF
FULL BUILDING - 9,620 SF



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BUILDINGS 2, 4, & 6

► BUILDING 2 SUITE 200, 220, 240, 260

1 SUITE - 4,326 SF

FULL BUILDING - 17,304 SF

► BUILDING 4 SUITES 400, 420, 440, 460

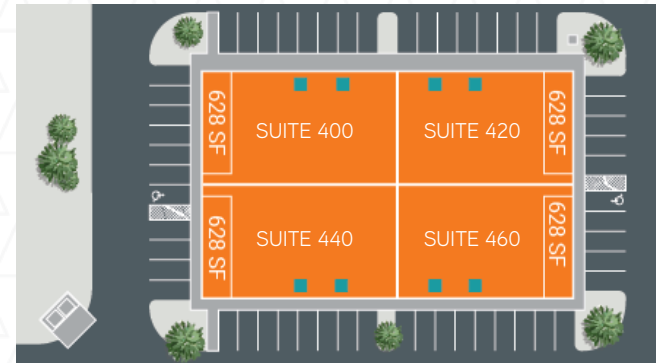
1 SUITE - 4,326 SF

FULL BUILDING - 17,304 SF

► BUILDING 6 SUITES 600, 610, 620, 630, 640, 650, 660, 670

1 SUITE - 2,163 SF

FULL BUILDING - 17,304 SF



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BUILDINGS 8 & 9

► BUILDING 9

63,883 SF

DIVISIBLE TO 12,966 SF

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1,500 SF SPEC OFFICE

2 RAMPS

18 DOCK HIGH DOORS

67 PARKING SPACES

► BUILDING 8

63,883 SF (50,917 SF AVAILABLE)

DIVISIBLE TO 12,966 SF

28' CLEAR HEIGHT

50.5' X 63.25' COLUMN SPACING

188' SHARED TRUCK COURT

1 RAMP (REMAINING)

15 DOCK HIGH DOORS (REMAINING)

67 PARKING SPACES

CALL FOR PRICING TILT WALL BUILDINGS



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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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