

Colorado Crossing Industrial Park, Austin, TX - 14.315 Acres

Build to Suit Opportunities for Corporate Relocations

Single or Multi-Tenant Availability



Retail Use Lot 2 & Lot 5 Bldg 3
Lot Purchase (up to 14.315 acres)

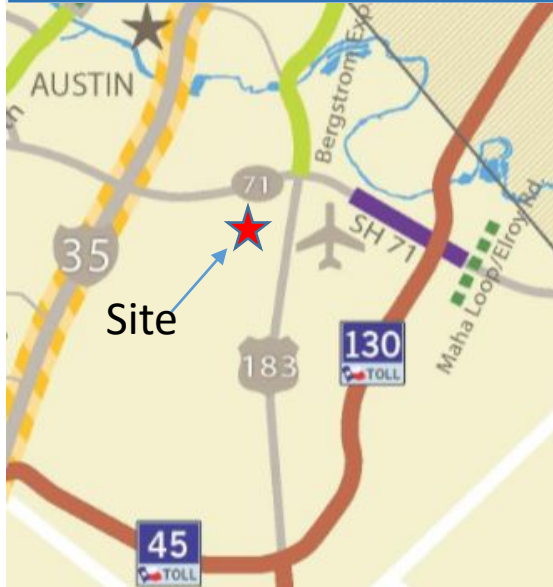
123,360 SF Industrial Park
Divisible Flex Space 15,000 to 90,000 SF

Address	Acreage	Parcel Information	Legal Description
7200 Burleson Rd	2.538	784549	LOT 2 BLK G COLORADO CROSSING PHS 2
7204 Burleson Rd	4.575	784535	LOT 5 BLK G COLORADO CROSSING SUBD PHS 2 RESUB LT 1 BLK G & LT 1-2 BLK E
4000 Breckenridge Dr	7.202	784534	LOT 4 BLK G COLORADO CROSSING SUBD PHS 2 RESUB LT 1 BLK G & LT 1-2 BLK E

CONTACT

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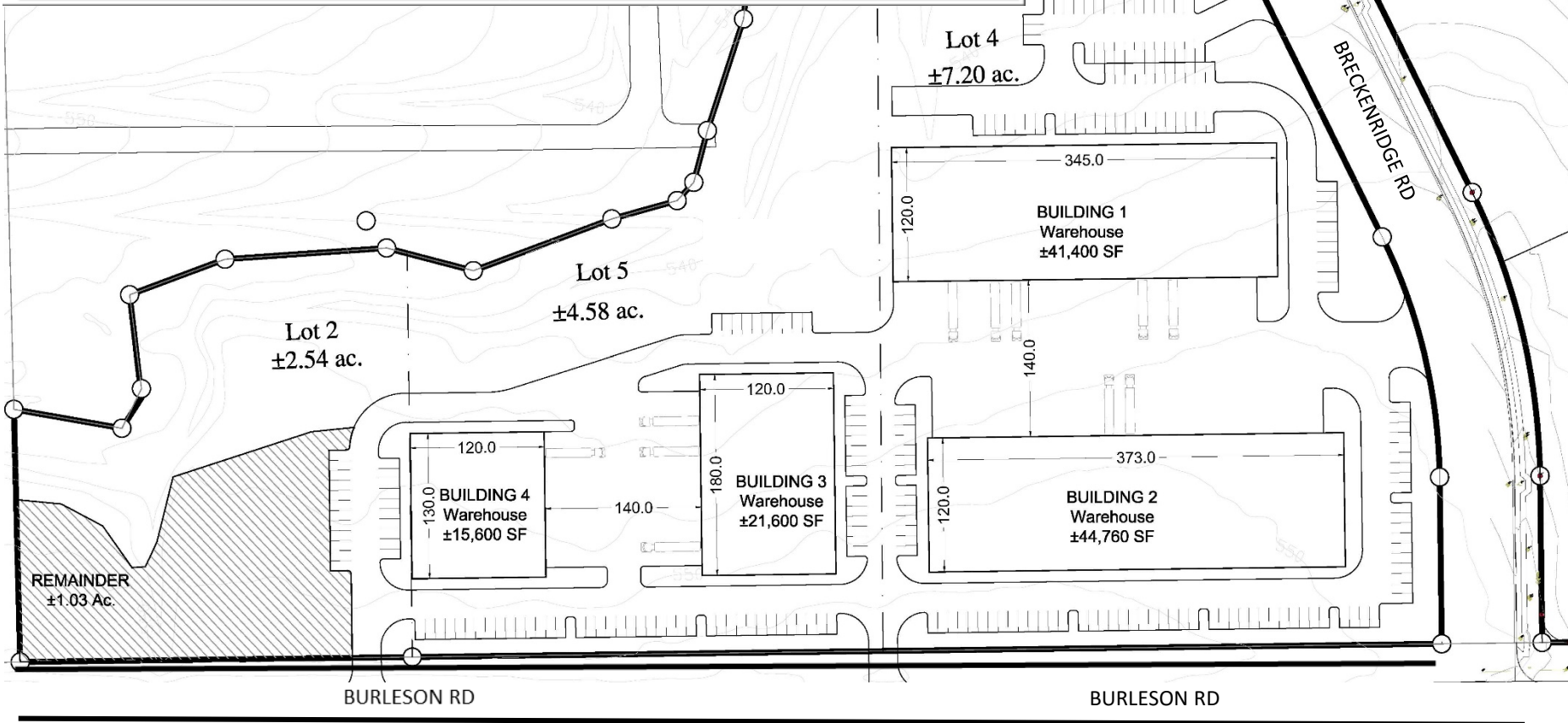
- LI Zoning [LI-PDA-NP]
- Retail pad available
- Modern Flex design with 32' clear height
- Utilities available to property
- Minutes from Austin Bergstrom Airport
- 7.9 miles from downtown Austin
- Excellent access to US-183, Hwy 71, IH-35 & SH-130

OPTION 2: 120' DEEP WAREHOUSE

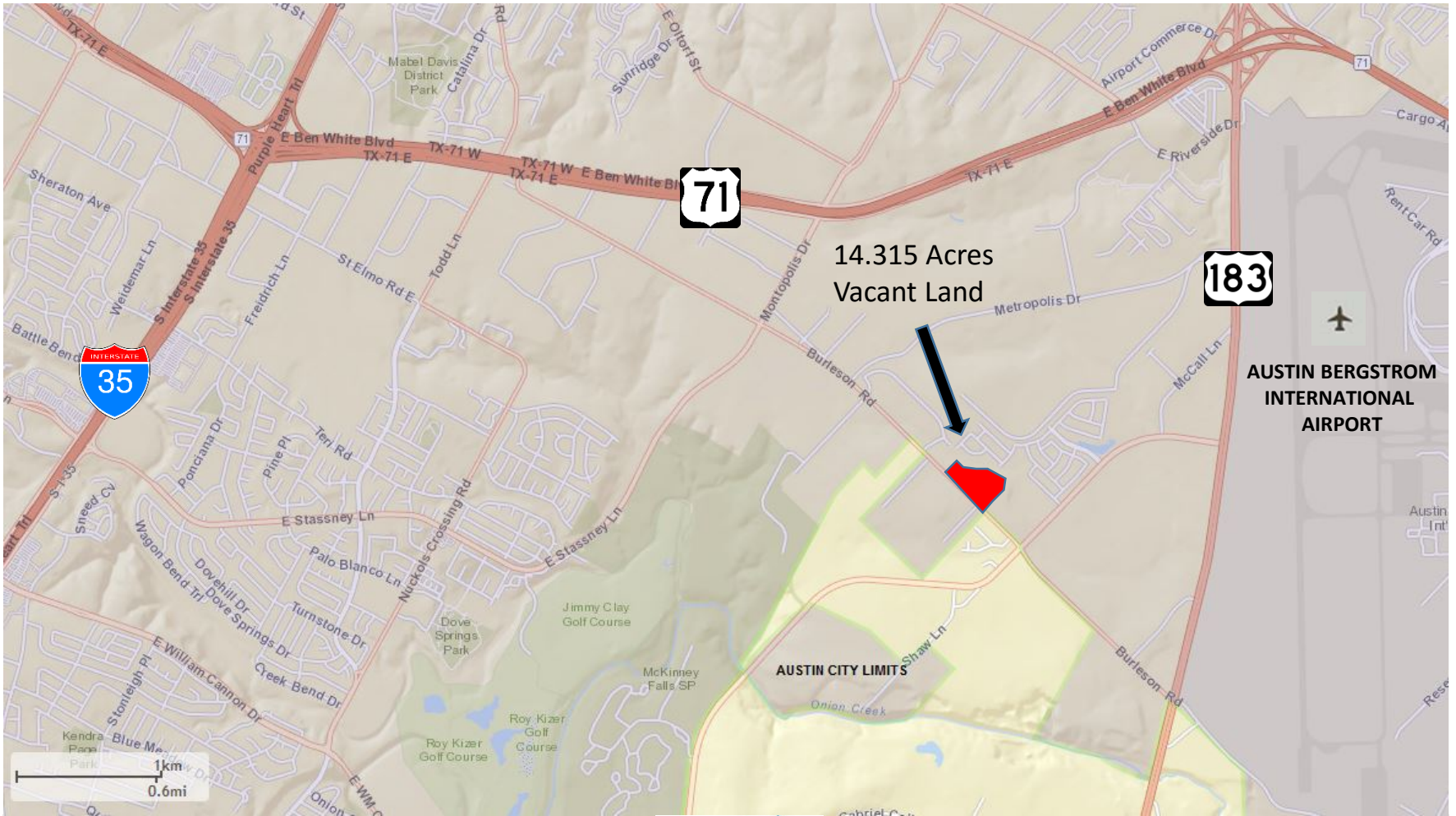


LAND-USE SUMMARY:

Block G	Acres	Building	S.F.	Parking Req.	Parking Prov.
Lot 2*	±2.54	-	-	-	22
Lot 4	±7.20	1	±41,400	63	74
		2	±44,760	68	75
Lot 5*	±4.58	3	±21,600	33	44
		4	±15,600	24	23
Total Area	±14.32		±123,360	188	238



Conceptual Site Plan for Colorado Crossing Industrial Park



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