

AIRFIELD130

FOUR BUILDING, CLASS A,
439,350 SF INDUSTRIAL PARK

TX HIGHWAY 130 & MCANGUS RD, DEL VALLE, TX 78617



GROUNDBREAKING: NOVEMBER 2023 | DELIVERY: NOVEMBER 2024
124,320 SF | 149,280 SF | 90,950 SF | 74,800 SF

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PROPERTY HIGHLIGHTS & ADVANTAGES

Airfield 130 is strategically located next to Austin Bergstrom International Airport (ABIA) and the legacy Austin industrial submarket of the southeast. Airfield 130 brings over 439,000 SF of Class A space to a submarket that lacks available entitled land and existing product. These four logistics buildings will service tenants in the southeast, the greater 130 corridor, and the Austin market overall.

WITHIN LEGACY SOUTHEAST SUBMARKET

DIVISIBLE TO 30,000 SF

MOVE-IN READY SPEC OFFICES

UNMATCHED US-130 VISIBILITY

PREMIER CONNECTIVITY TO TESLA, ABIA,
US-130, HWY 183, BURLESON RD.

TOTAL BUILDING SF: **439,350 SF**

AVERAGE PARKING RATIO: **1.31/1,000 SF**

SITE ACREAGE: **34.5 AC**



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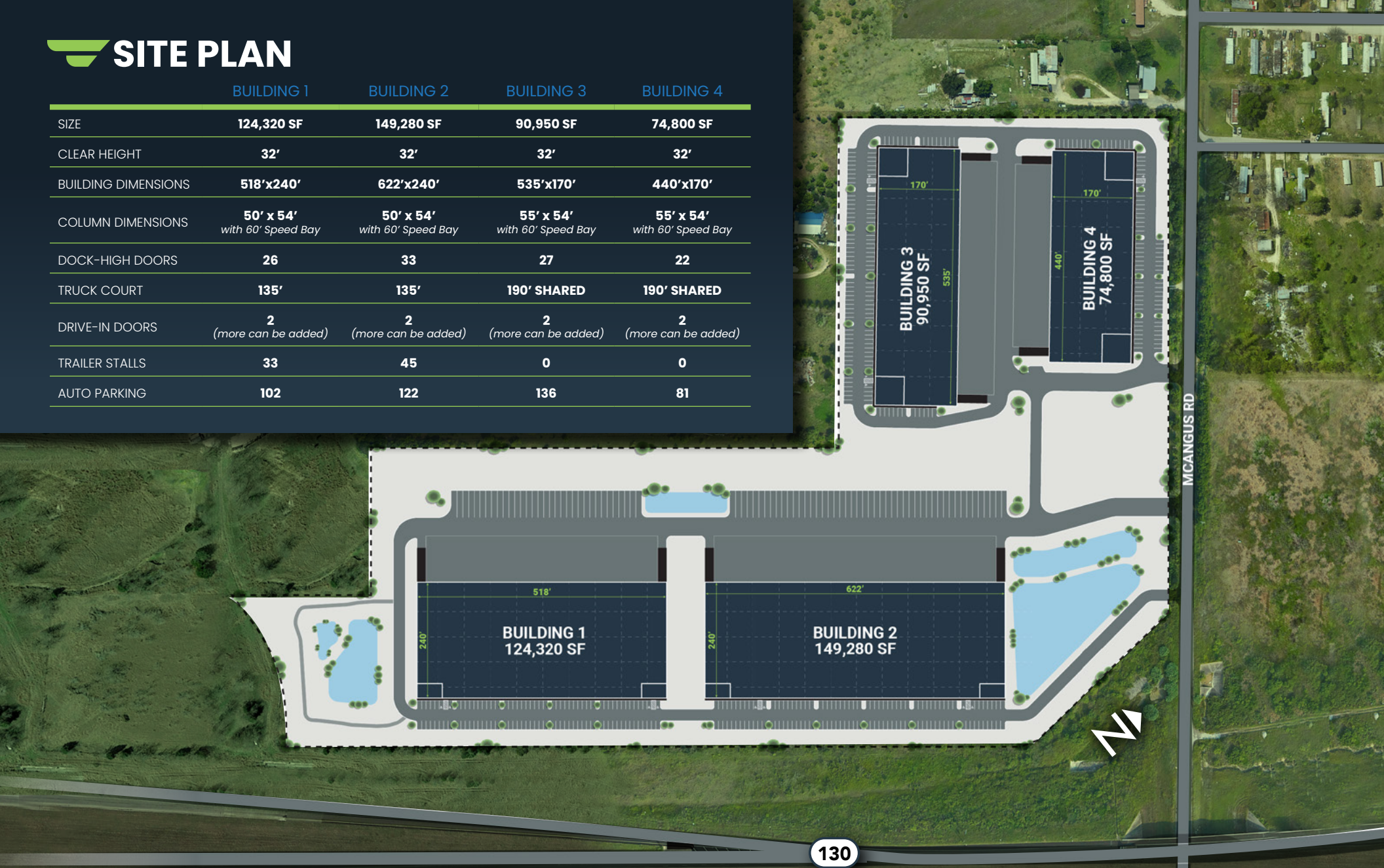
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SITE PLAN

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
SIZE	124,320 SF	149,280 SF	90,950 SF	74,800 SF
CLEAR HEIGHT	32'	32'	32'	32'
BUILDING DIMENSIONS	518'x240'	622'x240'	535'x170'	440'x170'
COLUMN DIMENSIONS	50' x 54' with 60' Speed Bay	50' x 54' with 60' Speed Bay	55' x 54' with 60' Speed Bay	55' x 54' with 60' Speed Bay
DOCK-HIGH DOORS	26	33	27	22
TRUCK COURT	135'	135'	190' SHARED	190' SHARED
DRIVE-IN DOORS	2 (more can be added)	2 (more can be added)	2 (more can be added)	2 (more can be added)
TRAILER STALLS	33	45	0	0
AUTO PARKING	102	122	136	81



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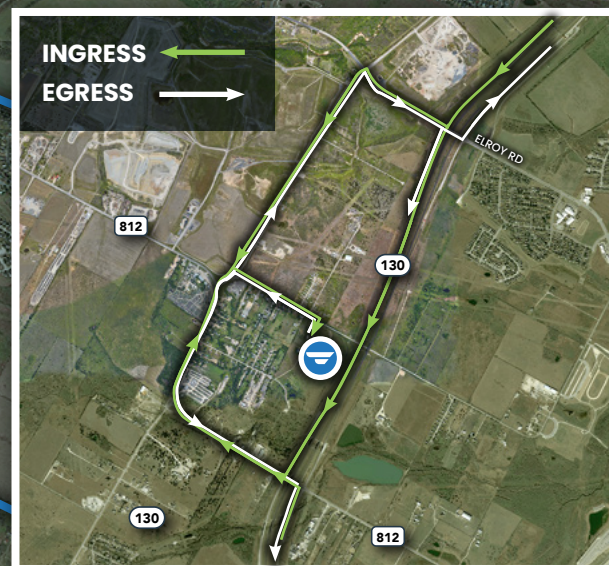
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ACCESS MAP



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CORPORATE NEIGHBORS



- | | | |
|------------------------|-----------------------------|------------------------|
| 1 PODS | 11 ULTRA ELECTRONICS | 21 FOUR HANDS |
| 2 FERGUSON | 12 DATA FOUNDRY | 22 TRI-SUPPLY |
| 3 CHANEL | 13 THERMOFISHER SCIENTIFIC | 23 AMAZON |
| 4 FEDEX | 14 GOODWILL | 24 CYRUSONE |
| 5 MOVE SOLUTIONS | 15 SIETE FOODS | 25 ARRIVE LOGISTICS |
| 6 URIMAN | 16 TESLA | 26 DHL |
| 7 SPEC'S LIQUOR | 17 WAYMO | 27 UPS |
| 8 AMERICAN CANNING | 18 CENTRAL TEXAS FOOD BANK | 28 OES EQUIPMENT |
| 9 BEN E. KEITH COMPANY | 19 CRAWFORD ELECTRIC SUPPLY | 29 TESLA |
| 10 FEDEX | 20 DAKOTA HARDWOODS | 30 FREEDOM SOLAR POWER |



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REALTERM

POPULATION REACH

WAREHOUSE WORKERS



\$15.71

Avg Hourly Earnings

30 MIN

17,300

51%

1,922

60 MIN

42,720

45%

-945

2022 RESIDENT WORKERS

PAST 5-YEAR GROWTH

NET COMMUTERS

FORKLIFT WORKERS



\$17.98

Avg Hourly Earnings

30 MIN

1,947

48%

259

60 MIN

4,791

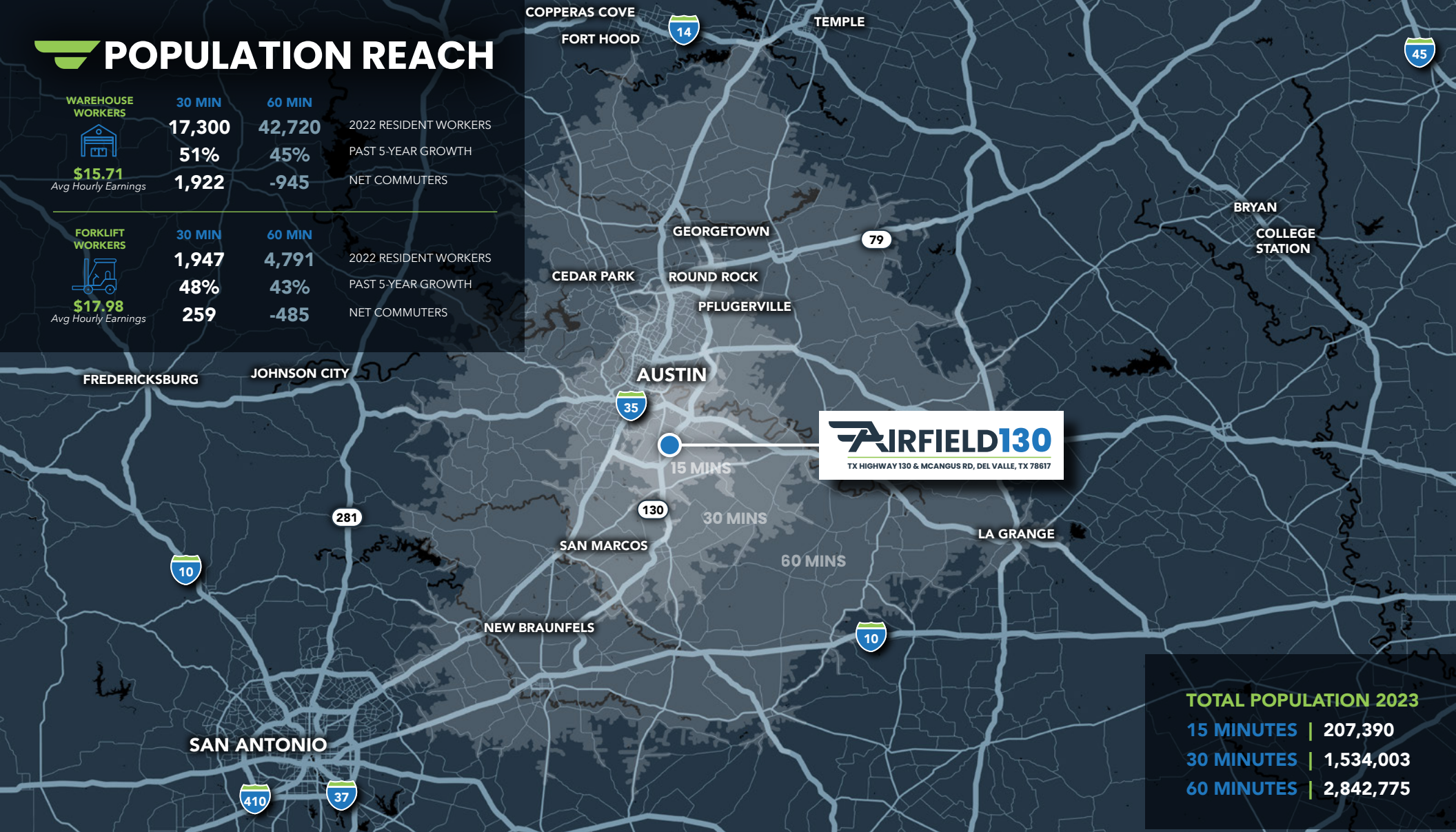
43%

-485

2022 RESIDENT WORKERS

PAST 5-YEAR GROWTH

NET COMMUTERS



TX HIGHWAY 130 & MCANGUS RD, DEL VALLE, TX 78617

TOTAL POPULATION 2023

15 MINUTES | 207,390

30 MINUTES | 1,534,003

60 MINUTES | 2,842,775

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