FOR LEASE

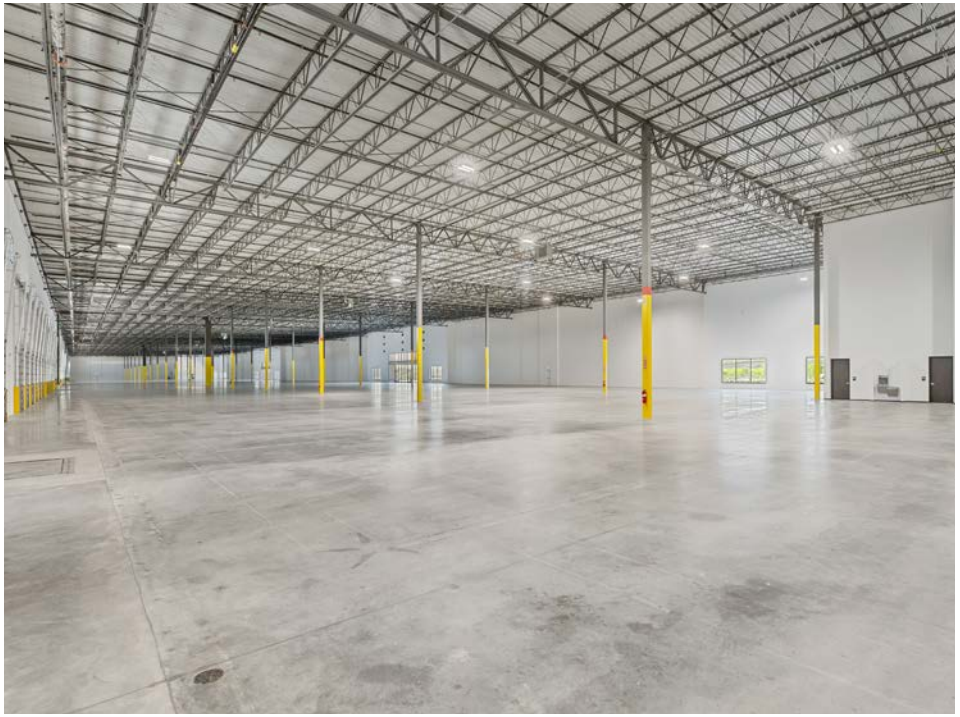
AIRPARK 130

3 BUILDINGS: 241,139 SF AVAILABLE



JLL | CLARIUS PARTNERS

TOTAL PROJECT: 6 BUILDINGS | 982,700 SF | SH 130 & ELROY RD | AUSTIN, TX









LOCATION


Austin
19 min 17 mile drive
130
Trinity Hill
969
Hornsby Bend
Webberville
183
71
Houston
2 hr 30 min 153 mile drive
Colorado Rive
Ranchettes
Austin-Bergstrom
International Airport
10 min 6 mile drive
130
AIRPARK 130
71
INTERSTATE
35
South Fork Estates
San Antonio
1 hr 15 min 81 mile drive
CIRCUIT OF THE AMERICAS
8 min 3.5 mile drive
Wyldwood
Elroy
535
183
812
Turnersville
Creedmoor
N

LOCATION - ACCESSIBILITY



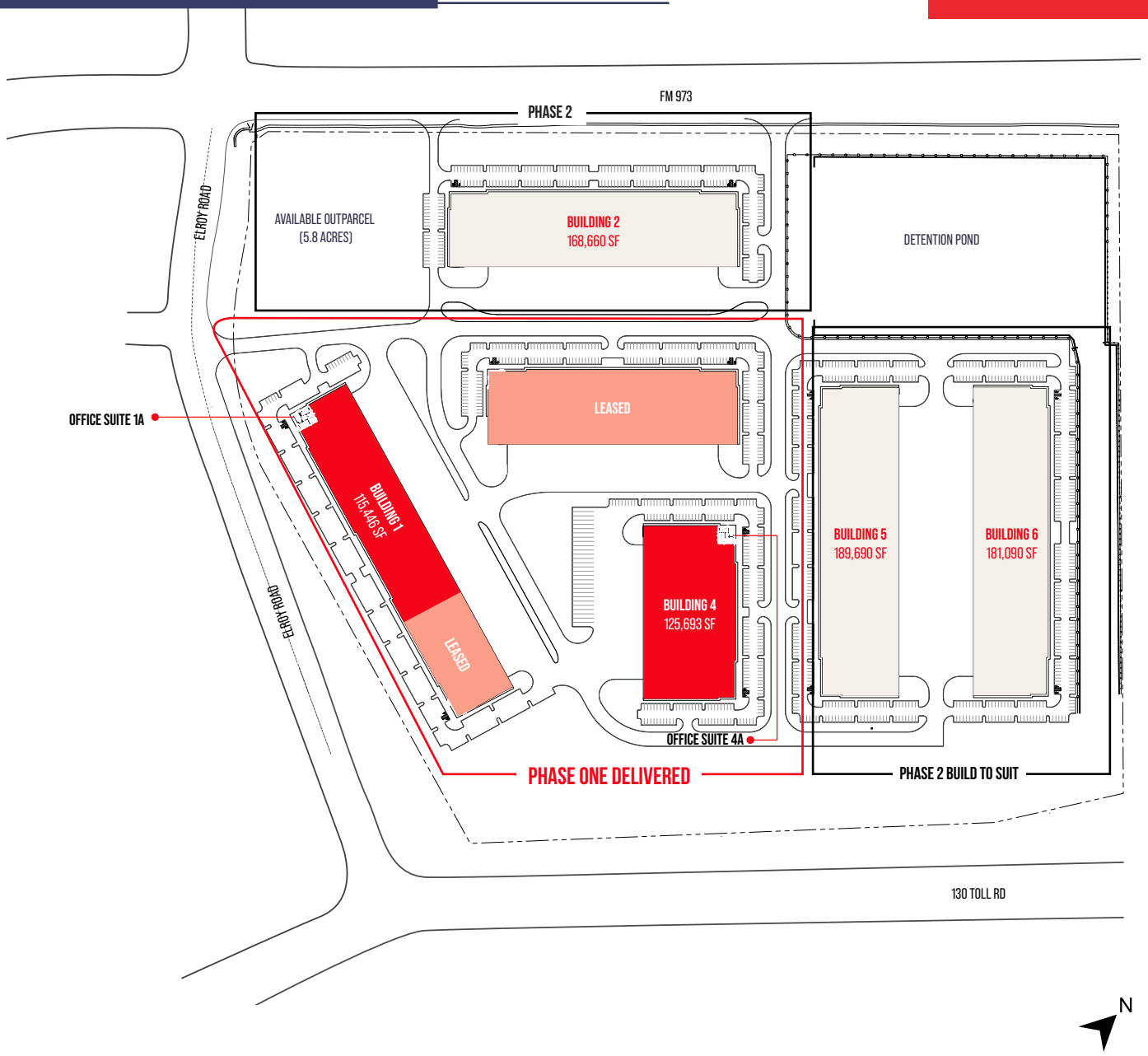
Site Access Points

Driveway 1	Full access driveway off Elroy Rd to the south of FM 973
Driveway 2	Right-in-right-out; Southermost driveway off FM 973
Driveway 3	Full access driveway; Northermost driveway off FM 973

SITE PLAN

Phase 1 Available Now

6 BUILDINGS | 982,700 SF | SH 130 & ELROY RD | AUSTIN, TX



BUILDING 1

Building SF	173,169 SF
Available	115,446 SF
Dock Doors	55 Doors
Building Dimensions	180' X 972'
Drive-In Doors	2 Doors
Truck Court Depth	135'
Car Parking	Total QTY 293
Building Clear Height	32'
Spec Office 1A	2,940 SF
Power	3,000 amps

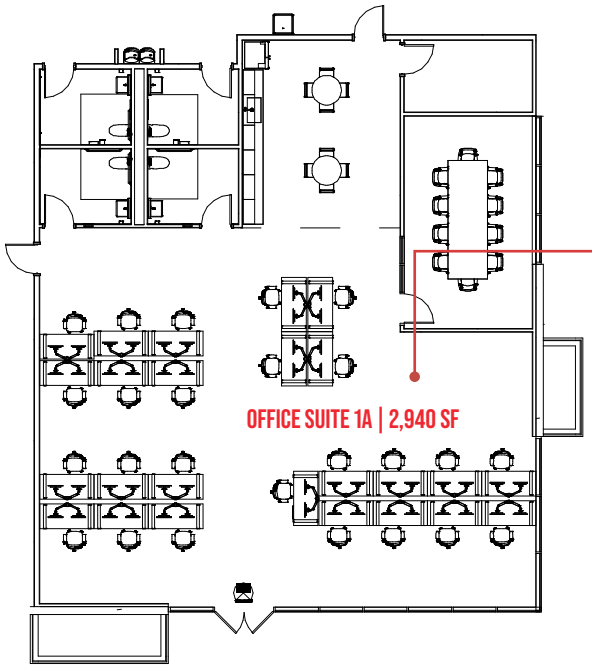
BUILDING 4

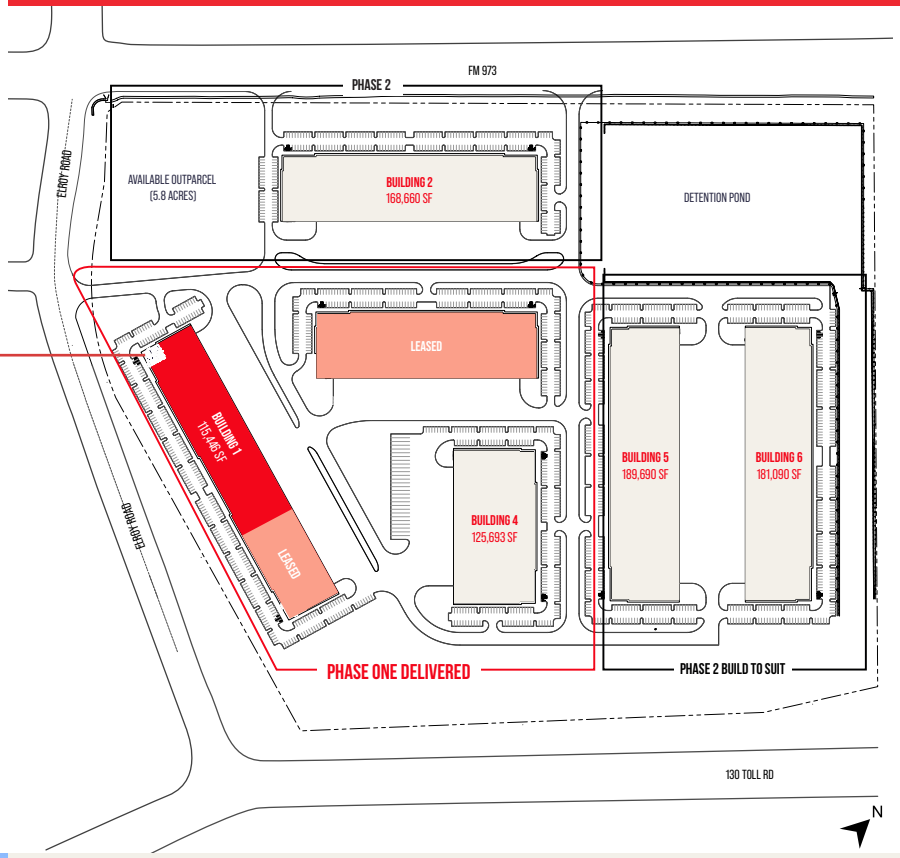
Building SF	125,693 SF
Dock Doors	23 Doors
Building Dimensions	260' X 486'
Drive-In Doors	2 Doors
Truck Court Depth	140'
Car Parking	Total QTY 218
Trailer Parking Spaces	28 Spaces
Building Clear Height	32'
Spec Office 4A	2,625 SF
Power	2,500 amps

SITE PLAN

Phase 1 Available Now

6 BUILDINGS | 982,700 SF | SH 130 & ELROY RD | AUSTIN, TX







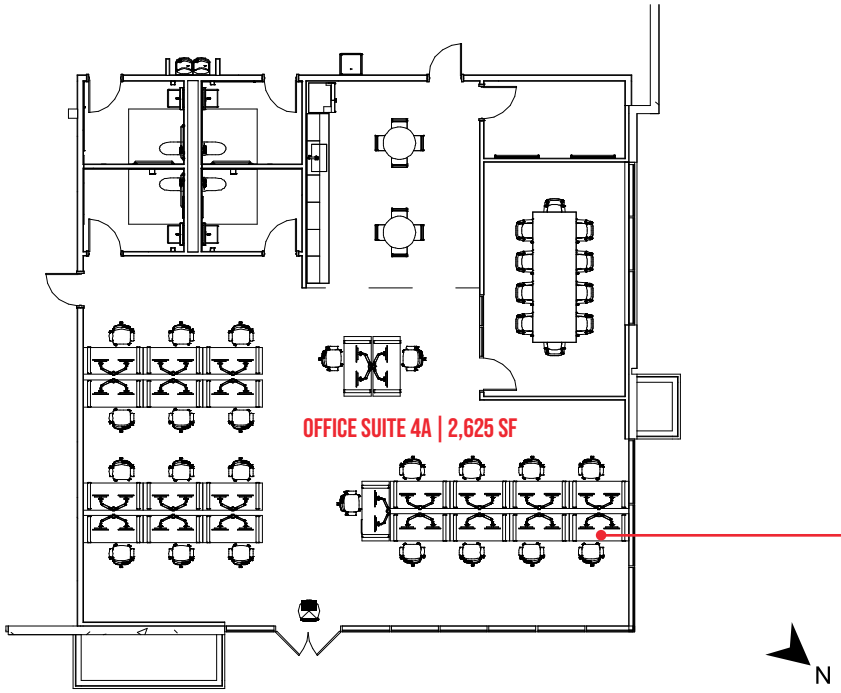
BUILDING 1

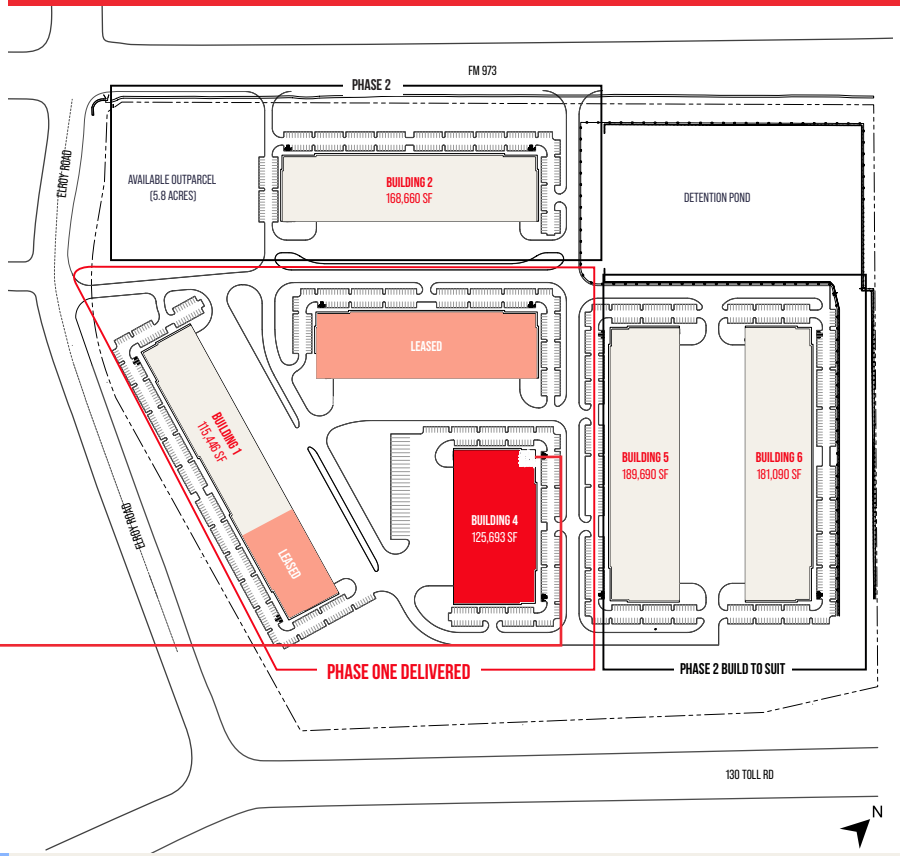
Building SF	173,169 SF
Available	115,446 SF
Dock Doors	55 Doors
Building Dimensions	180' X 972'
Drive-In Doors	2 Doors
Truck Court Depth	135'
Car Parking	Total QTY 293
Building Clear Height	32'
Spec Office 1A	2,940 SF
Power	3,000 amps

SITE PLAN

Phase 1 Available Now

6 BUILDINGS | 982,700 SF | SH 130 & ELROY RD | AUSTIN, TX







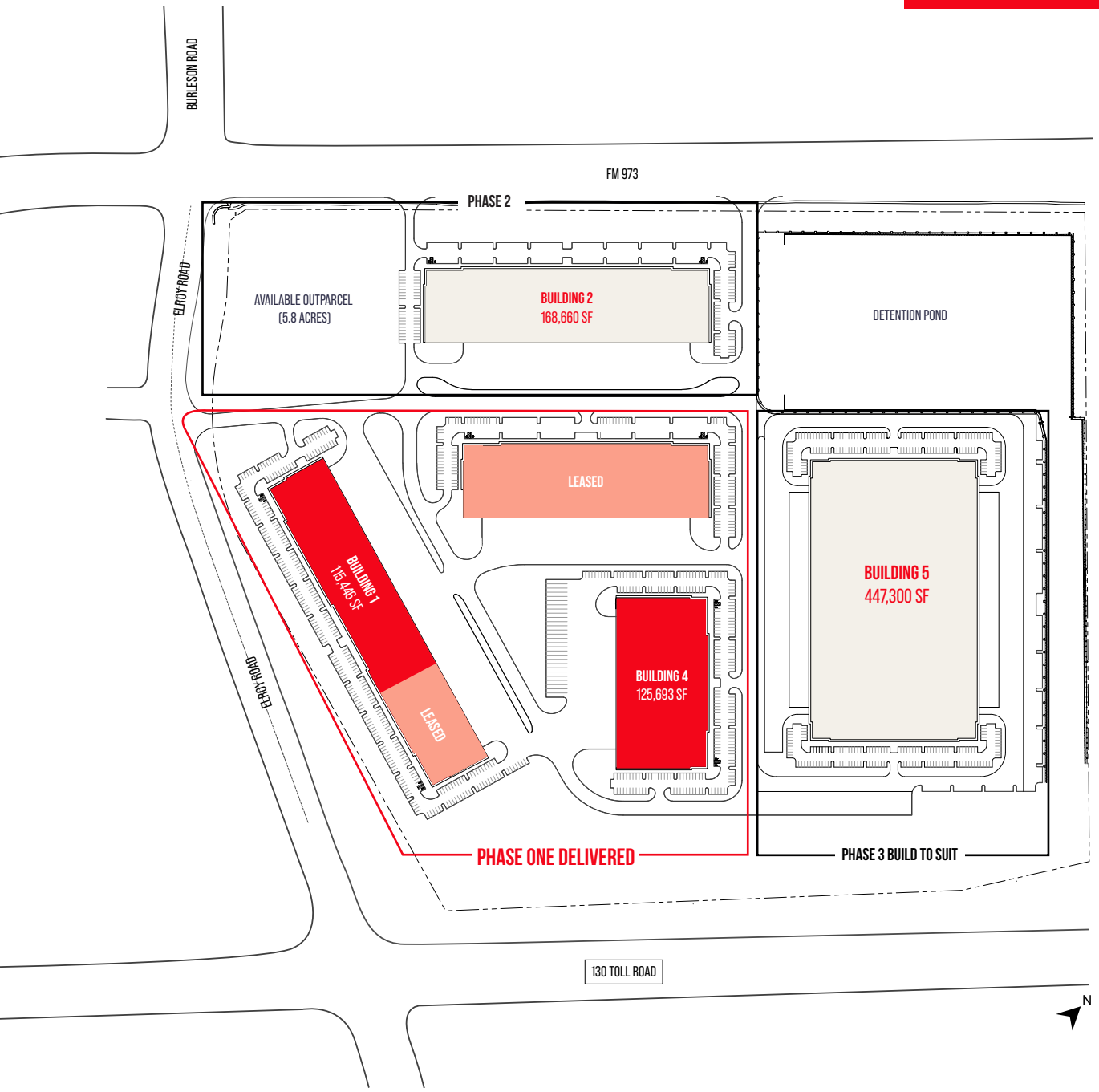
BUILDING 4

Building SF	125,693 SF
Dock Doors	23 Doors
Building Dimensions	260' X 486'
Drive-In Doors	2 Doors
Truck Court Depth	140'
Car Parking	Total QTY 218
Trailer Parking Spaces	28 Spaces
Building Clear Height	32'
Spec Office 4A	2,625 SF
Power	2,500 amps

SITE PLAN

Phase 2 – Sample Cross Dock Plan

SAMPLE BUILD TO SUIT LAYOUT | SH 130 & ELROY RD | AUSTIN, TX



Build to suit

Cross Dock

Building SF - Up to 447,300 SF

Dock Doors - 88

Dimensions - 460 x 856

Drive in Doors - 2

Car Parking - 230

Trailer Parking - 71

AIRPARK 130

6025 FM 973 RD CITY OF AUSTIN, TRAVIS COUNTY TX 78617

Ace Schlameus
+1 512 535 8104
ace.schlameus@jll.com

Kyle McCulloch
+1 512 225 2713
kyle.mcculloch@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.



JLL | CLARIUS PARTNERS