



○ airport commerce park





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Leasing and Management: HPI Real Estate Services and Investments

Developers: Simmons Vedder Partners / HPI Real Estate Services & Investments

Architect: David Bessent Architects, Inc.

Contractor: Harvey Cleary Builders

Civil Engineer: Hanrahan-Pritchard Engineering, Inc.

Structural Engineer: Bihner Chen Engineering, Ltd.

Site:

44.320 Acres

Parking Ratio:

4/1000

Zoning:

CS-CO-NP

Clear Height:

24'0"

Wall Thickness:

7 1/4" rear
8" front and sides

Floor Slab:

6" 3,000 psi concrete floor slab. #3 reinforced bar
16" on center each way

Roof:

45 mil TPO mechanically fastened roof system

Lighting:

Interior and Exterior

Interior: Tenant Provided
Exterior: 400-watt light poles
400-watt wall packs

Electrical:

2000 amp, 480/277 volt, 3 phase, 4 wire 60HZ.
Utility provider can increase transformer size upon
additional load demand.

Fire Protection:

NFPA 13 Class IV (ESFR Compatible)

Utilities:

Communication:

Grande Communications
Time Warner Telecom
ATT/SBC

Electrical:

Austin Energy

Gas:

Texas Gas Service

Doors:

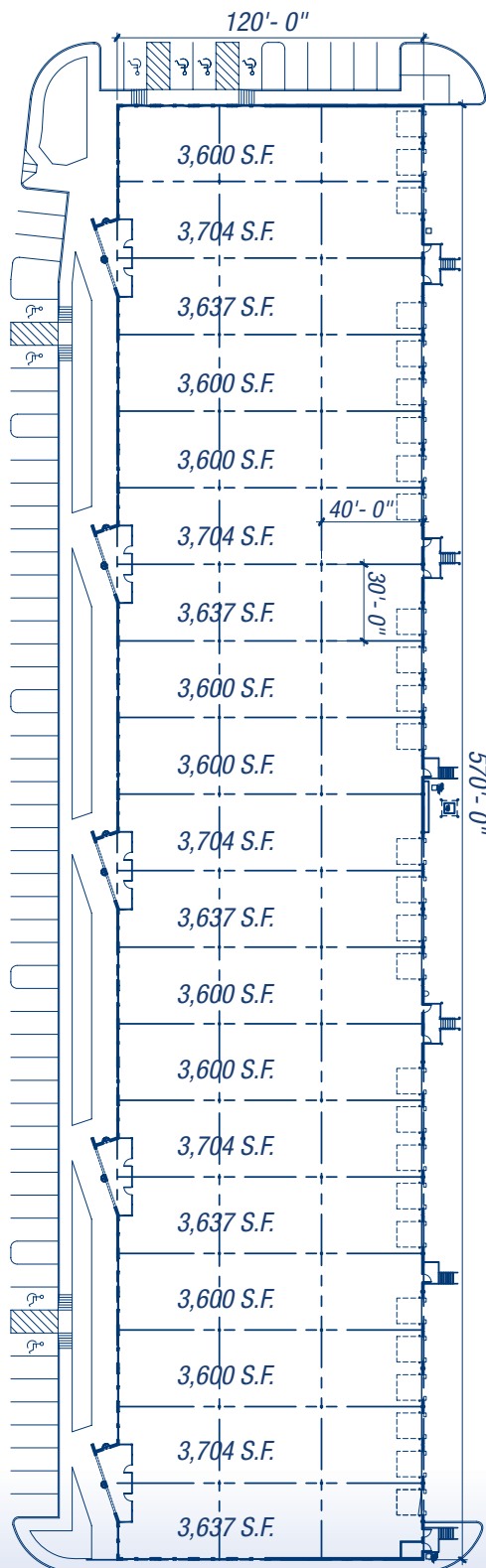
10' wide x 10' high overhead doors

Dock Equipment:

Bumpers



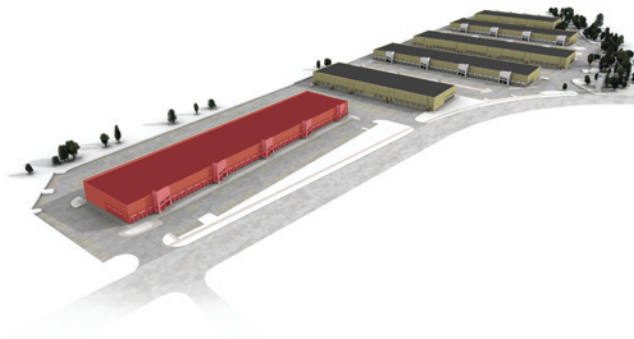
BUILDING 1



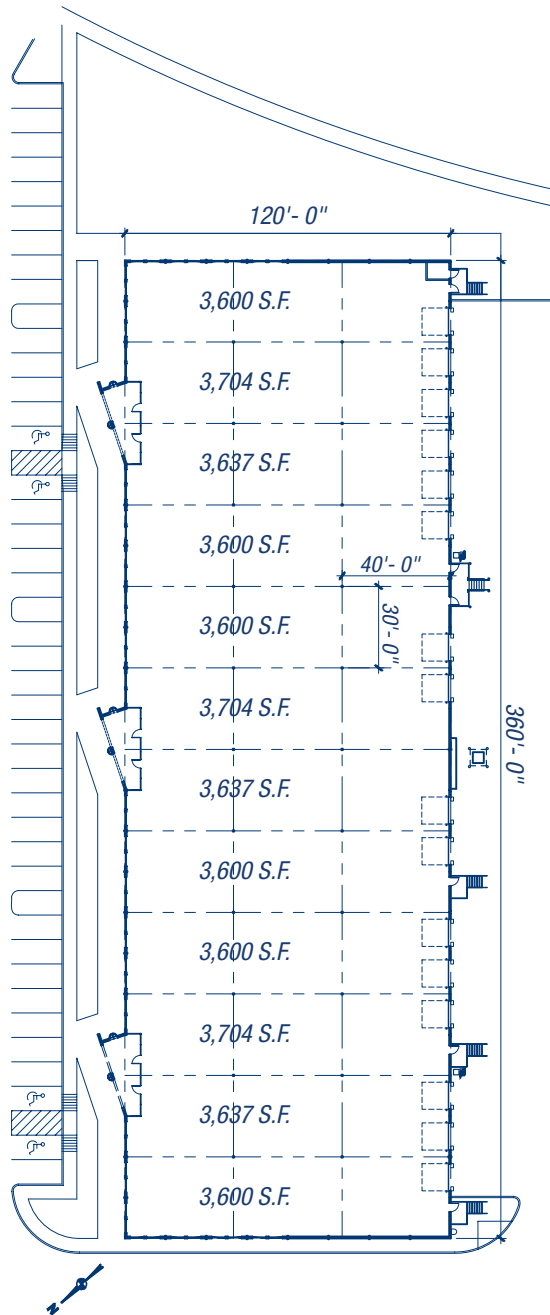
69,106 square feet

BAY SIZE:

120' deep by 570'. Front to back bays of building are 40'. Each side bay is 30' wide; 19 bays of 40' x 30' columns in the center.



BUILDING 2



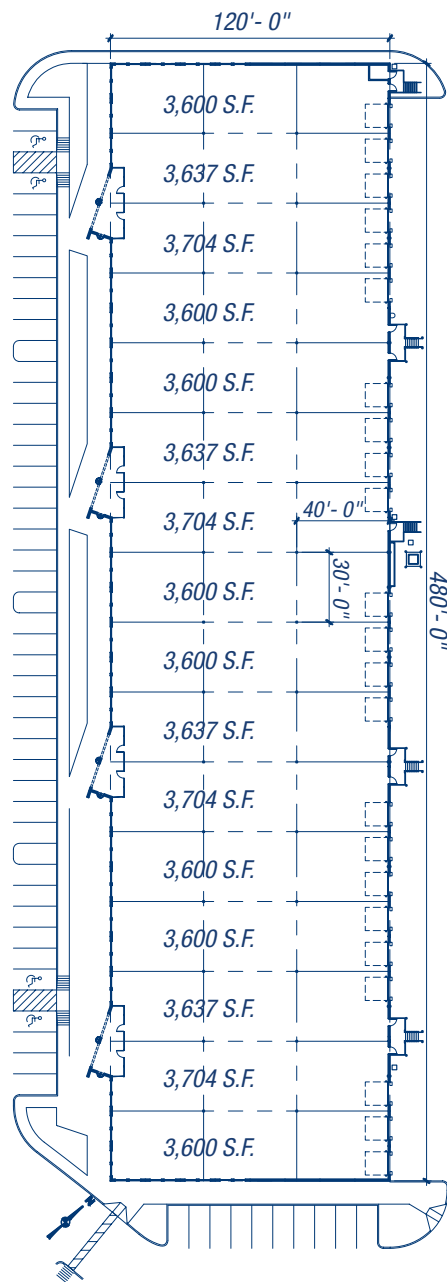
43,624 square feet

BAY SIZE:

120' deep by 360'. Front to back bays of building are 40'.
Each side bay is 30' wide; 12 bays of 40' x 30' columns
in the center.



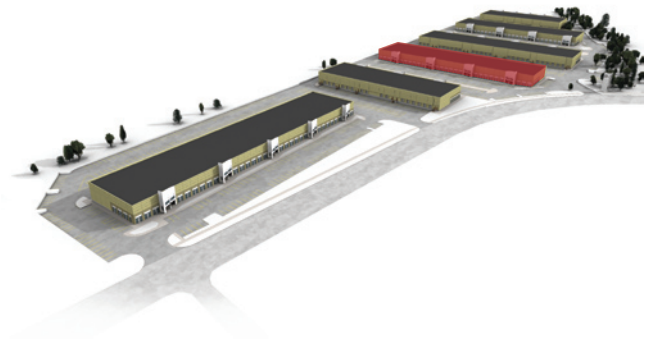
BUILDING 3



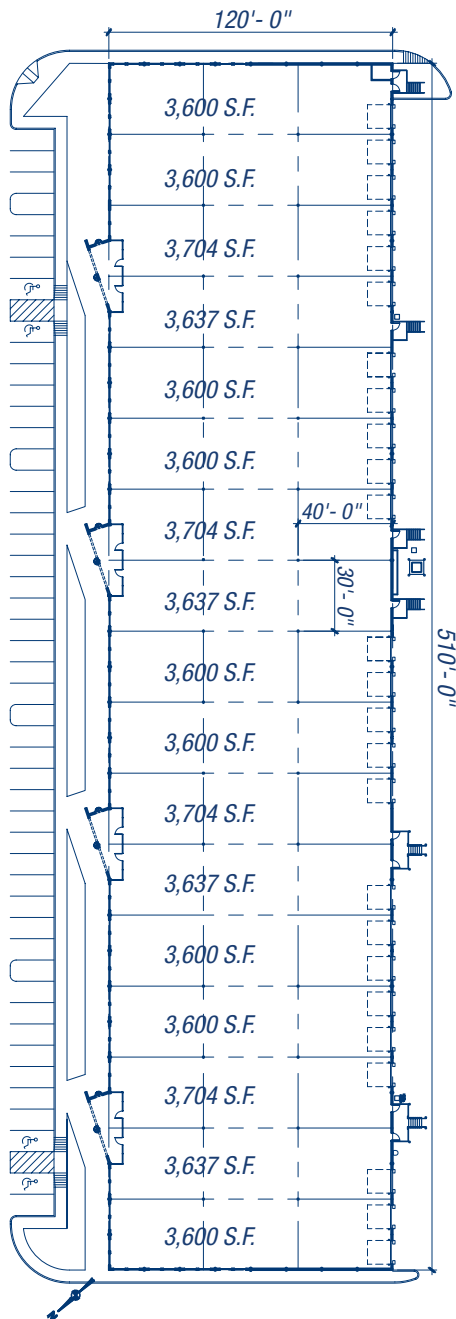
58,165 square feet

BAY SIZE:

120' deep by 480'. Front to back bays of building are 40'.
Each side bay is 30' wide; 16 bays of 40' x 30' columns
in the center.



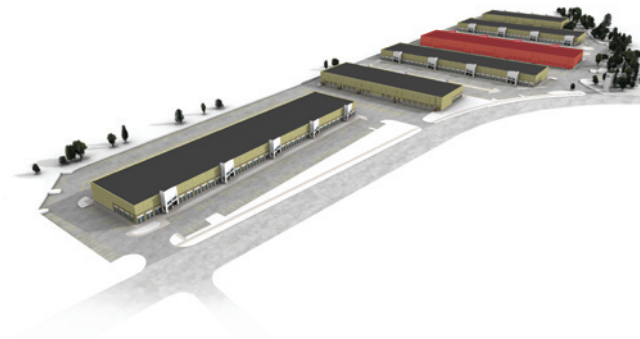
BUILDING 4



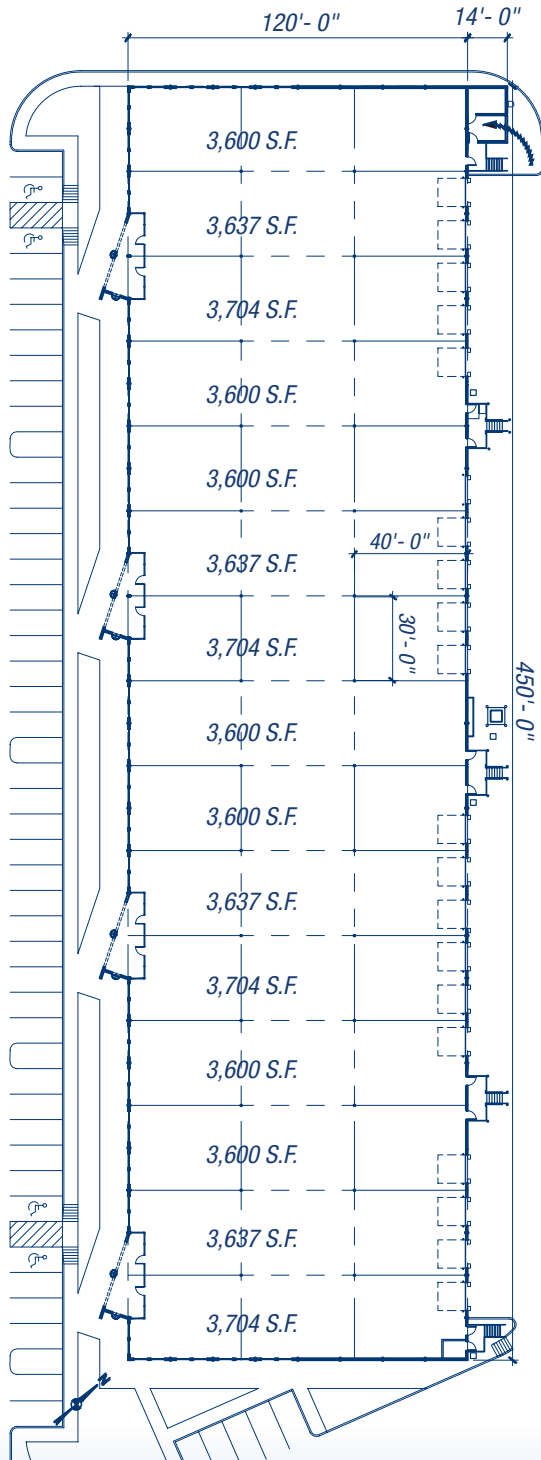
61,765 square feet

BAY SIZE:

120' deep by 510'. Front to back bays of building are 40'.
Each side bay is 30' wide; 17 bays of 40' x 30' columns
in the center.



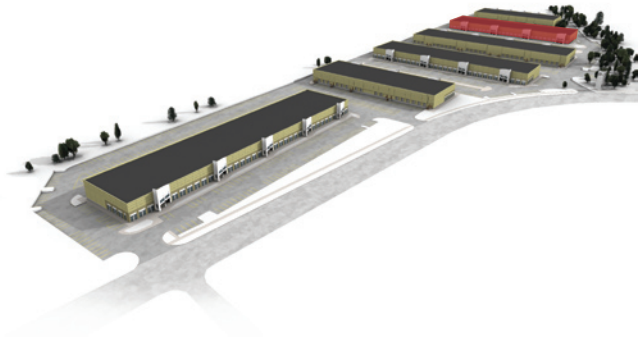
BUILDING 5



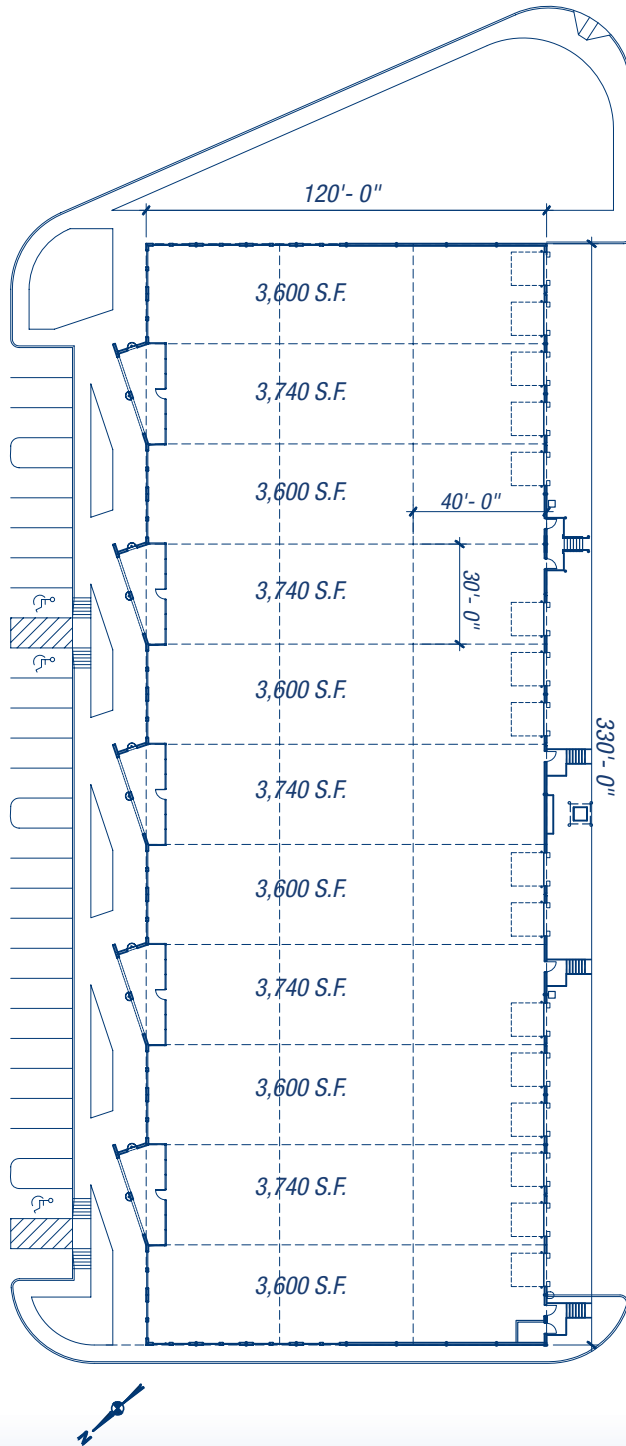
54,845 square feet

BAY SIZE:

120' deep by 450'. Front to back bays of building are 40'. Each side bay is 30' wide; 15 bays of 40' x 30' columns in the center.



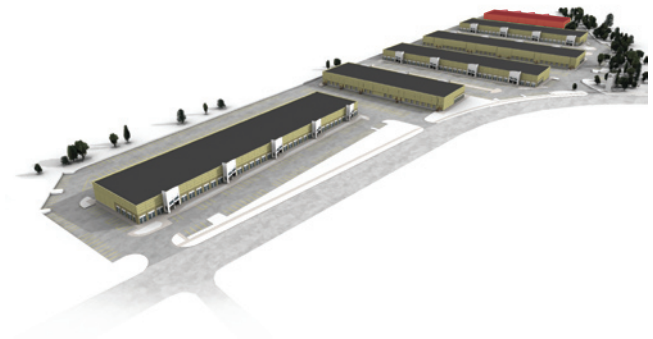
BUILDING 6

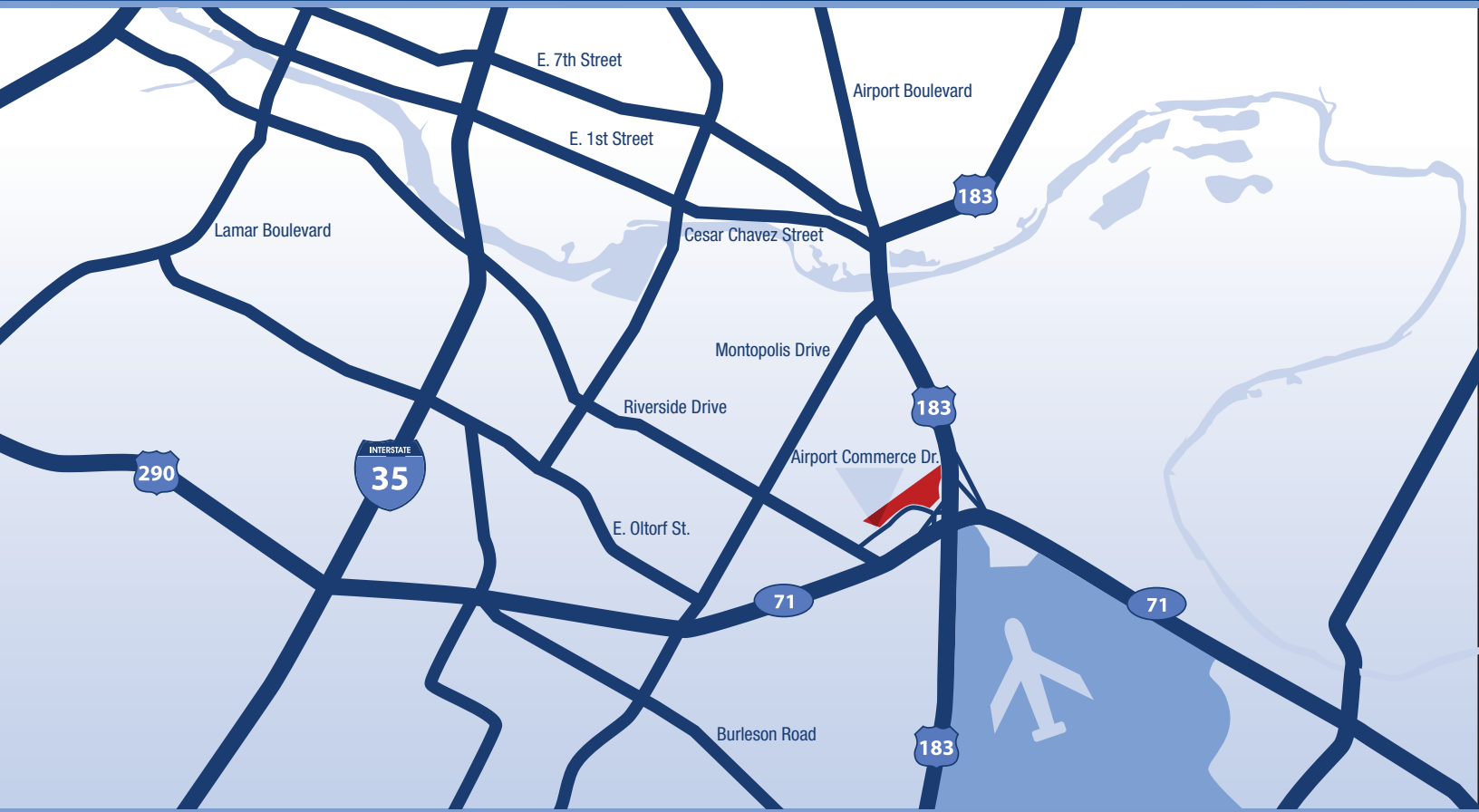


40,304 square feet

BAY SIZE:

120' deep by 330'. Front to back bays of building are 40'. Each side bay is 30' wide; 11 bays of 40' x 30' columns in the center.





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Located at the northeast corner of Riverside Drive and Ben White Boulevard, (Highway 71), Airport

Commerce Park is one of southeast Austin's premier business environments with easy access to Austin

Bergstrom International Airport, Austin CBD and some of the city's major employers.



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