



INTERSECTION OF JOHNNY MORRIS RD AND OLD MANOR RD • AUSTIN, TEXAS 78724

Hines



Four Class A Industrial Buildings Available – Up to 684,344 SF





FOR LEASE BLUEBONNET BUSINESS CENTER

INTERSECTION OF JOHNNY MORRIS RD AND OLD MANOR RD • AUSTIN, TEXAS 78724

Building 1

414,809 SF Cross Dock

Building 2

92,041 SF Front Load

Building 3

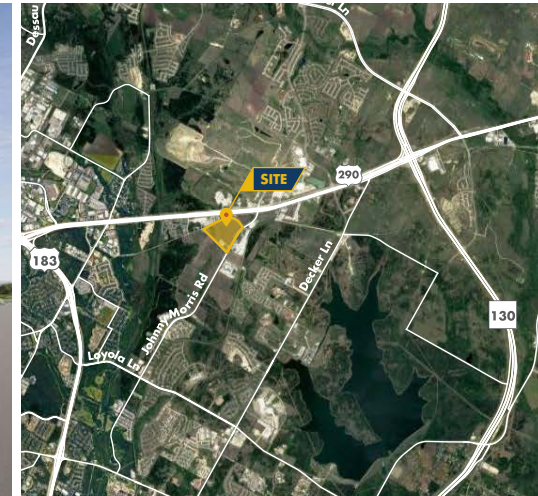
88,747 SF Rear Load

Building 4

88,747 SF Rear Load

Easy Access & Great Visibility

Located conveniently off of Hwy 290 and close proximity to US-183 and SH-130



BLUEBONNET BUSINESS CENTER is a four-building industrial development in Northeast Austin. The park consists of cross-dock, front-load, and rear-load buildings, accommodating a wide variety of tenants. The property is just off of Hwy 290 with close proximity to both US-183 and SH-130.

Property Highlights

- Brand new industrial park
- Clear heights ranging from 32' to 36'
- Located conveniently off of Hwy 290 with close proximity to US-183 and SH-130
- Ample trailer parking

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PROPERTY SITE PLAN BLUEBONNET BUSINESS CENTER

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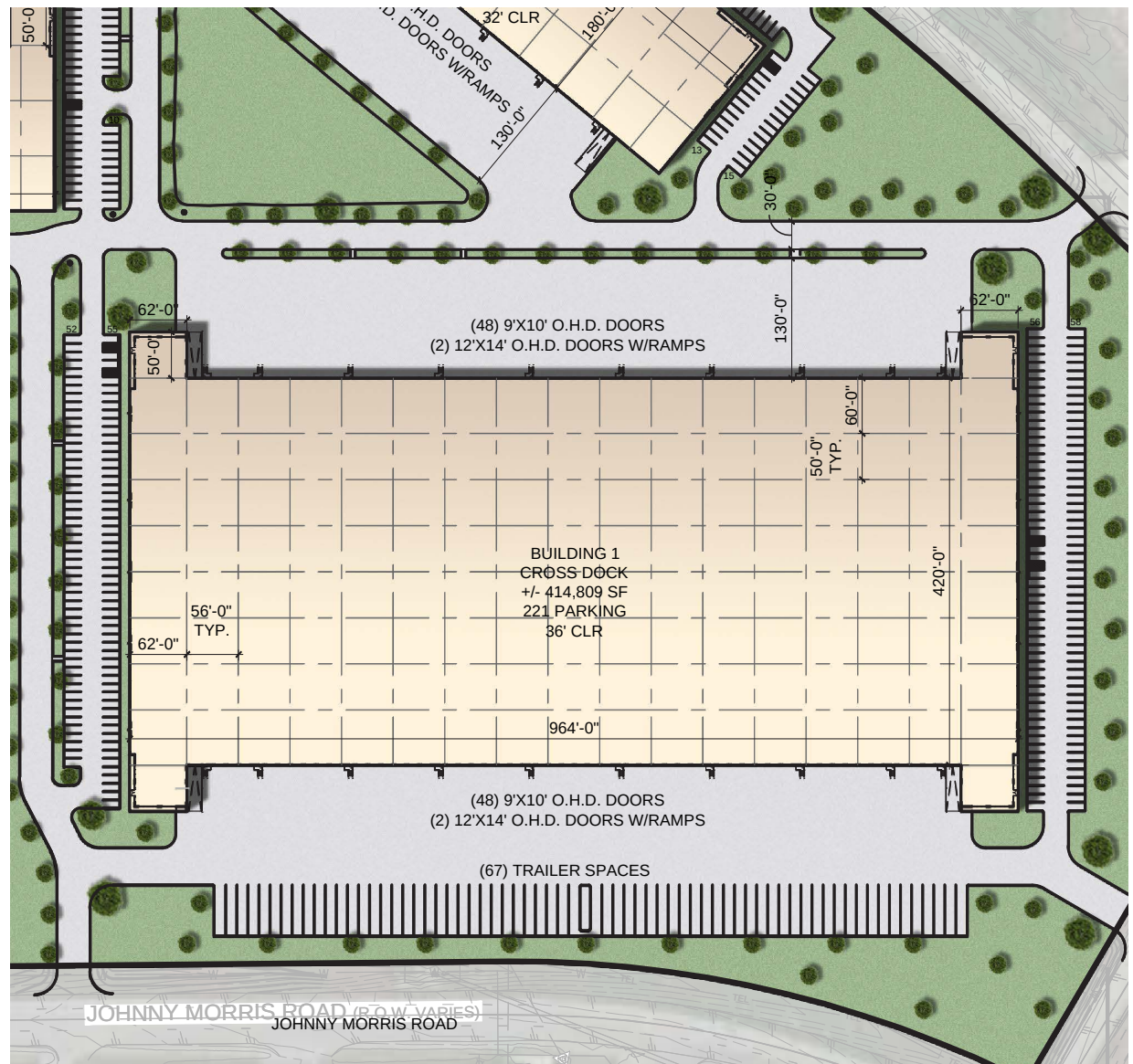
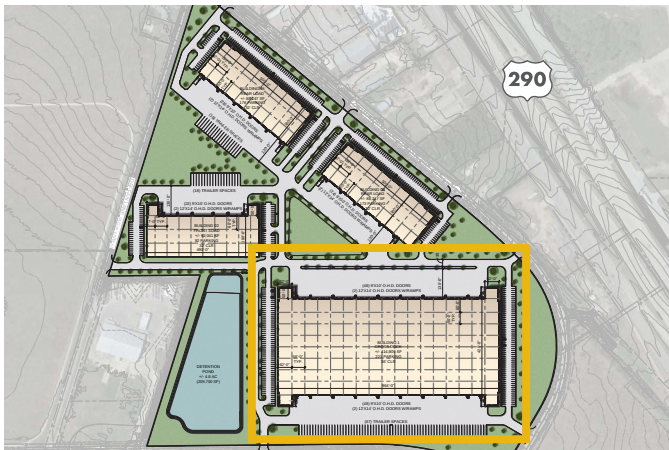
BUILDING 1 BLUEBONNET BUSINESS CENTER

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BUILDING 1 SPECS

Building Size	414,809 SF
Building Type	Cross Dock
Clear Height	36'
Ramps	4
Truck Court	130'
Trailer Parking	67 stalls
Auto Parking	221 spaces
Power	4,000 Amps
Sprinklers	ESFR
Column Spacing	50' x 56' Typical Bay 60' x 56' Speed Bay
Dock Doors	(96) 9' x 10' OHD Doors (4) OHD Doors w/ ramps



BUILDING 2

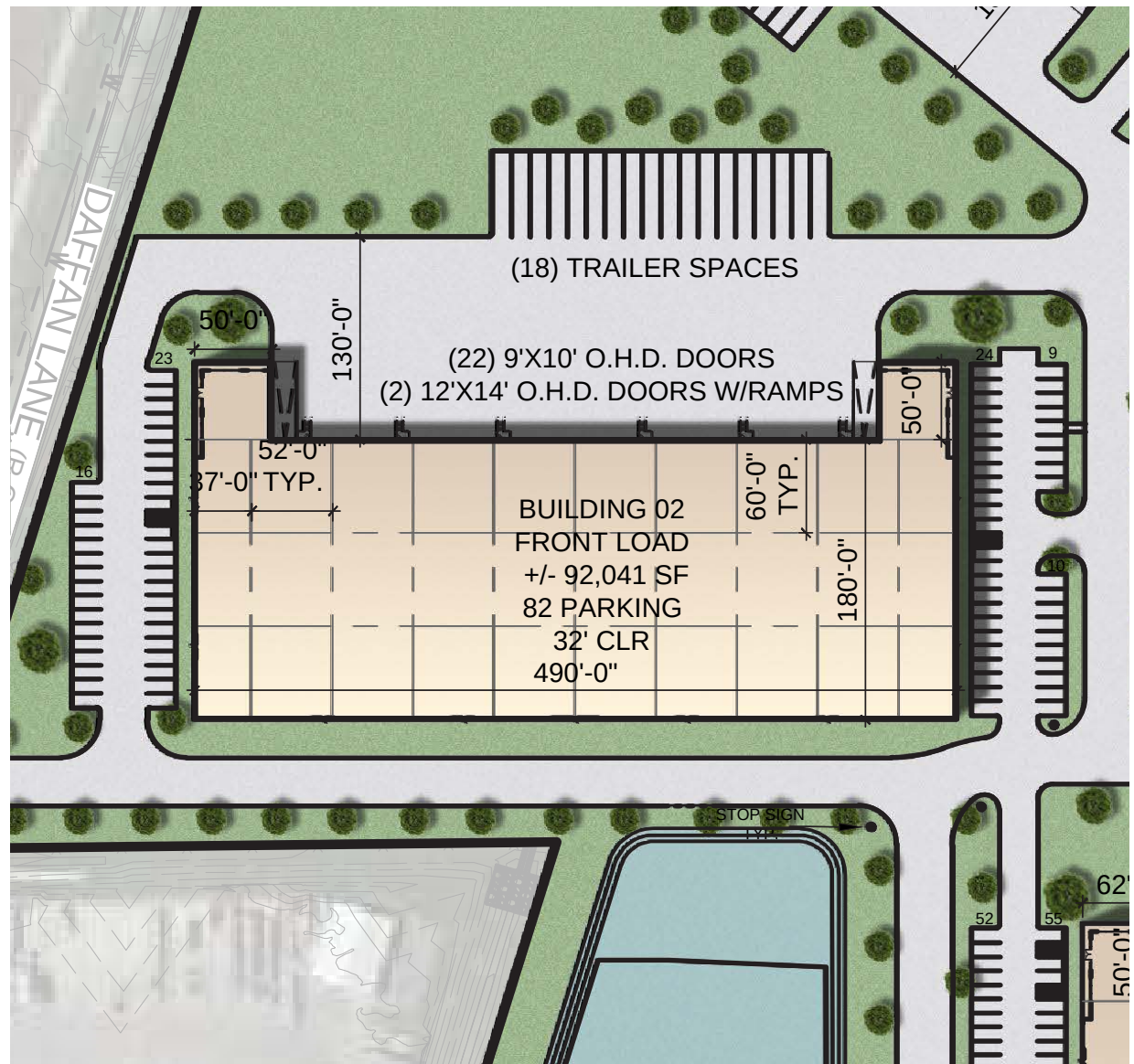
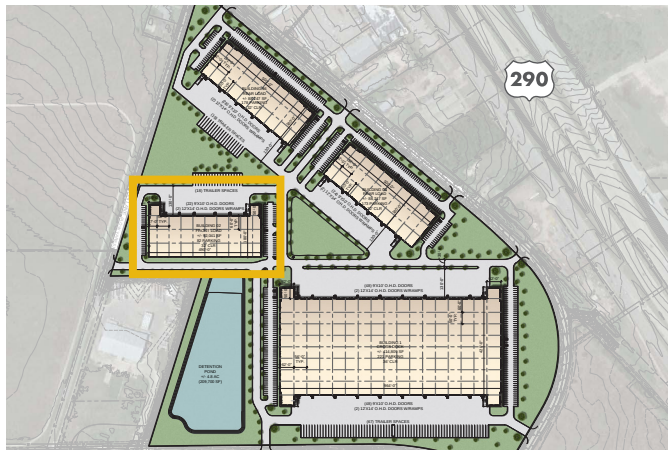
BLUEBONNET BUSINESS CENTER

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BUILDING 2 SPECS

Building Size	92,041 SF
Building Type	Front Load
Clear Height	32'
Ramps	2
Truck Court	130'
Trailer Parking	18 stalls
Auto Parking	82 spaces
Power	1,500 Amps
Sprinklers	ESFR
Column Spacing	52' x 60' Typical Bay
Dock Doors	(22) 9' x 10' OHD Doors (2) 12' x 14' OHD Doors w/ ramps



BUILDING 3

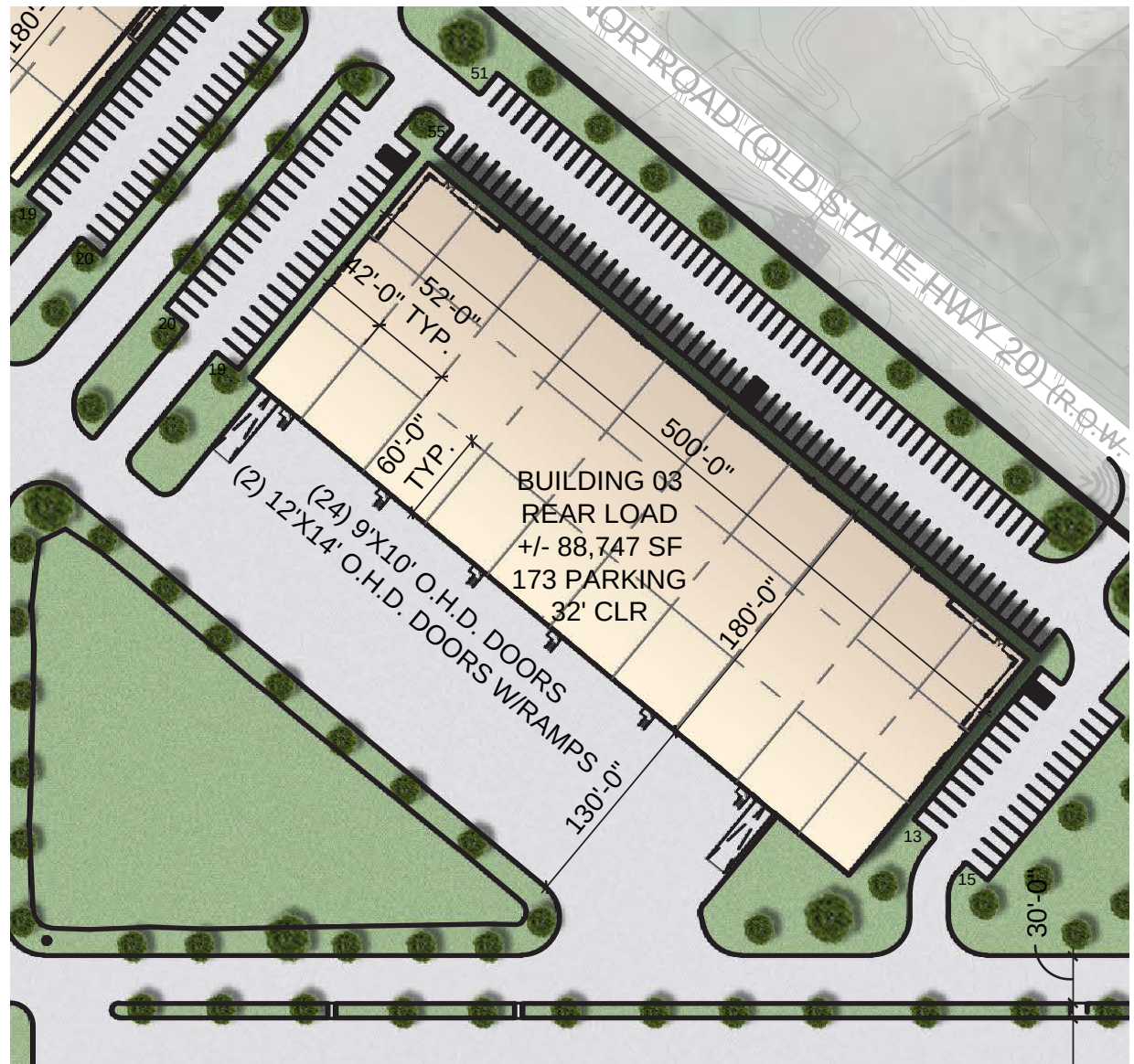
BLUEBONNET BUSINESS CENTER

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BUILDING 3 SPECS

Building Size	88,747 SF
Building Type	Rear Load
Clear Height	32'
Ramps	2
Truck Court	130'
Trailer Parking	0 stalls
Auto Parking	173 spaces
Power	1,500 Amps
Sprinklers	ESFR
Column Spacing	52' x 60' Typical Bay
Dock Doors	(24) 9' x 10' OHD Doors (2) 12' x 14' OHD Doors w/ ramps



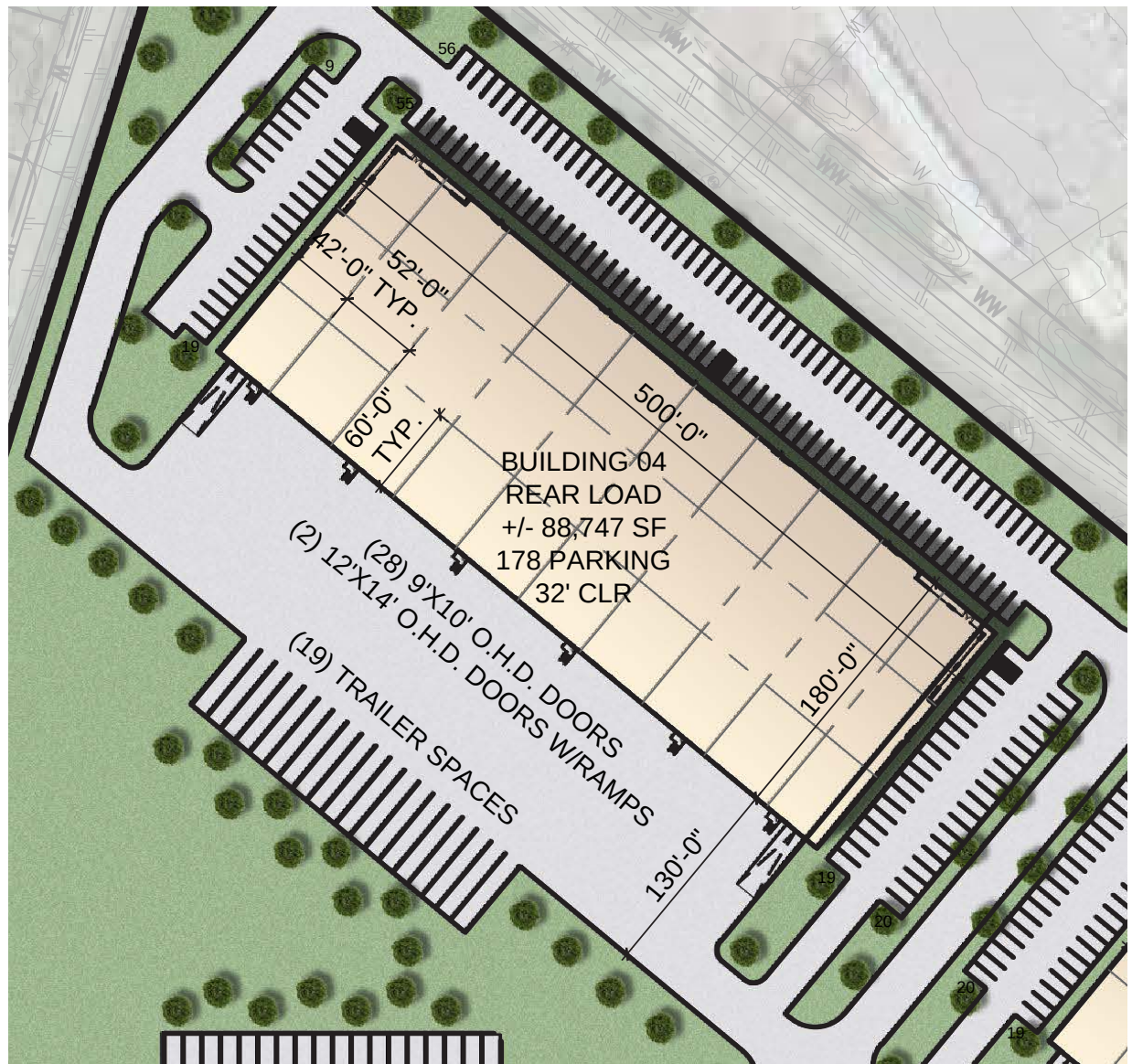
BUILDING 4 BLUEBONNET BUSINESS CENTER

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BUILDING 4 SPECS

Building Size	88,747 SF
Building Type	Rear Load
Clear Height	32'
Ramps	2
Truck Court	130'
Trailer Parking	19 stalls
Auto Parking	178 spaces
Power	1,500 Amps
Sprinklers	ESFR
Column Spacing	52' x 60' Typical Bay
Dock Doors	(28) 9' x 10' OHD Doors (2) 12' x 14' OHD Doors w/ ramps



PROXIMITY TO BLUEBONNET BUSINESS CENTER

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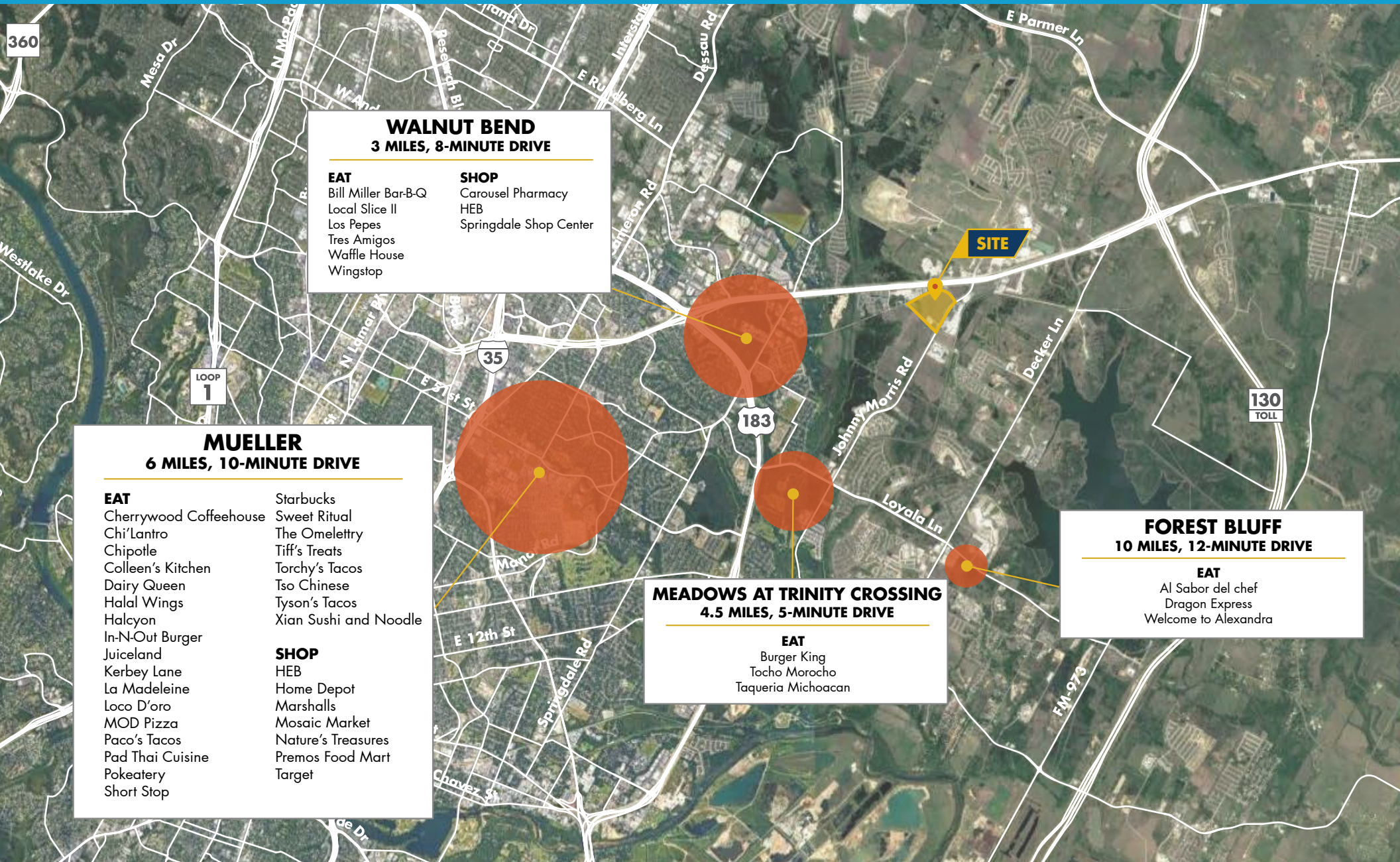
Destination	Distance	Drive Time
Applied Materials	1 mi.	4 min.
Samsung	5 mi.	10 min.
Downtown Austin	10 mi.	15 min.
Tesla Gigafactory	12 mi.	15 min.
The Domain	12 mi.	15 min.
ABIA Airport	13 mi.	15 min.
Temple/Belton	55 mi.	50 min.
San Antonio	90 mi.	1.5 hours
Houston	150 mi.	2.5 hours
Dallas/Ft. Worth	190 mi.	2.75 hours



NEARBY AMENITIES

BLUEBONNET BUSINESS CENTER

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WALNUT BEND

3 MILES, 8-MINUTE DRIVE

EAT

Bill Miller Bar-B-Q
Local Slice II
Los Pepes
Tres Amigos
Waffle House
Wingstop

SHOP

Carousel Pharmacy
HEB
Springdale Shop Center

MUELLER

6 MILES, 10-MINUTE DRIVE

EAT

Cherrywood Coffeehouse
Chi'Lantro
Chipotle
Colleen's Kitchen
Dairy Queen
Halal Wings
Halcyon
In-N-Out Burger
Juiceland
Kerbey Lane
La Madeleine
Loco D'oro
MOD Pizza
Paco's Tacos
Pad Thai Cuisine
Pokeatery
Short Stop

Starbucks
Sweet Ritual
The Omelettry
Tiff's Treats
Torchy's Tacos
Tso Chinese
Tyson's Tacos
Xian Sushi and Noodle

SHOP

HEB
Home Depot
Marshalls
Mosaic Market
Nature's Treasures
Premos Food Mart
Target

MEADOWS AT TRINITY CROSSING

4.5 MILES, 5-MINUTE DRIVE

EAT

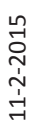
Burger King
Tocho Morochito
Taqueria Michoacan

FOREST BLUFF

10 MILES, 12-MINUTE DRIVE

EAT

Al Sabor del chef
Dragon Express
Welcome to Alexandra



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

AQUILA Commercial LLC 567896 info@aquilacommercial.com 512-684-3800

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Christopher Perry 428511 perry@aquilacommercial.com 512-684-3803

Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Information available at www.trec.texas.gov

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