



CLASS A INDUSTRIAL SPACE FOR LEASE IN NORTHEAST AUSTIN, TX

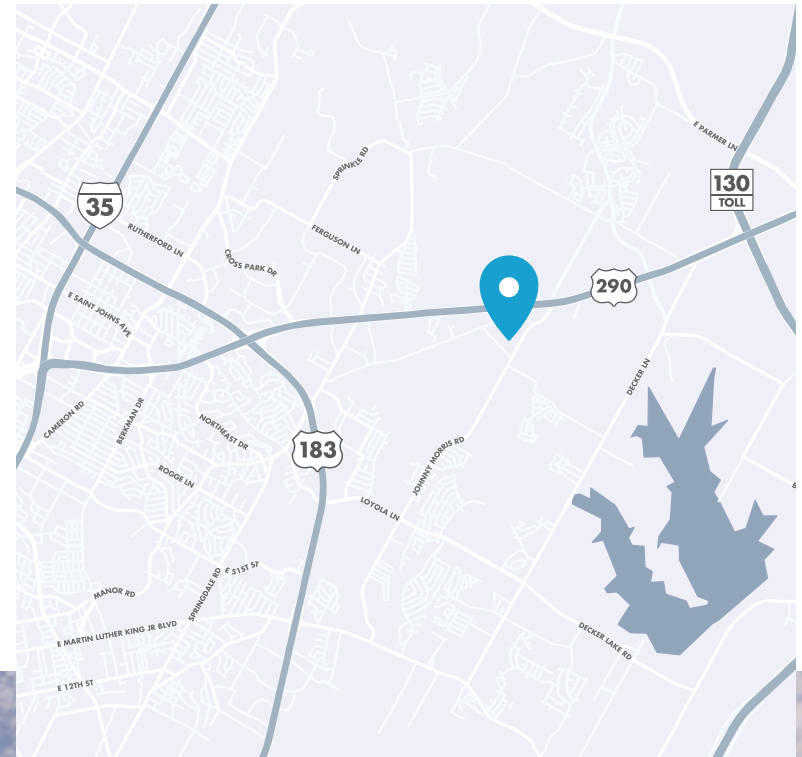
UP TO 684,344 SF



INTERSECTION OF 290 & JOHNNY MORRIS ROAD • AUSTIN, TEXAS 78724

Bluebonnet Business Center.
Easy Access. Great Visibility.

Bluebonnet Business Center is a four-building, Class A Industrial space 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. Bluebonnet Business Center is expected to be ready for tenants in Q4 2023.



About the Property

Located conveniently off Hwy 290 with proximity to US-183 and SH-130, this brand new industrial park is expected to start construction in Q1 2023.



Highlights

- + 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
- + Clear heights: 32'- 36'
- + Ample trailer parking



Learn more! Scan QR or navigate to
bluebonnetbusinesscenter.com



Building 1 | Cross Dock



414,809 SF
BUILDING SIZE

36'
CLEAR HEIGHT

50' x 56'
TYPICAL BAY

60' x 56'
SPEED BAY

130'
TRUCK COURT

4,000 Amps
POWER

4
RAMPS

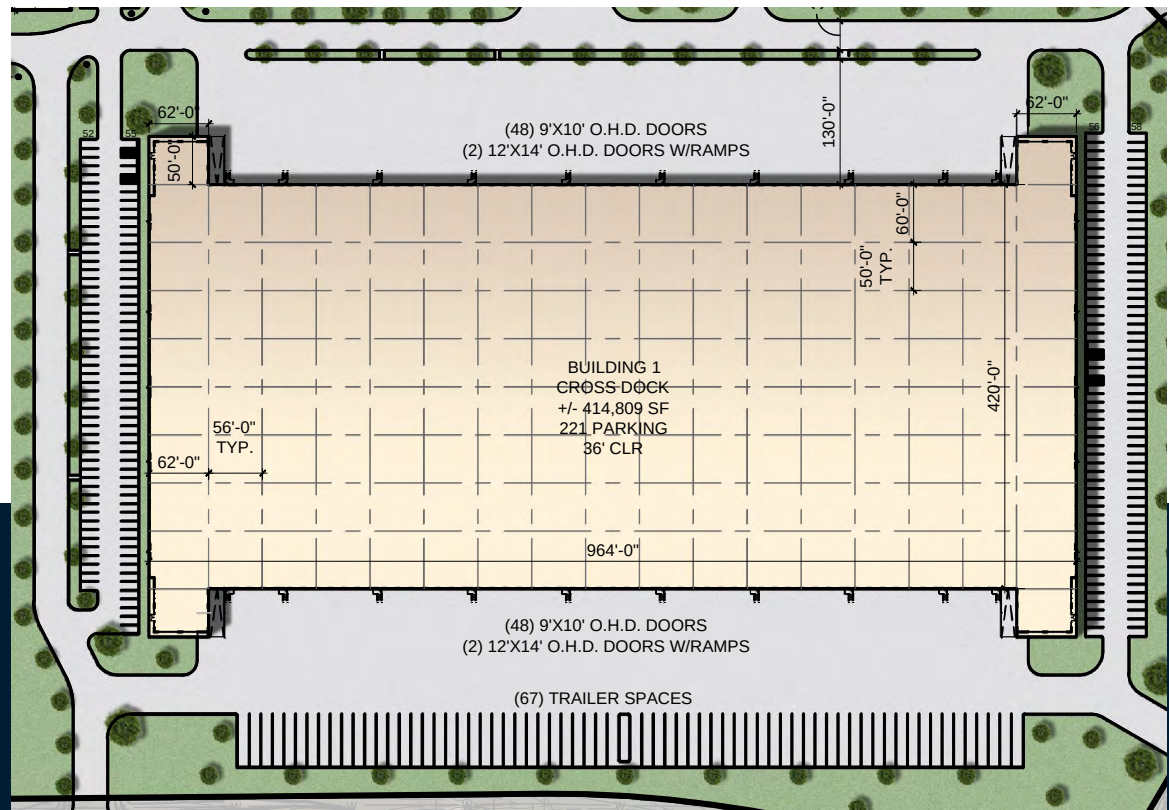
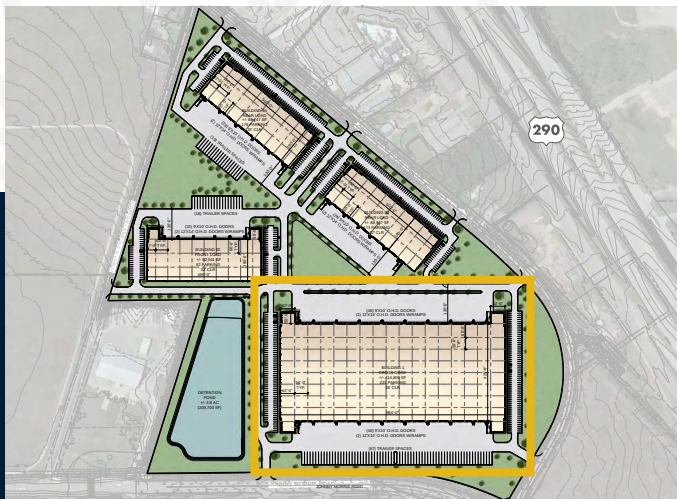
96 (9' x 10')
DOCK DOORS

4 (12' x 14')
DOORS W/ RAMPS

221
AUTO PARKS

67
TRAILER PARKS

ESFR
FIRE SPRINKLERS



Building 2 | Front Load



92,041 SF
BUILDING SIZE

32'
CLEAR HEIGHT

52' x 60'
TYPICAL BAY

60'
SPEED BAY

130'
TRUCK COURT

1,500 Amps
POWER

2
RAMPS

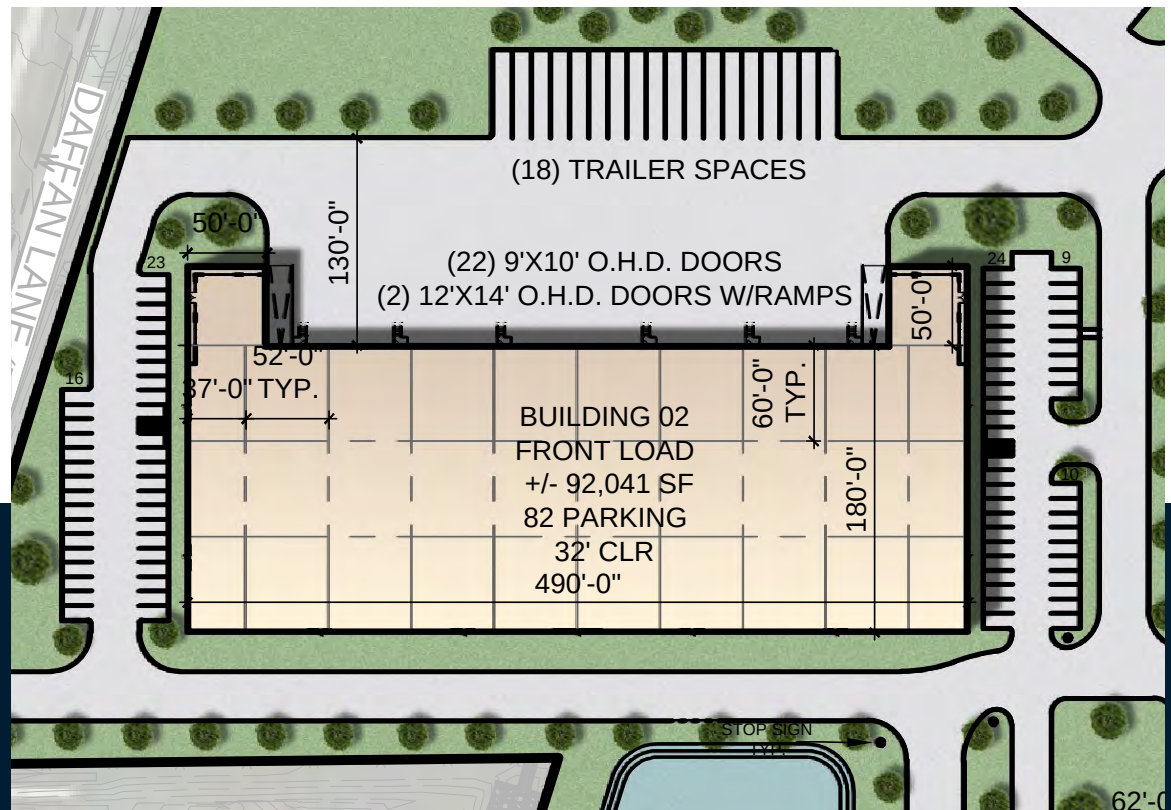
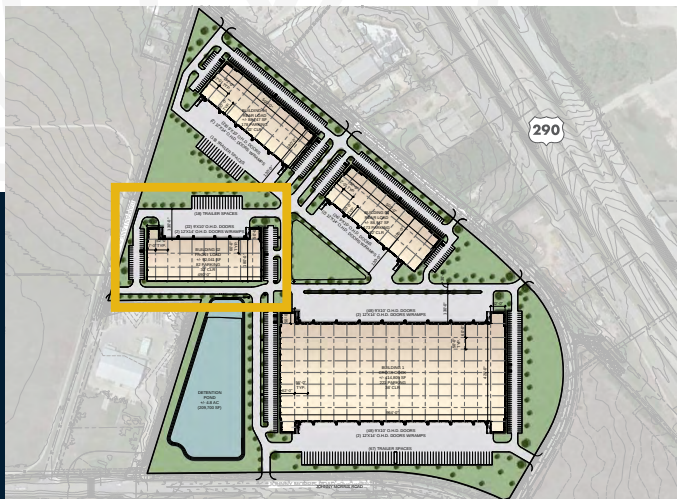
22 (9' x 10')
DOCK DOORS

2 (12' x 14')
DOORS W/ RAMPS

82
AUTO PARKS

18
TRAILER PARKS

ESFR
FIRE SPRINKLERS



Building 3 | Rear Load



88,747 SF
BUILDING SIZE

32'
CLEAR HEIGHT

52' x 60'
TYPICAL BAY

60'
SPEED BAY

130'
TRUCK COURT

1,500 Amps
POWER

2
RAMPS

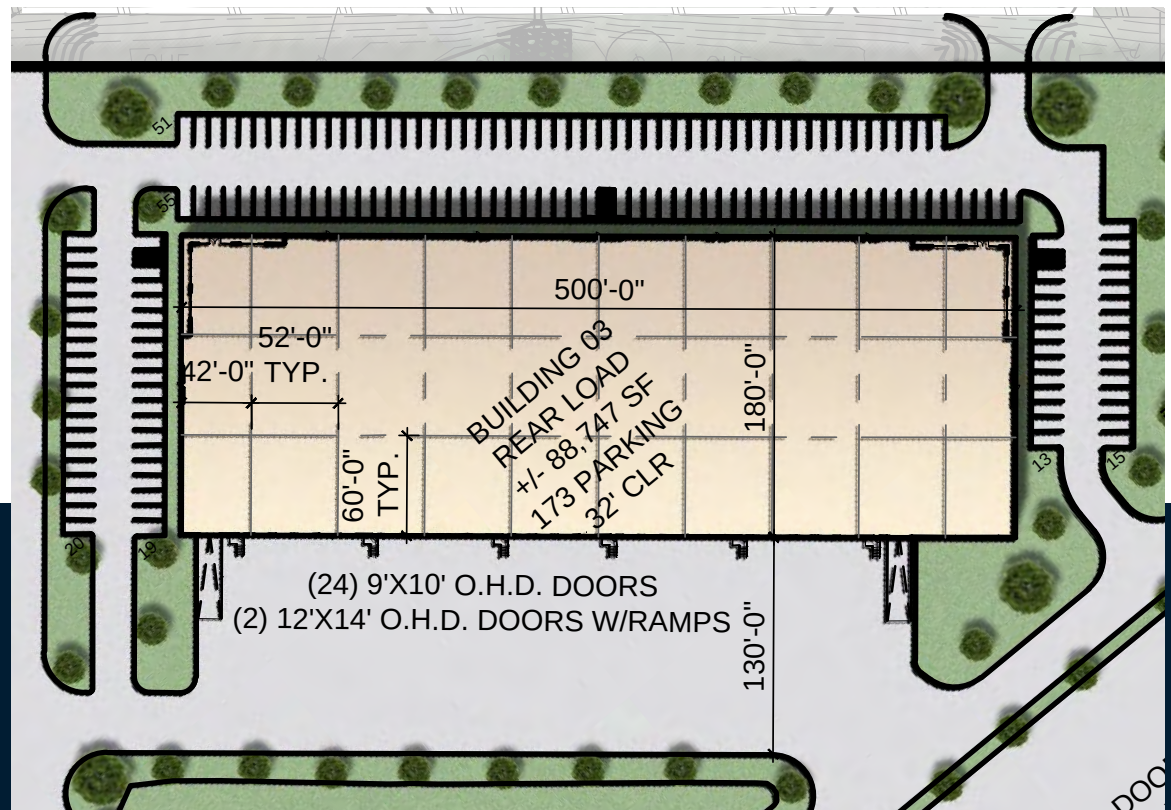
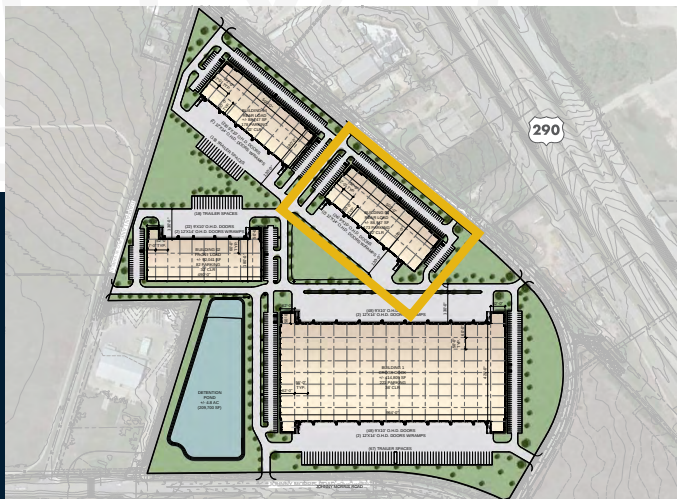
24 (9' x 10')
DOCK DOORS

2 (12' x 14')
DOORS W/ RAMPS

173
AUTO PARKS

No
TRAILER PARKS

ESFR
FIRE SPRINKLERS



Building 4 | Rear Load



88,747 SF
BUILDING SIZE

32'
CLEAR HEIGHT

52' x 60'
TYPICAL BAY

60'
SPEED BAY

130'
TRUCK COURT

1,500 Amps
POWER

2
RAMPS

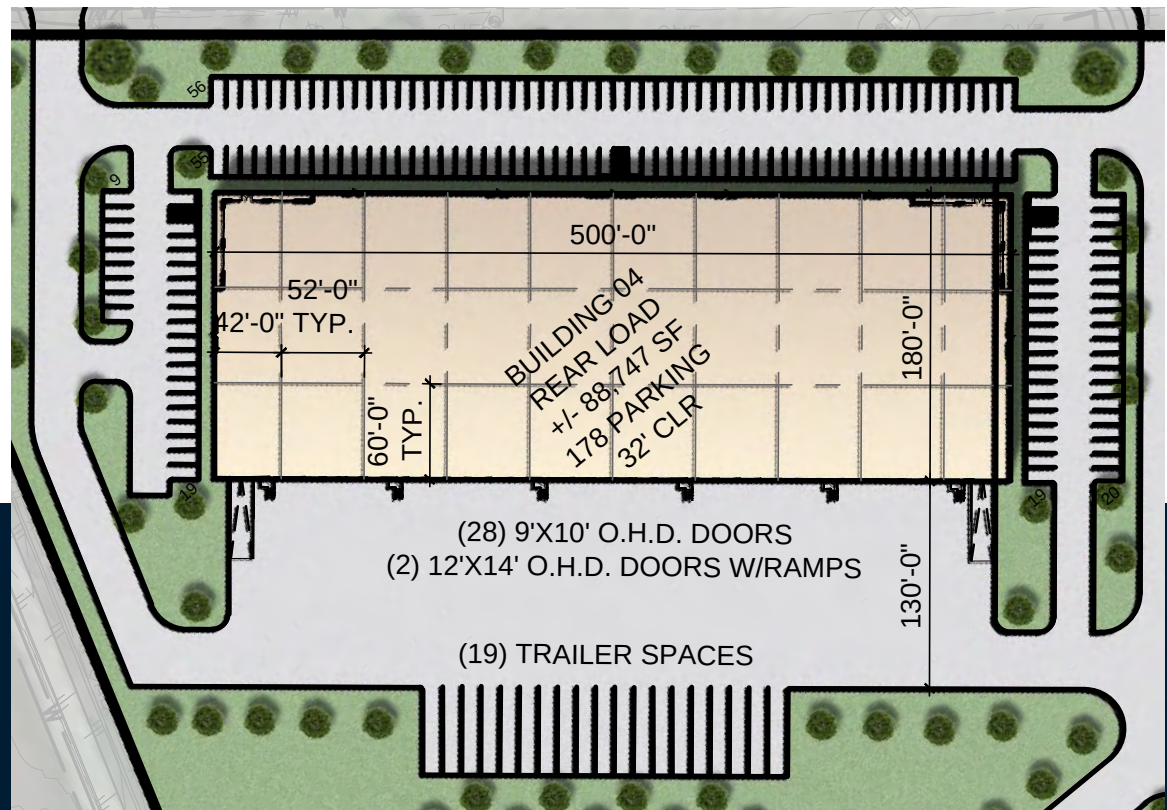
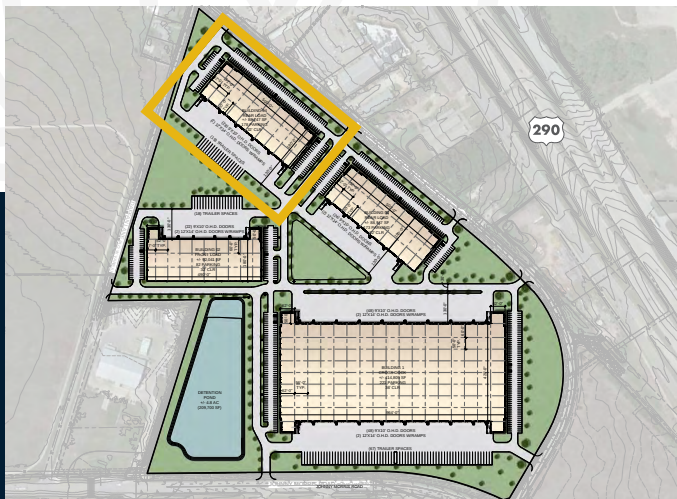
28 (9' x 10')
DOCK DOORS

2 (12' x 14')
DOORS W/ RAMPS

178
AUTO PARKS

19
TRAILER PARKS

ESFR
FIRE SPRINKLERS



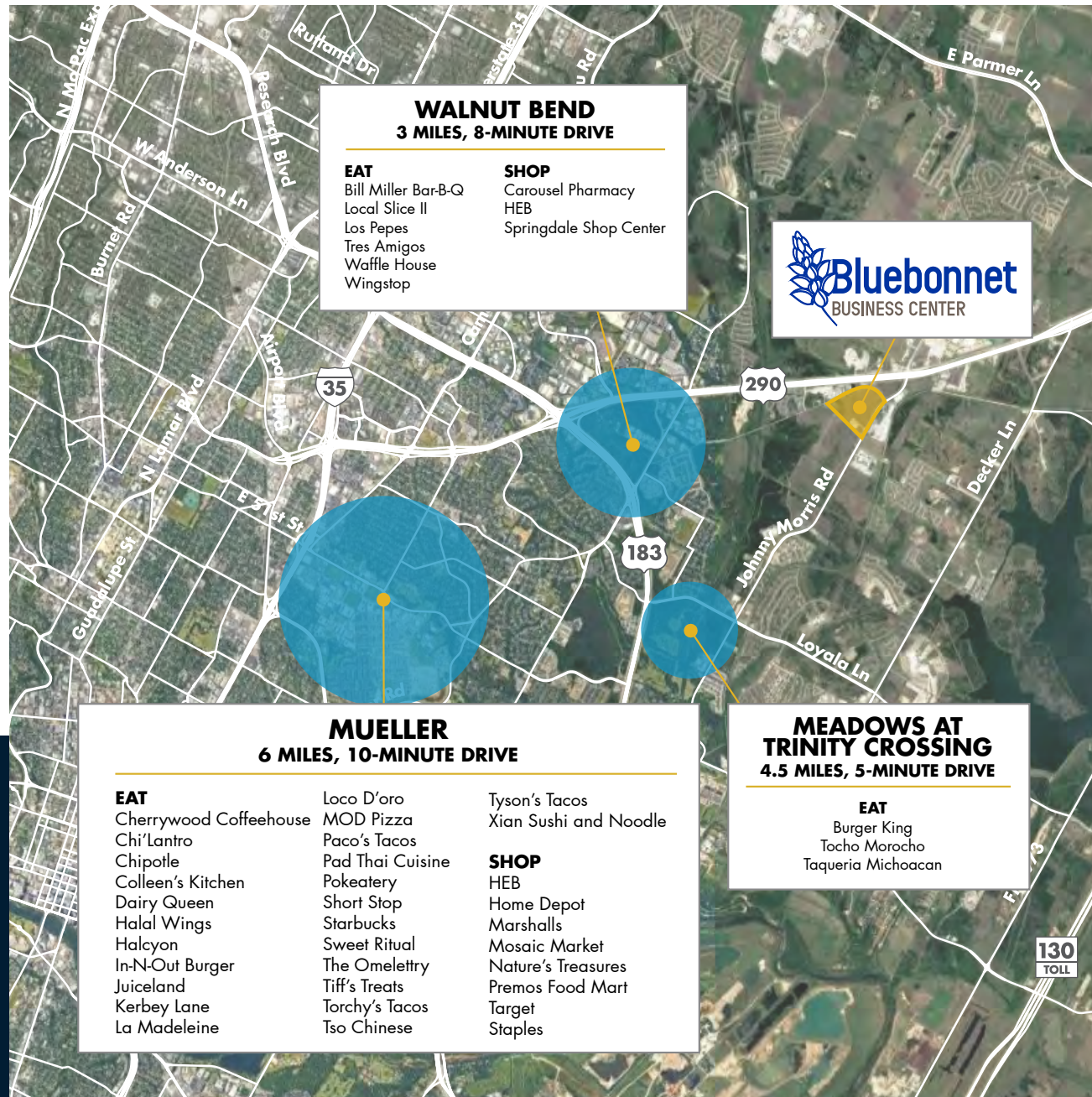
The Surrounding Neighborhood



Bluebonnet Business Center, in Northeast Austin, is strategically located with superior proximity to nearby retail shopping centers, medical facilities, and city parks. With convenient access to several major roadways, including Highways 290, 183, 130, and IH-35, Bluebonnet Business Center is within reach of all the city's best offerings.



bluebonnetbusinesscenter.com



Strategically Located



The development is conveniently located with strategic route access to some of the area's top employers and business hubs, including Tesla, Samsung, Applied Materials and Austin-Bergstrom International Airport.

Destination	Distance	Drive Time
Applied Materials (Austin)	1 mi.	4 min.
Samsung (Austin)	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.
Applied Materials (Hutto)	24 mi.	25 min.
Samsung (Taylor)	24 mi.	25 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.	3 hours

bluebonnetbusinesscenter.com



Interested in leasing?

Reach out to one of our brokers today.

+ Leigh Ellis, SIOR

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+ Omar Nasser

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+ Blake Patterson

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Leased by



A development by

Hines





Information About Brokerage Services

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

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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 BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller'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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0