



CLASS A INDUSTRIAL SPACE FOR LEASE
IN NORTHEAST AUSTIN, TX

UP TO 592,122 SF AVAILABLE



9219 Old Manor Road • Austin, Texas 78724

A development by

Hines

Leased by

AQUILA 

Bluebonnet Business Center. Easy Access. Great Visibility.

Bluebonnet Business Center is a four-building, 684,156-square-foot, Class A industrial park in Northeast Austin. The park consists of cross-dock, front-load, and rear-load buildings, all with spec offices, accommodating a wide variety of tenants. The park has up to 592,122 square feet remaining for lease, and is ready now for tenants.





The property is located just off US-290 with close proximity and easy access to US-183, SH-130 and IH-35.





Highlights

- + Building 1: +/- 88,571 SF Rear Load | 3,114 SF Spec Office
- + Building 2: +/- 88,754 SF Rear Load | 3,178 SF Spec Office
- + Building 3: +/- 92,034 SF Front Load | Fully Leased
- + Building 4: +/- 414,797 SF Cross Dock | 3,215 SF Spec Office
- + Clear heights: 32' - 36'
- + Ample trailer parking
- + Superior proximity and access



Building 1 | Rear Load

88,571 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

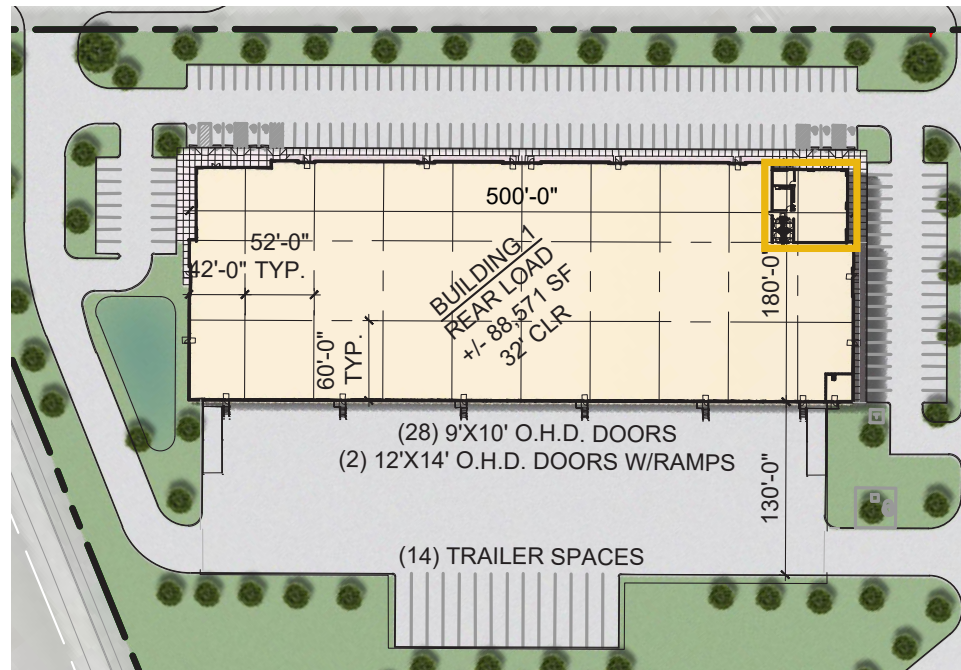
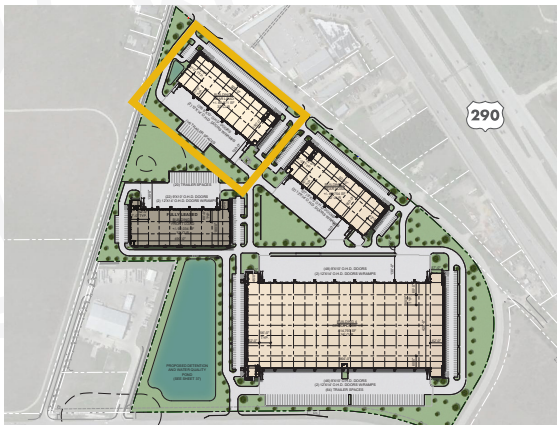
2 (12' x 14')
DOORS W/ RAMPS

178
AUTO PARKS

19
TRAILER PARKS

ESFR
FIRE SPRINKLERS

3,114 SF
SPEC OFFICE



Building 2 | Rear Load

88,754 SF
BUILDING SIZE

32'
CLEAR HEIGHT

52' x 60'
TYPICAL BAY

60'
SPEED BAY

130'
TRUCK COURT

1,500 Amps
POWER

2
RAMPS

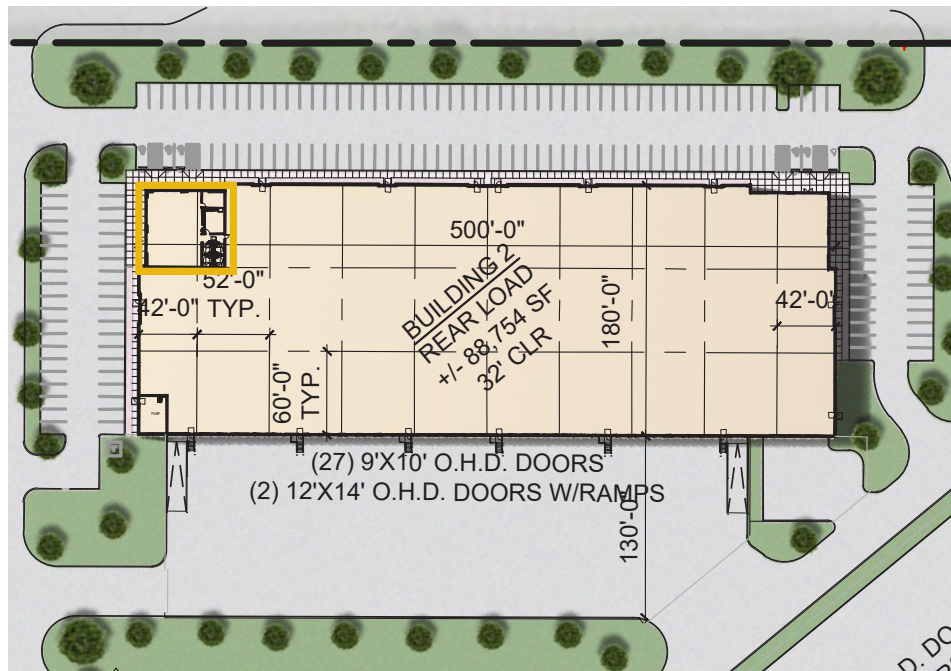
24 (9' x 10')
DOCK DOORS

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

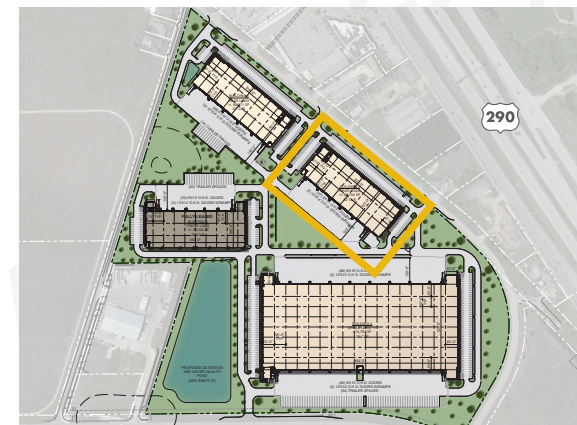
173
AUTO PARKS

No
TRAILER PARKS

ESFR
FIRE SPRINKLERS



3,178 SF
SPEC OFFICE



Building 3 | Front Load

92,034 SF
BUILDING SIZE

32'
CLEAR HEIGHT

52' x 60'
TYPICAL BAY

60'
SPEED BAY

130'
TRUCK COURT

1,500 Amps
POWER

2
RAMPS

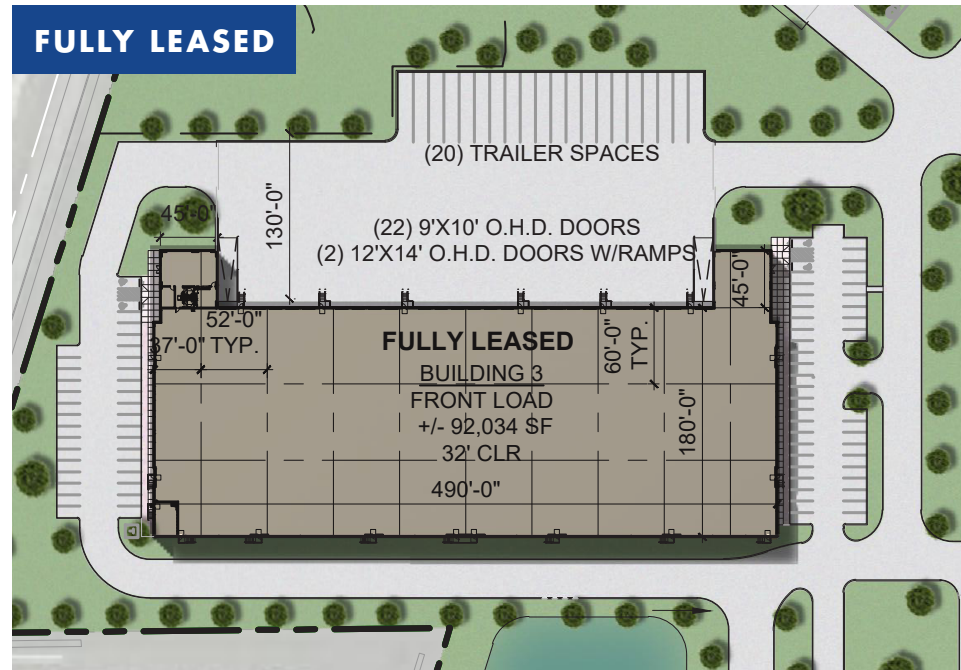
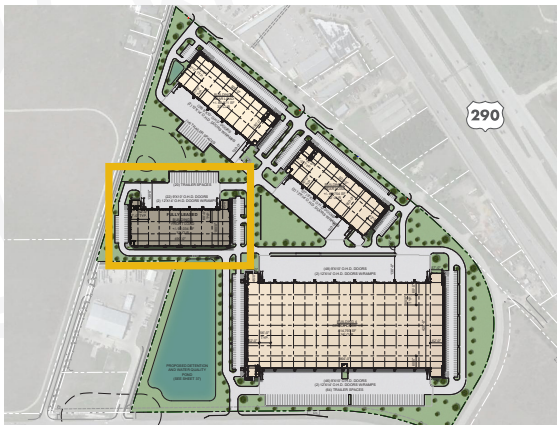
22 (9' x 10')
DOCK DOORS

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

82
AUTO PARKS

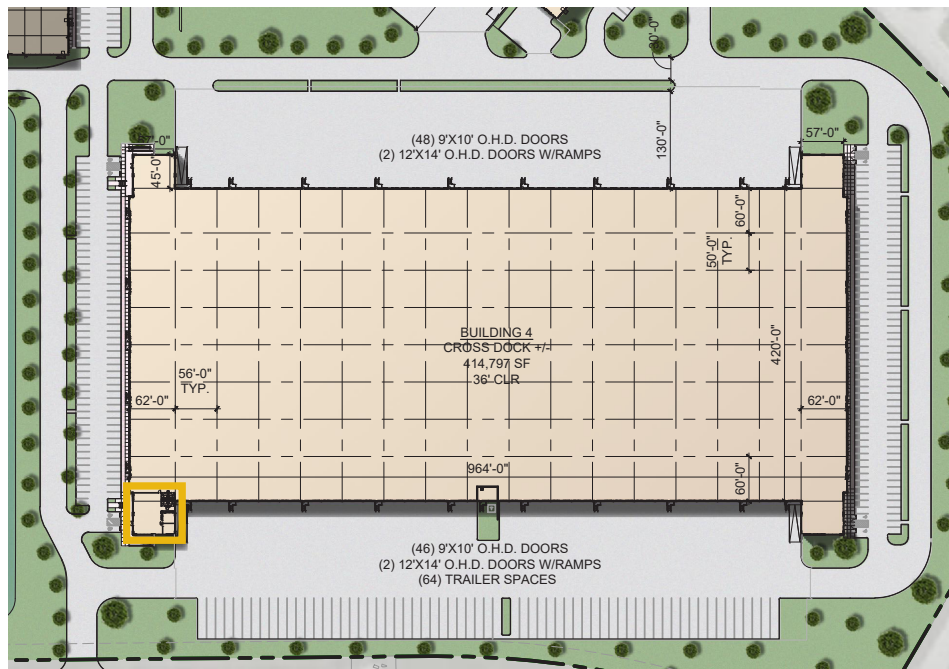
18
TRAILER PARKS

ESFR
FIRE SPRINKLERS

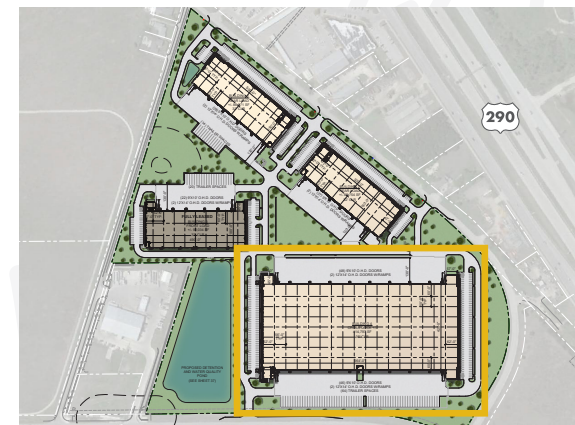


Building 4 | Cross Dock

414,797 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



3,215 SF
SPEC OFFICE



The Surrounding Neighborhood

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



Located along the Texas Triangle, the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

Strategically Located

The development is conveniently located with strategic route access to some of the area's top employers and business hubs. The project is directly adjacent to Applied Materials, and easily accessible to Samsung, Tesla, and the 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.
Samsung (Taylor)	24 mi.	25 min.
San Antonio	90 mi.	1.5 hours
Houston	150 mi.	2.5 hours
Dallas/Ft. Worth	190 mi.	3 hours





Interested in leasing?

Reach out to one of our brokers today.

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Hines

Hines—the project developer—is one of the largest privately held real estate investors and managers in the world. Hines has over 60 years of experience in the industrial and logistics sector around the world.

Learn more at **[hines.com](https://www.hines.com)**