



CLASS A INDUSTRIAL SPACE FOR LEASE  
IN NORTHEAST AUSTIN, TX

UP TO 530,816 SF AVAILABLE



9219 Old Manor Road • Austin, Texas 78724

A development by

**Hines**

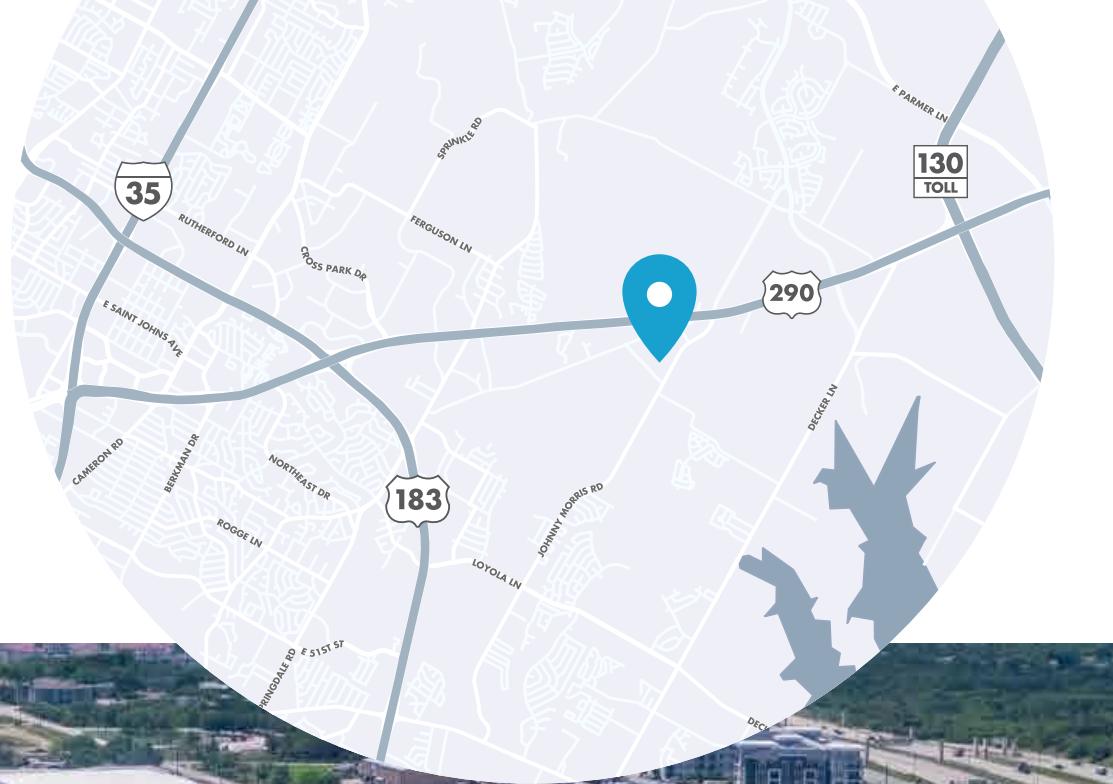
Leased by

**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, some with spec offices, accommodating a wide variety of tenants. The park has up to 530,816 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.





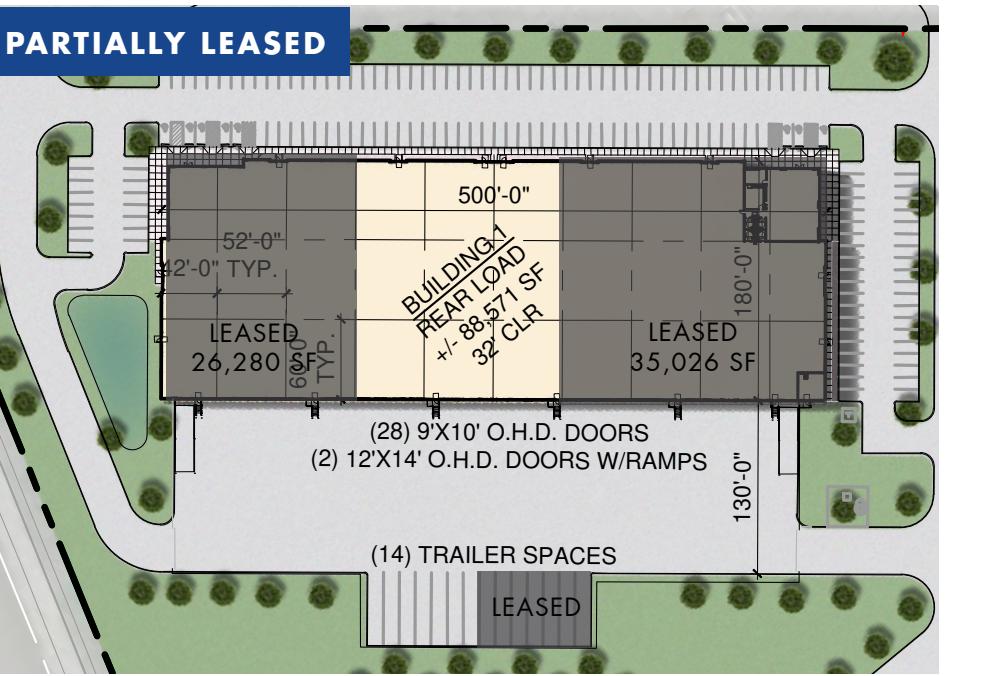
## Highlights

- ✚ Building 1: +/- 88,571 SF Rear Load | 27,265 SF Available
- ✚ 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

27,265 SF  
AVAILABLE SIZE      32' CLEAR HEIGHT      52' x 60' TYPICAL BAY      60' SPEED BAY      130' TRUCK COURT      1,500 Amps POWER

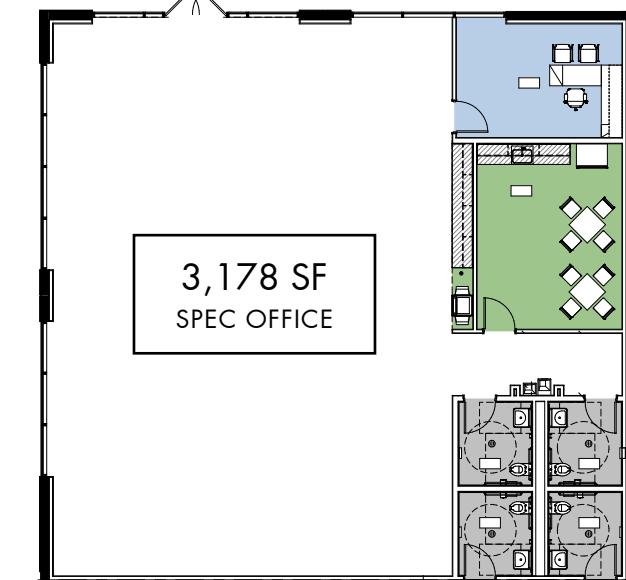
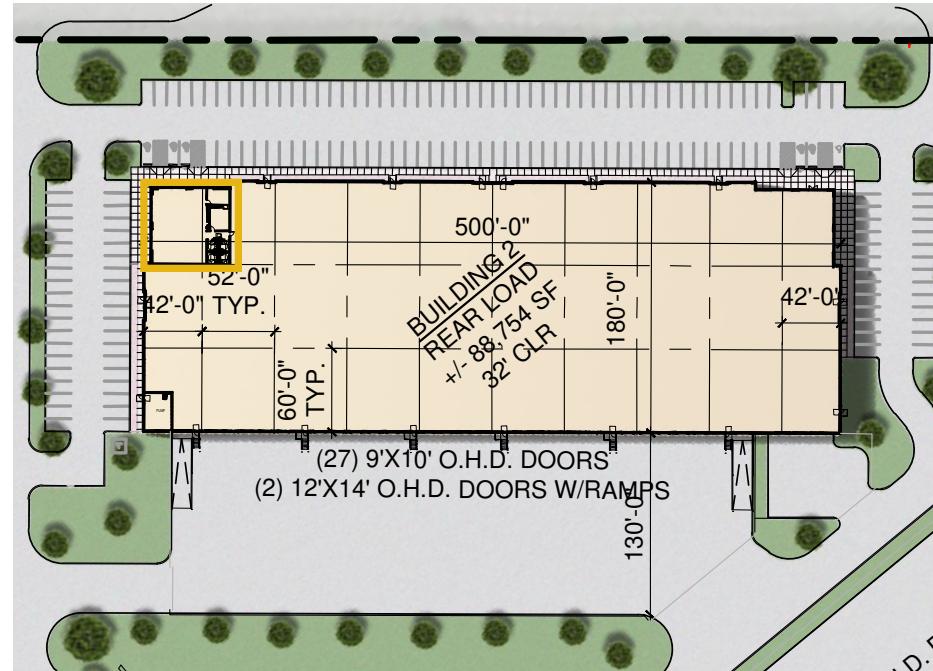
2 RAMPS      10 (9' x 10') DOCK DOORS REMAINING      0 RAMPS AVAILABLE      178 AUTO PARKS      7 TRAILER PARKS      ESFR FIRE SPRINKLERS



## Building 2 | Rear Load

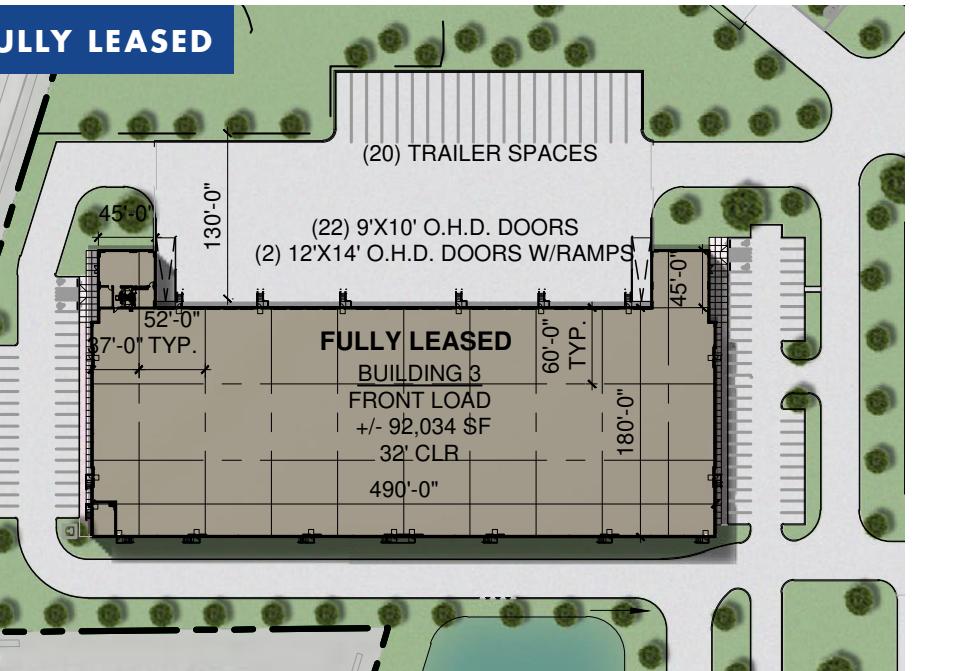
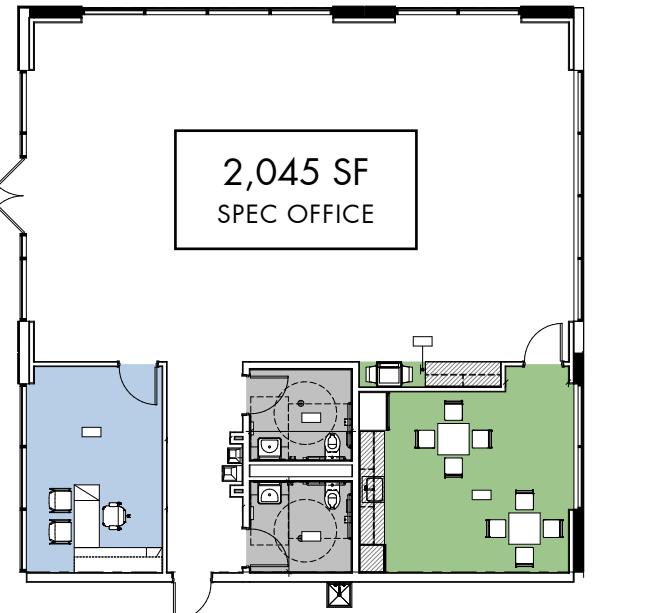
88,754 SF  
BUILDING SIZE      32' CLEAR HEIGHT      52' x 60' TYPICAL BAY      60' SPEED BAY      130' TRUCK COURT      1,500 Amps POWER

2 RAMPS      24 (9' x 10') DOCK DOORS      2 (12' x 14') DOORS W/ RAMPS      173 AUTO PARKS      No TRAILER PARKS      ESFR FIRE SPRINKLERS



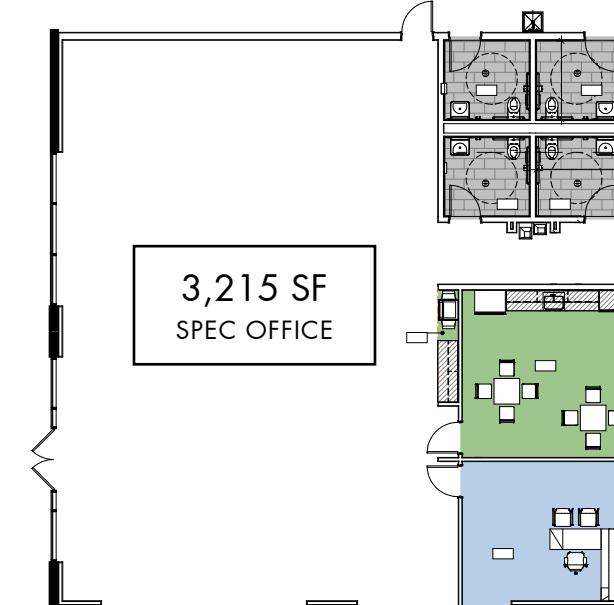
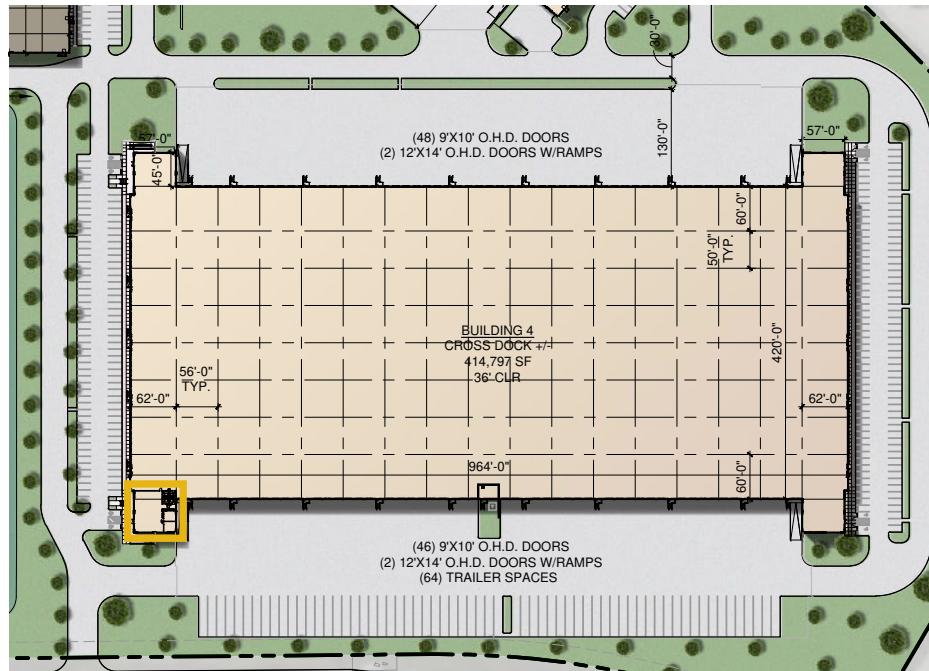
## Building 3 | Front Load

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



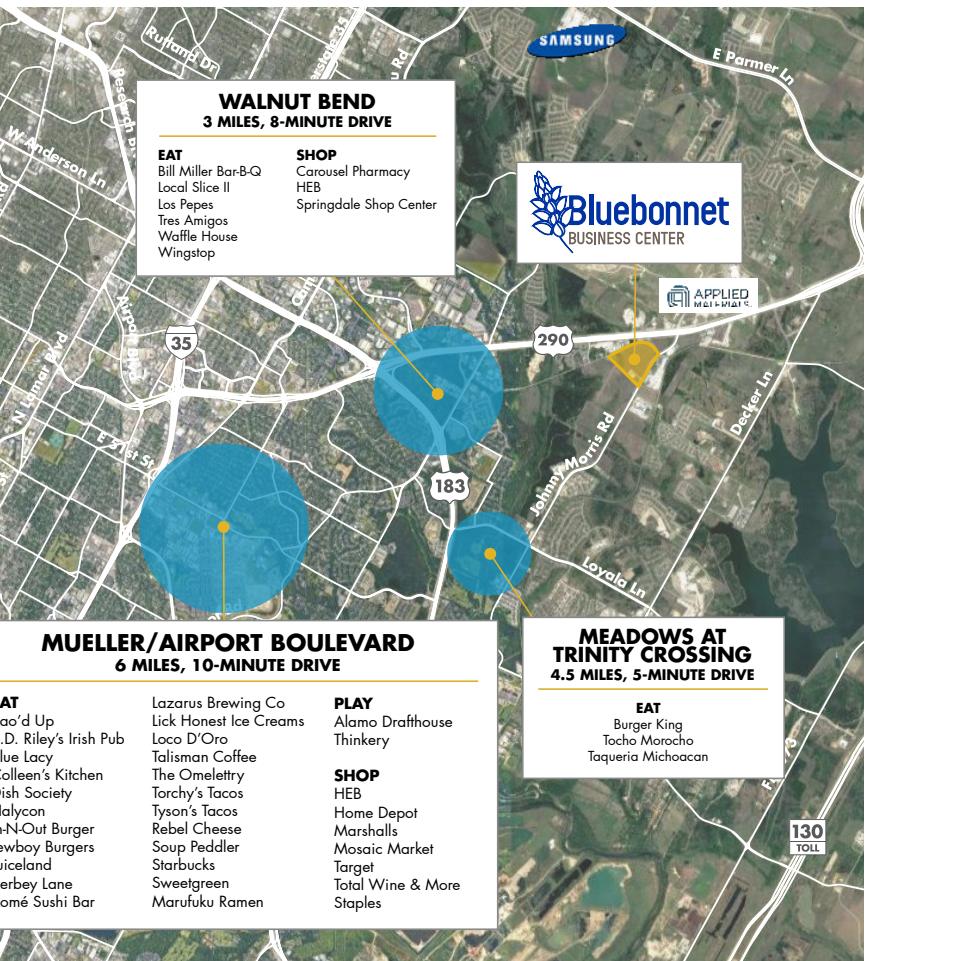
## Building 4 | Cross Dock

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



## 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.

---

**Leigh Ellis, SIOR**

(512) 684-3802

[ellis@aquilacommercial.com](mailto:ellis@aquilacommercial.com)

**Omar Nasser, SIOR**

(512) 684-3721

[nasser@aquilacommercial.com](mailto:nasser@aquilacommercial.com)

**Blake Patterson**

(512) 684-3717

[patterson@aquilacommercial.com](mailto:patterson@aquilacommercial.com)

# 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](http://hines.com)