UNIVERSITY INDUSTRIAL PARK



RENOVATIONS UNDERWAY!

2500, 2600, & 2601 MCHALE COURT | AUSTIN | TX | 78758

FOR MORE INFORMATION:

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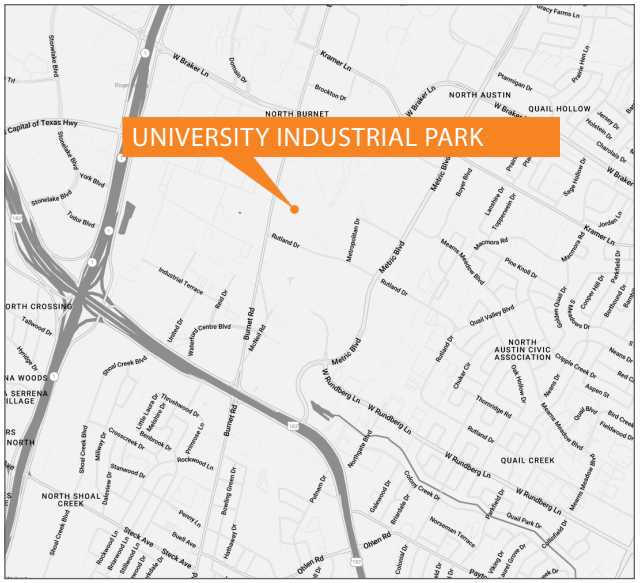
LEE & ASSOCIATES - AUSTIN
1221 S. Mopac Expy, Suite 310
Austin, TX 78746
www.leeaustin.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY FEATURES

- ±236,693 SF industrial
- Available Suites: ±7,435 - ±21,600 SF
- ±16’ - 22’ clear height
- Dock-high and ramp loading
- 24-hour site access
- Walking Distance to Q2 Stadium
- Near Shopping & Dining at The Domain



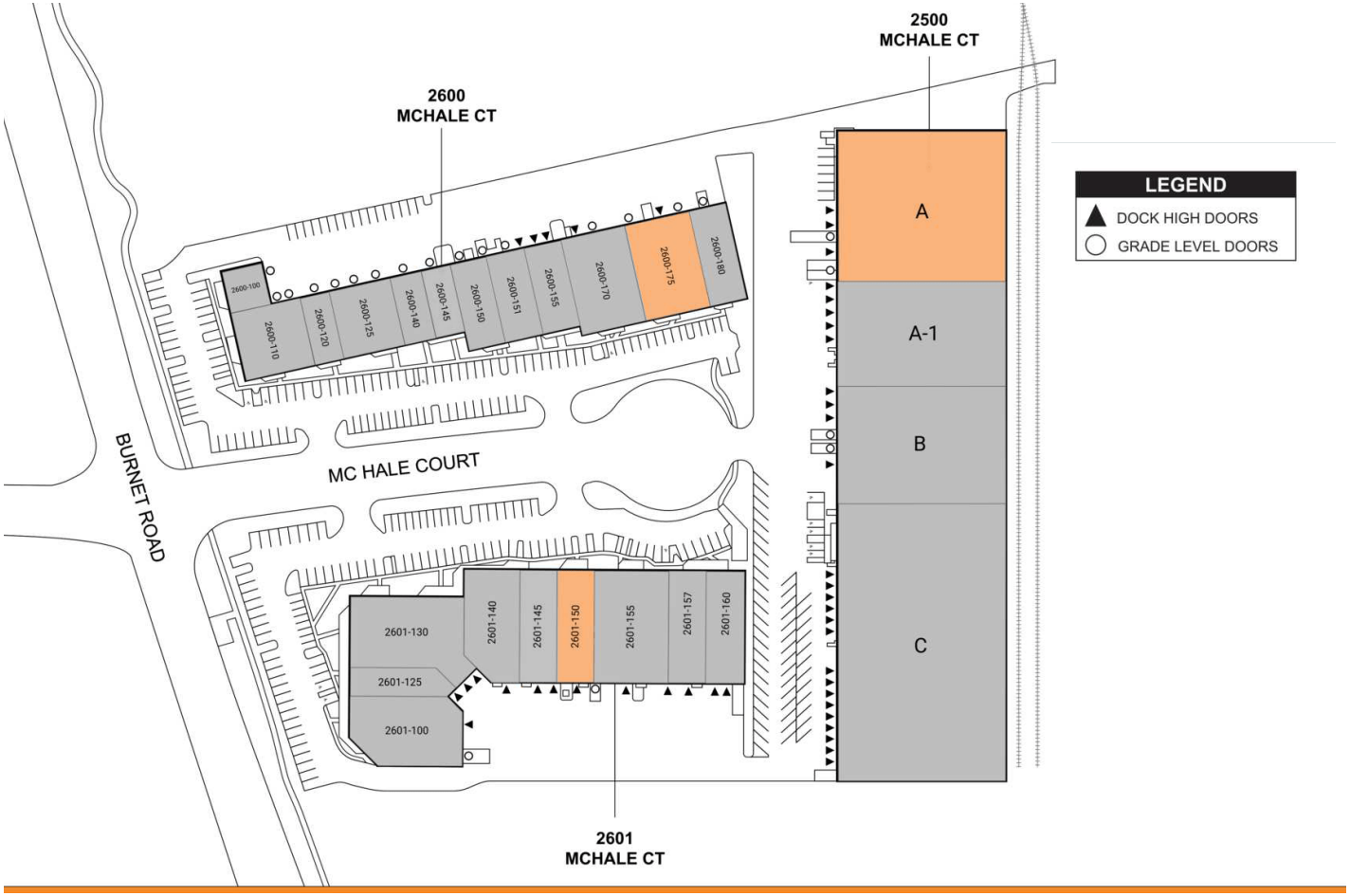
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser’s or tenant’s independent investigation.

UNIVERSITY INDUSTRIAL PARK

SITE PLAN

UNDER NEW OWNERSHIP

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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	CLEAR HEIGHT	LOADING
2500-A	±21,600	±4,320 (20%)	±17,280 (80%)	±22’	3 Dock High ; 1 Ramp
2600-175	±7,605	±4,005 (52%)	±3,600 (48%)	±16’	1 Semi-Dock ; 1 Ramp
2601-150	±7,435	±2,246 (45%)	±4,089 (55%)	±18’	2 Dock High

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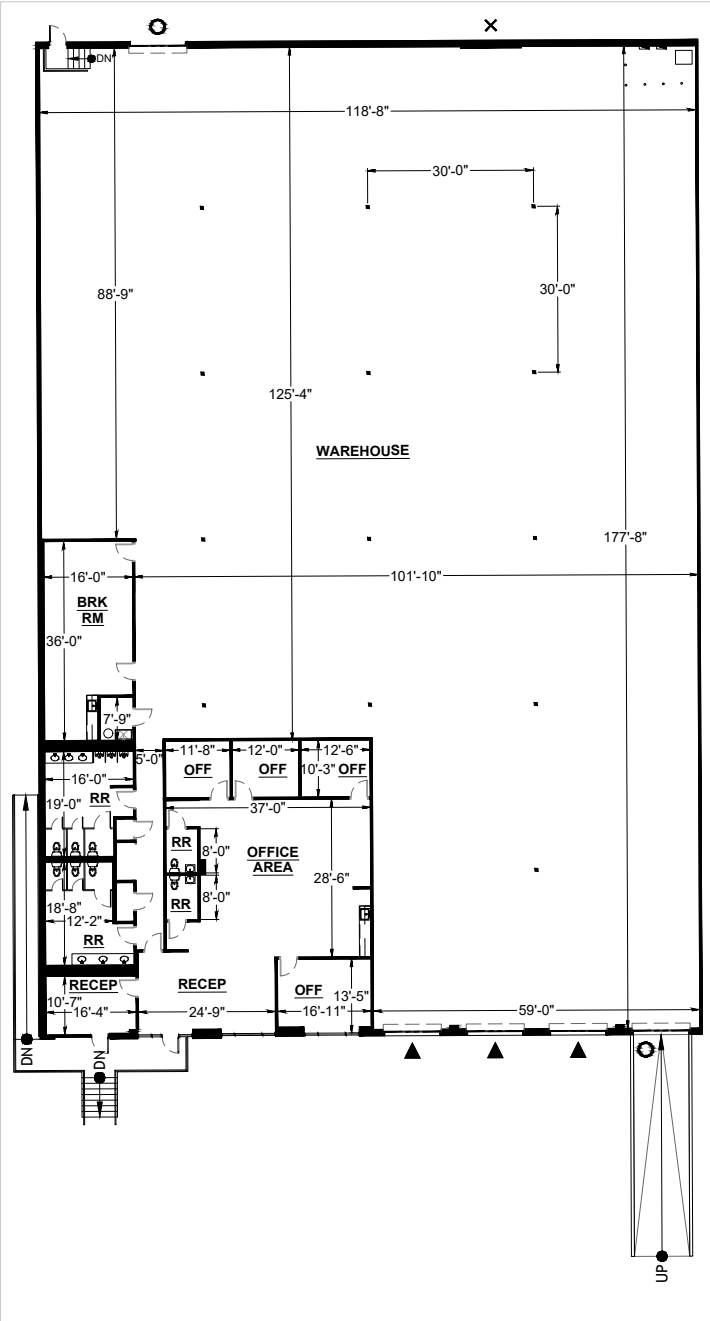
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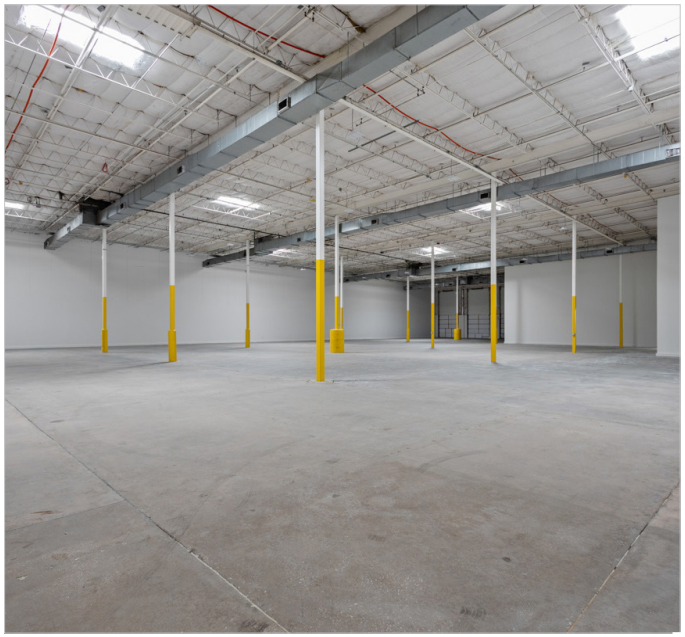
UNIVERSITY INDUSTRIAL PARK

2500 MCHALE COURT | SUITE A

UNDER NEW OWNERSHIP

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SUITE A

TOTAL SF	±21,600
OFFFICE SF	±4,320 (20%)
WAREHOUSE SF	±17,280 (80%)
CLEAR HEIGHT	±22’
LOADING	3 Dock High 1 Ramp
DATE AVAILABLE	Vacant
NOTES	100% HVAC 1000 amps

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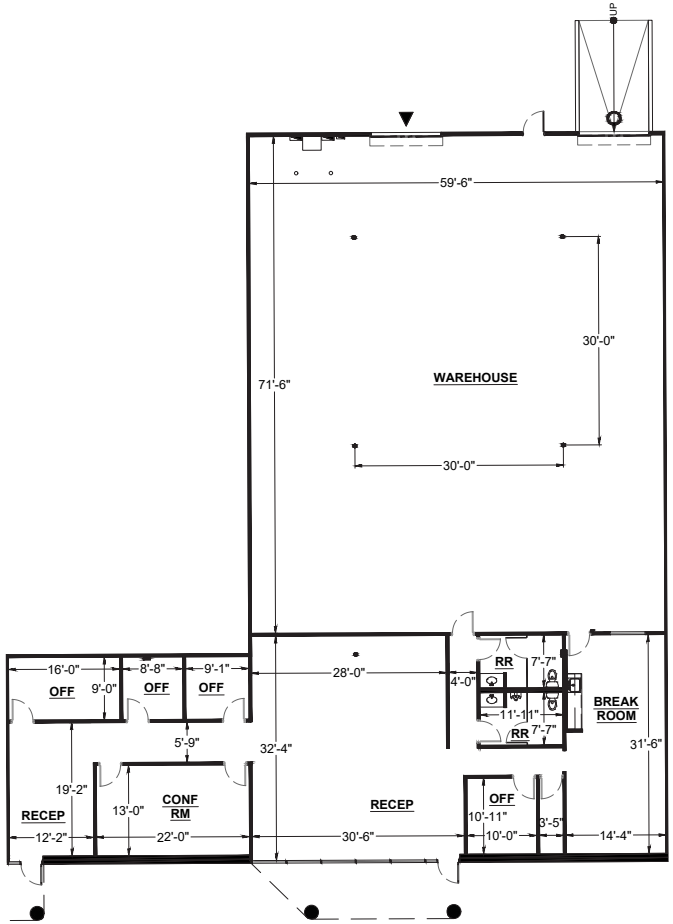
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UNIVERSITY INDUSTRIAL PARK

2600 MCHALE COURT | SUITE 175

UNDER NEW OWNERSHIP

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SUITE 175

TOTAL SF	±7,605
OFFFICE SF	±4,005 (52%)
WAREHOUSE SF	±679 (48%)
CLEAR HEIGHT	±16’
LOADING	1 Semi Dock 1 Ramp
DATE AVAILABLE	Vacant
NOTES	Warehouse Fully Insulated

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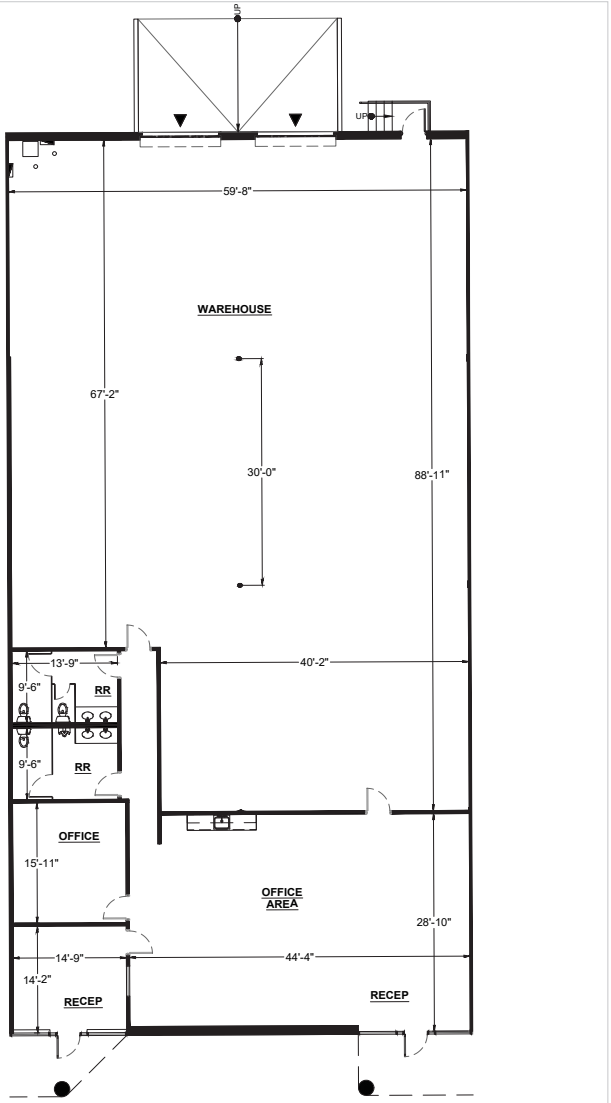
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UNIVERSITY INDUSTRIAL PARK

2601 MCHALE COURT | SUITE 150

UNDER NEW OWNERSHIP

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SUITE 150

TOTAL SF	±7,435
OFFFICE SF	±1,858 (25%)
WAREHOUSE SF	±5,577 (75%)
CLEAR HEIGHT	±16’
LOADING	2 Dock High
DATE AVAILABLE	Vacant
NOTES	100% HVAC

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AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP

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NEARBY AMENITIES

NEARBY AMENITIES

Q2 Stadium | 2 minutes
The Domain | 5 minutes
The Arboretum | 7 minutes
Mueller | 12 minutes
Downtown Austin | 16 minutes
Austin Airport | 20 minutes

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