# UNIVERSITY INDUSTRIAL PARK



RENOVATIONS UNDERWAY!

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


FOR MORE INFORMATION:

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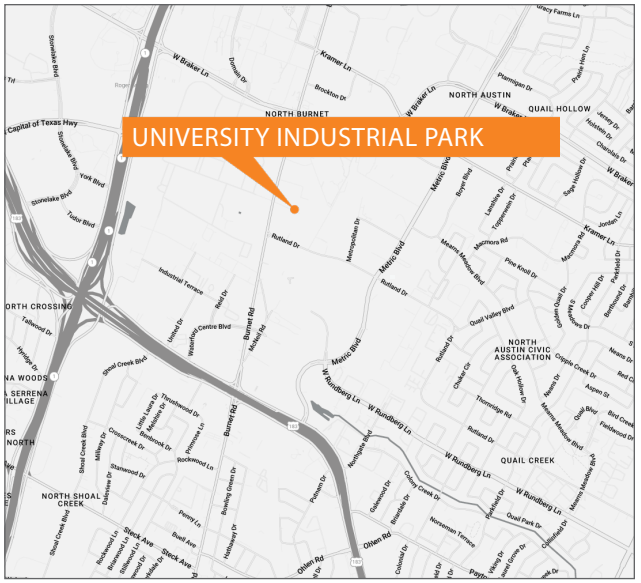
**LEE & ASSOCIATES - AUSTIN**
1221 S. Mopac Expy, Suite 310
Austin, TX 78746
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COMMERCIAL REAL ESTATE SERVICES

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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





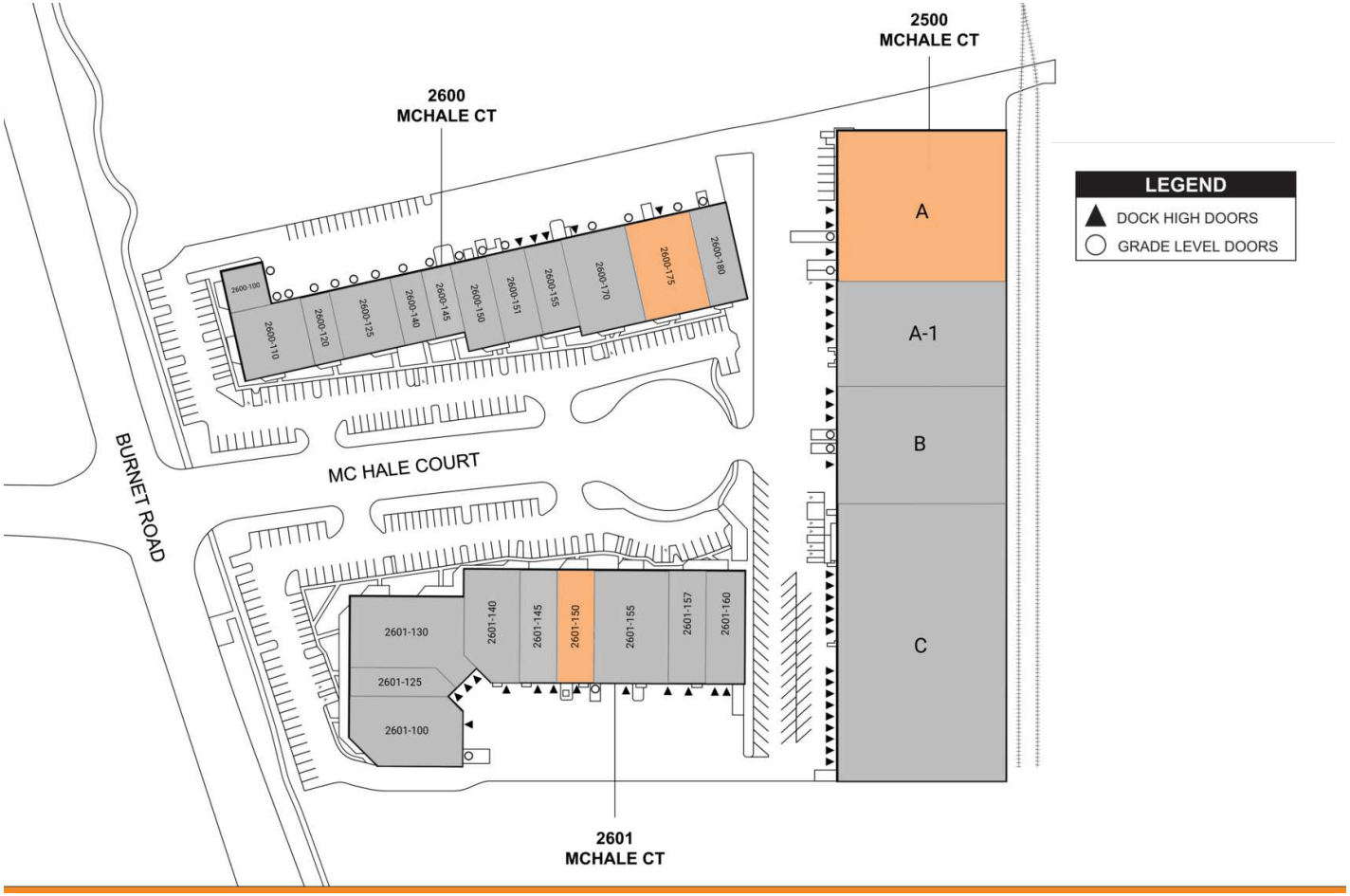
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# UNIVERSITY INDUSTRIAL PARK

## 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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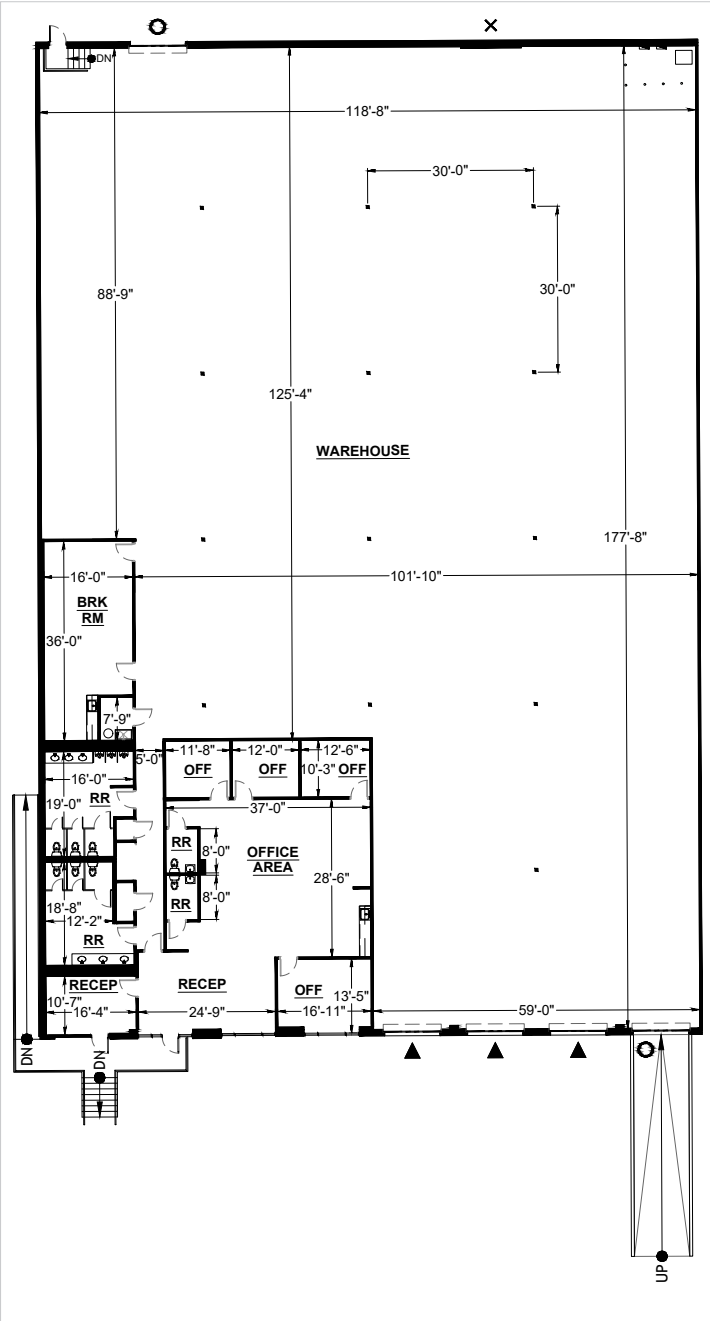
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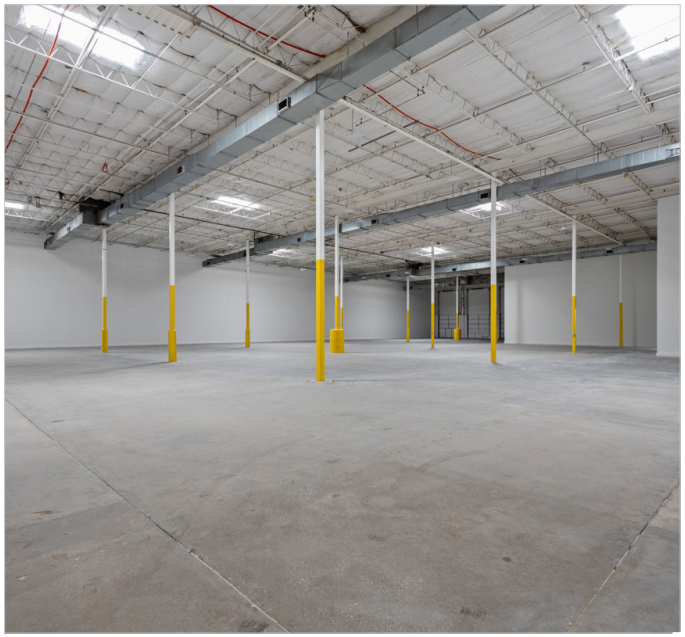
# UNIVERSITY INDUSTRIAL PARK

## 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<br>1 Ramp |
| DATE AVAILABLE | Vacant |
| NOTES | 100% HVAC<br>1000 amps |

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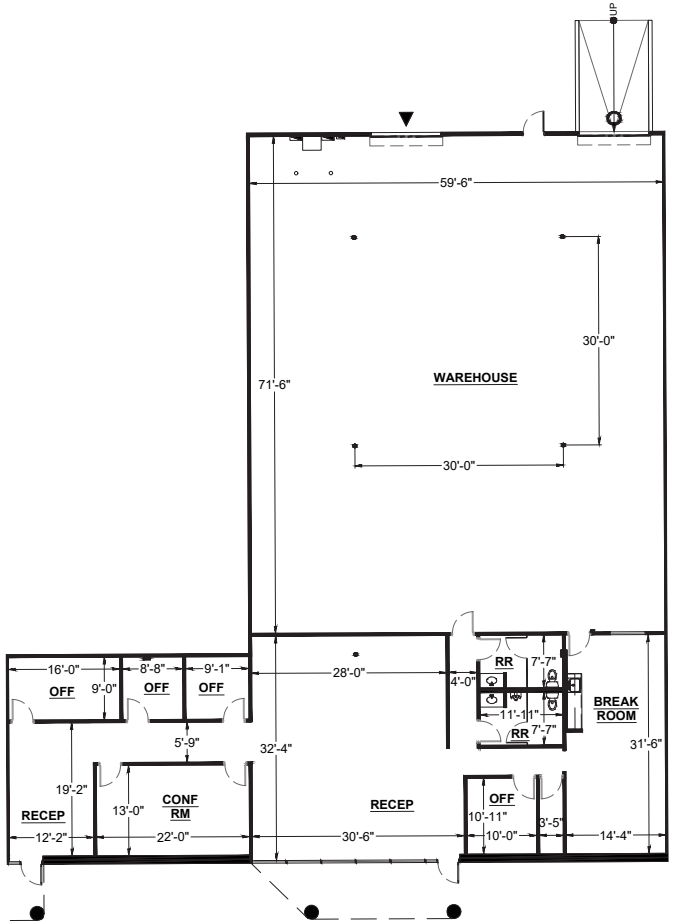
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# UNIVERSITY INDUSTRIAL PARK

## 2600 MCHALE COURT | SUITE 175

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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<br>1 Ramp |
| DATE AVAILABLE | Vacant |
| NOTES | Warehouse Fully Insulated |

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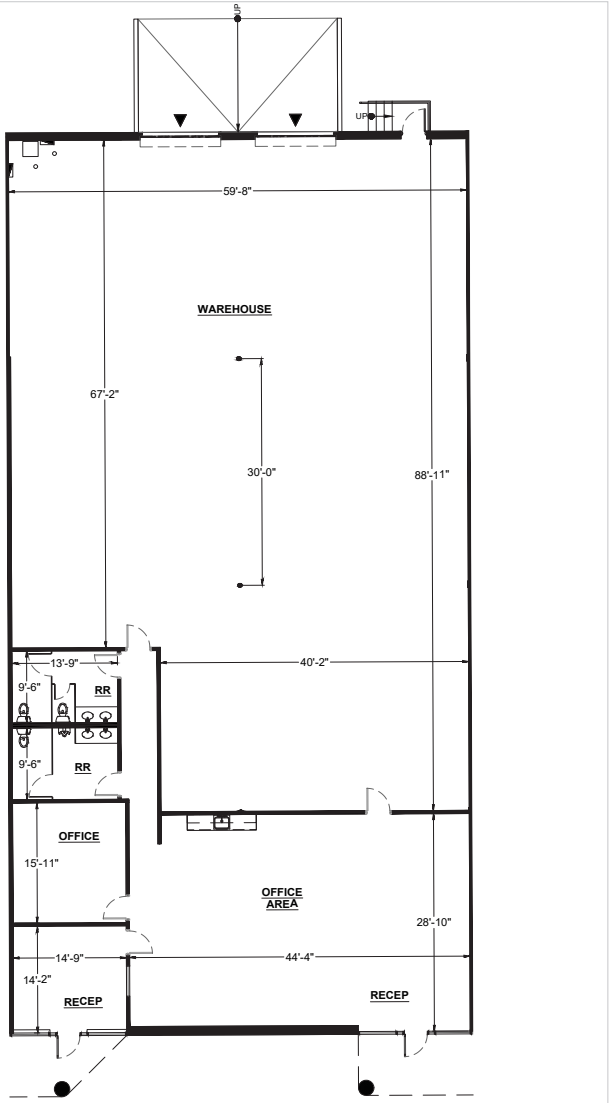
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# UNIVERSITY INDUSTRIAL PARK

## 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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# UNIVERSITY INDUSTRIAL PARK

## AMENITIES & IMPROVEMENTS

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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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