

FOR LEASE
**COLORADO CROSSING
DISTRIBUTION CENTER**

7000 BURLESON RD | AUSTIN, TX 78744

± 20,182 - 42,604 SF
LIGHT INDUSTRIAL / FLEX / LAB

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COLORADO CROSSING DISTRIBUTION CENTER

Colorado Crossing Distribution Center is a Class A, 265,079 SF industrial distribution facility within Austin's Southeast submarket. The property offers modern functionality with 24' clear heights, and ESFR sprinklers. The site provides excellent connectivity for logistics and distribution users seeking high-quality, scalable space in a rapidly growing corridor with proximity Austin-Bergstrom International Airport and direct access to I-35, US-183, and SH-71.

Building A Size	86,786 SF
Building B Size	85,981 SF
Building C Size	49,708 SF
Building D Size	42,604 SF
Year Built	2009
Clear Height	±24'
Typical Column Spacing	40' x 50'
Construction	Reinforced Concrete

- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

3.5 MILES
I-35

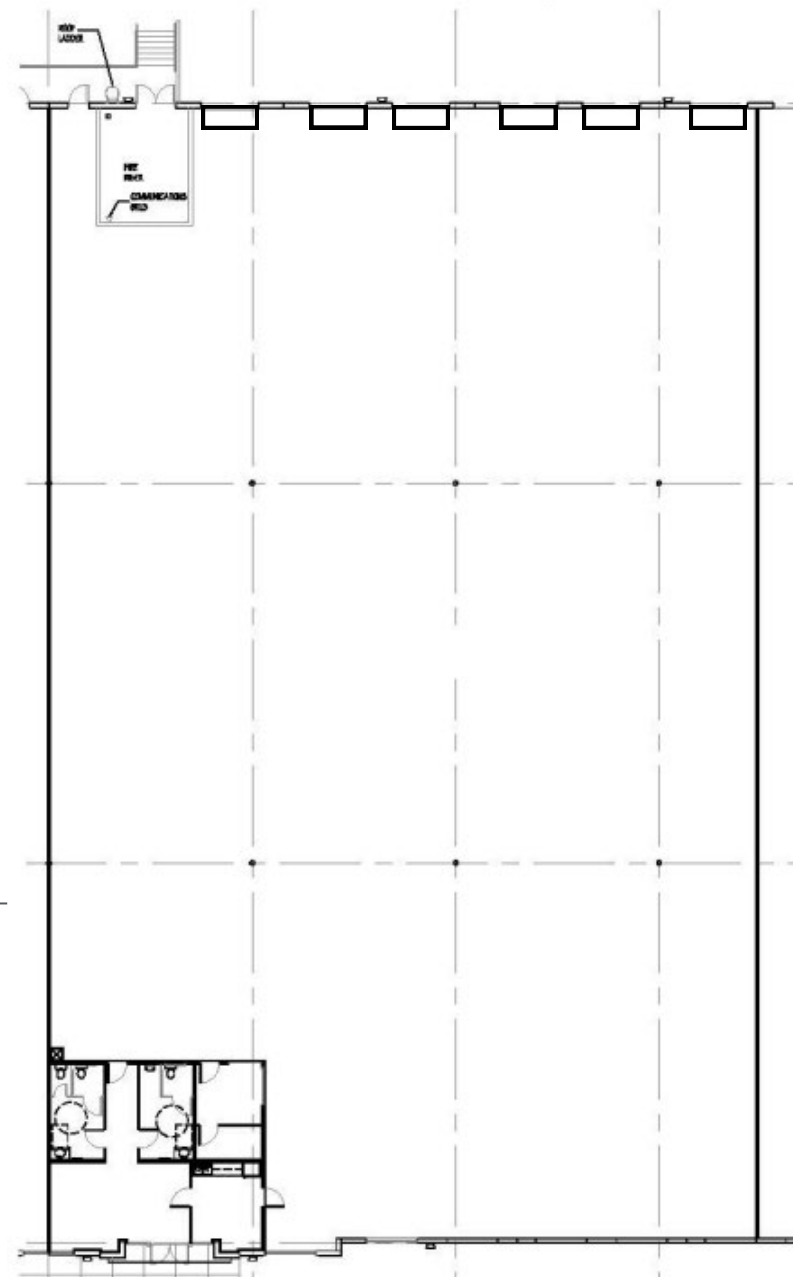
18 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT

20 MINS
DOWNTOWN AUSTIN

BUILDING B | SUITE 450

SUITE HIGHLIGHTS

TOTAL SIZE	±20,182 SF
OFFICE	5%
CLEAR HEIGHT	±24'
LOADING	6 DOCK-HIGH DOORS
SPRINKLERS	ESFR
PARKING	180' SHARED TRUCK COURT



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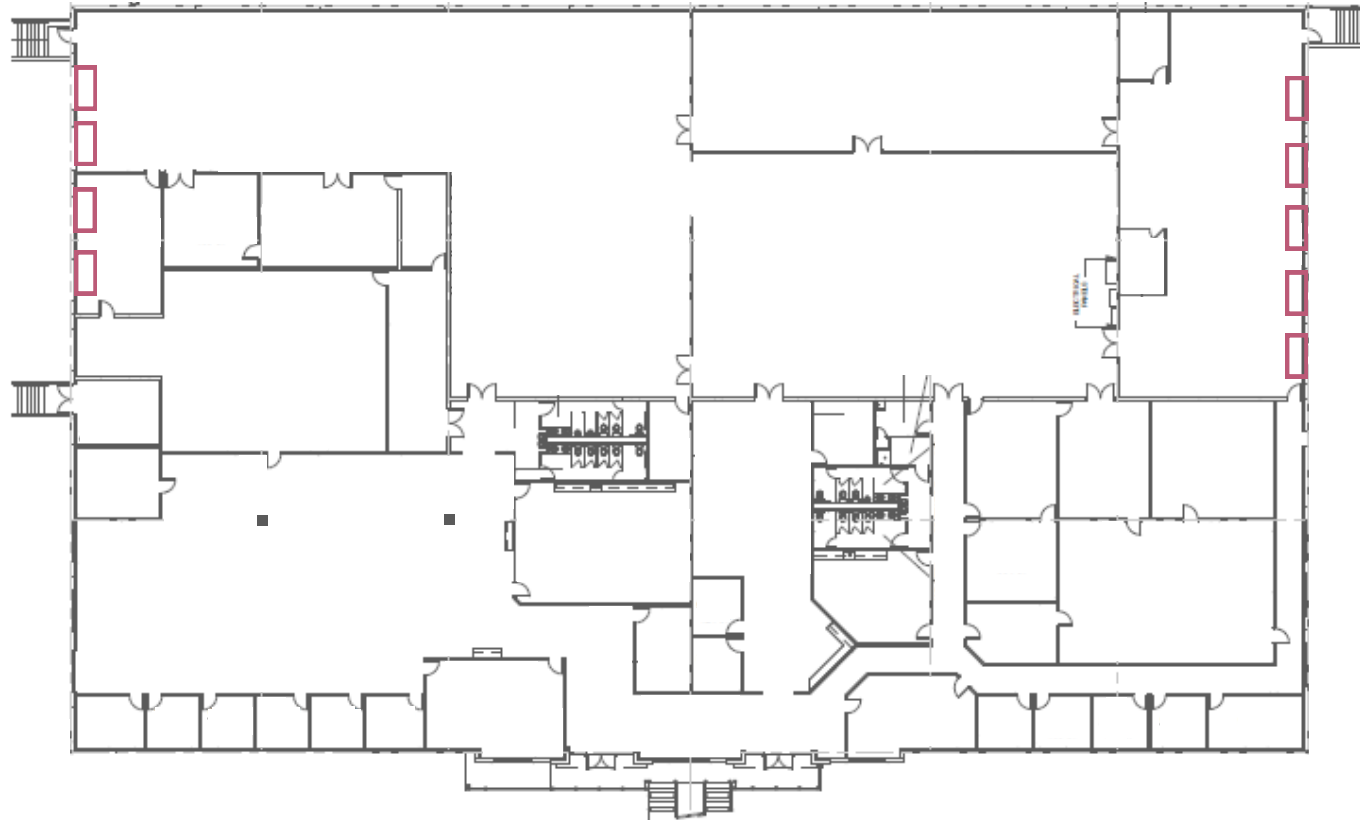
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

BUILDING D | SUITE 100

COLORADO CROSSING DISTRIBUTION CENTER

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SUITE HIGHLIGHTS

TOTAL SIZE ±42,604 SF

OFFICE ±35%

CLEAN ROOM ±25%

CLEAR HEIGHT ±24'

LOADING 9 DOCK-HIGH DOORS

SPRINKLERS ESFR

PARKING 180' SHARED TRUCK COURT

FEATURES AMPLE GLASS

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME LOCATION



Austin Airport (AUS)
12 minutes



Downtown Austin
15 minutes



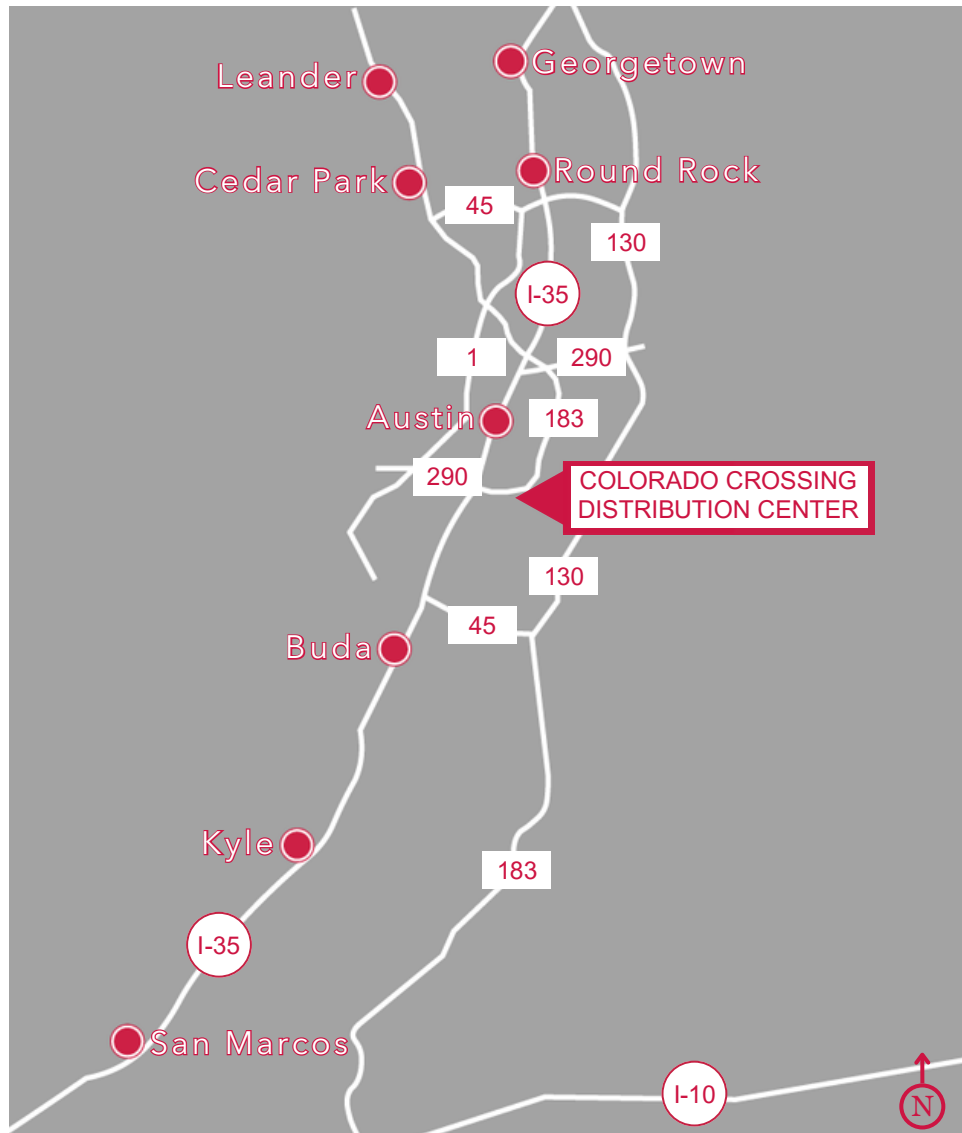
San Antonio
80 minutes



Houston
140 minutes



Dallas
200 minutes



AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
3,374	79,629	230,893



Median Household Income

1 mile	3 miles	5 miles
\$120,039	\$69,496	\$84,295



Civilian Laborforce

1 mile	3 miles	5 miles
2,353	49,758	148,019



Traffic Counts

Burleson Rd & Metropolis Dr 22,834 MPSI
Burleson Rd & McKinney Falls Pkwy 18,976 MPSI
Montopolis Dr & Old Burleson Rd 18,573 MPSI

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INGRESS & EGRESS

Positioned for speed. Connected for scale.

3 Miles to I-35

With convenient access to both northbound & southbound corridors

Immediate Access to SH-71, US-183 & US-290

Direct links to major regional routes across Central Texas

Multiple Site Entry Points

Efficient ingress and egress designed for smooth site circulation

Close Proximity to Austin-Bergstrom International Airport

Quick access to one of the region's key transportation hubs



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SCAN FOR MORE
INFORMATION



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