



11653 Decker Lane, Austin, TX

Specifications

715,161 sq. ft.
TOTAL AVAILABLE

76,978 sq. ft.
FULLY LEASED
BUILDING 1

80,284 - 321,139 sq. ft.
BUILDING 2

22,680 - 148,810 sq. ft.
BUILDING 3

61,303 - 245,212 sq. ft.
BUILDING 4

3,481 - 4,000 sq. ft.
SPEC OFFICE

32' - 36'
CLEAR HEIGHT

ESFR
FIRE SPRINKLERS

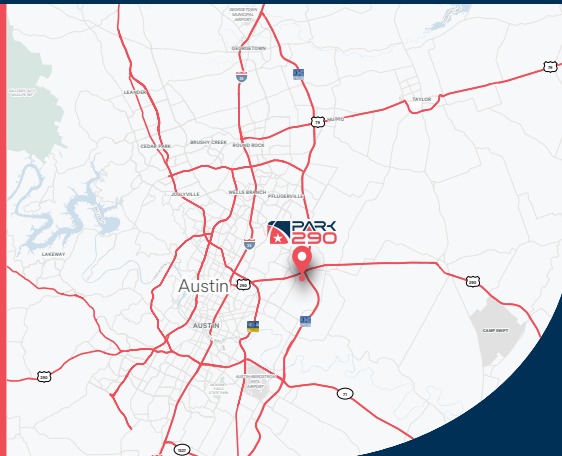
LEED Certified

Class A Industrial

EV Charging Stations

**Direct Access to Hwy 290
& TX-130**

**Highway Visibility from
Each Building**





BUILDING 1

FULLY LEASED

BUILDING 3

22,680 - 148,810 SQ. FT.





BUILDING 4

61,303 - 245,212 SQ. FT.

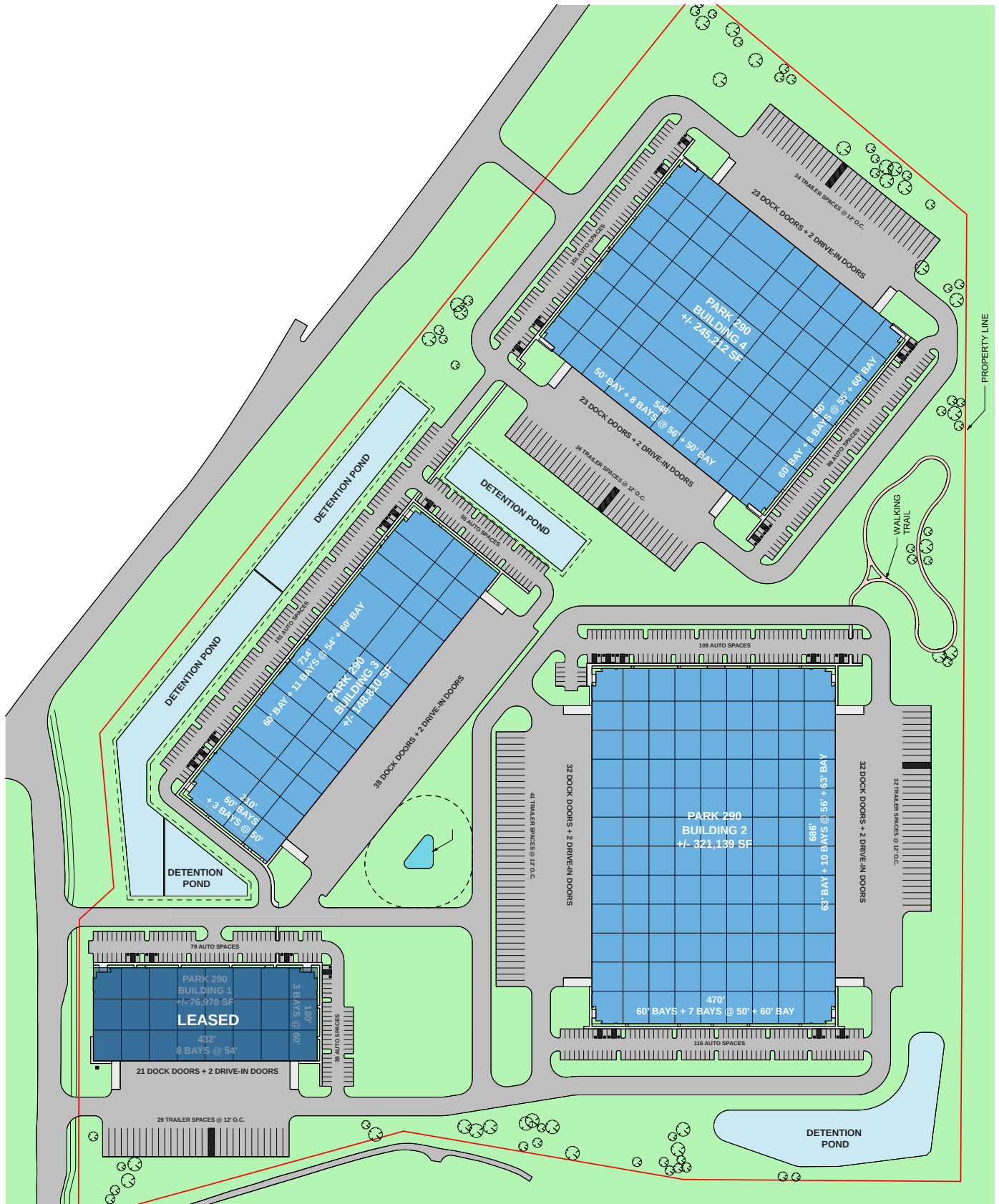
BUILDING 2

80,284 - 321,139 SQ. FT.



Site Plan

Brookfield Properties





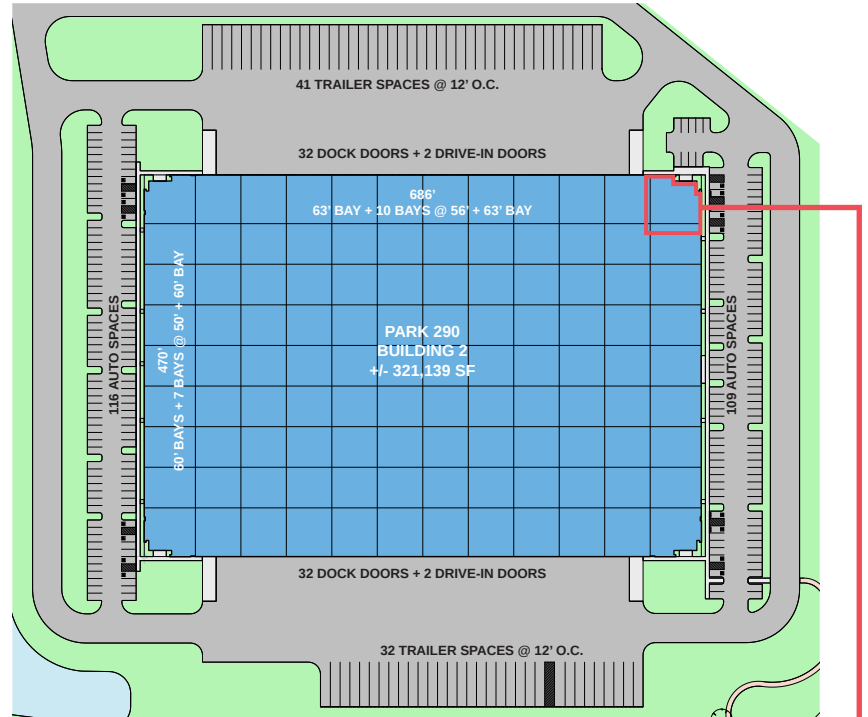
Building 2 Overview

Brookfield
Properties

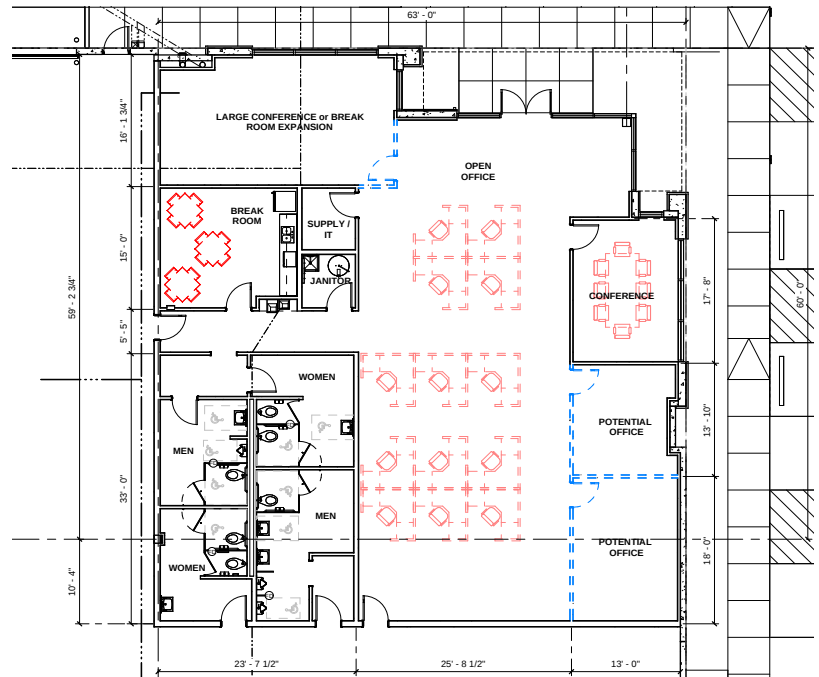
Specifications

BUILDING 2	
Total SF	80,284 - 321,139 sq. ft.
Office SF	4,000 sq. ft. Spec Office
Configuration	Cross Dock
Slab	7" 4000 PSI
Clear Height	36'
Dock Doors	64 (9'x10')
Drive Ins	4 Oversized (14'x16')
Column Spacing	56' x 50'
Speed Bay Depth	60'
Building Depth	470'
Sprinkler	ESFR
Power	4,000 amps
Truck Court Depth	185'
Car Parking	225
Trailer Parking	73
EV Chargers	8
Lighting	LED
Roof	60 mil White TPO

Building 2



Spec Office



This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

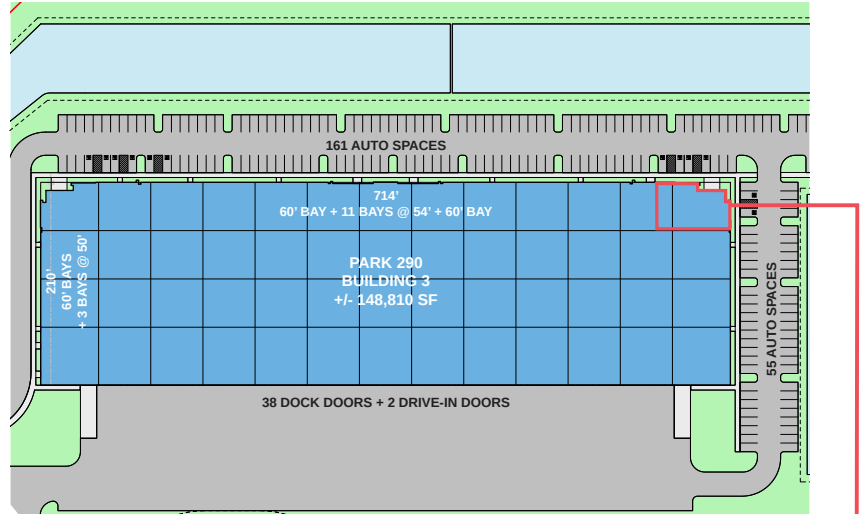




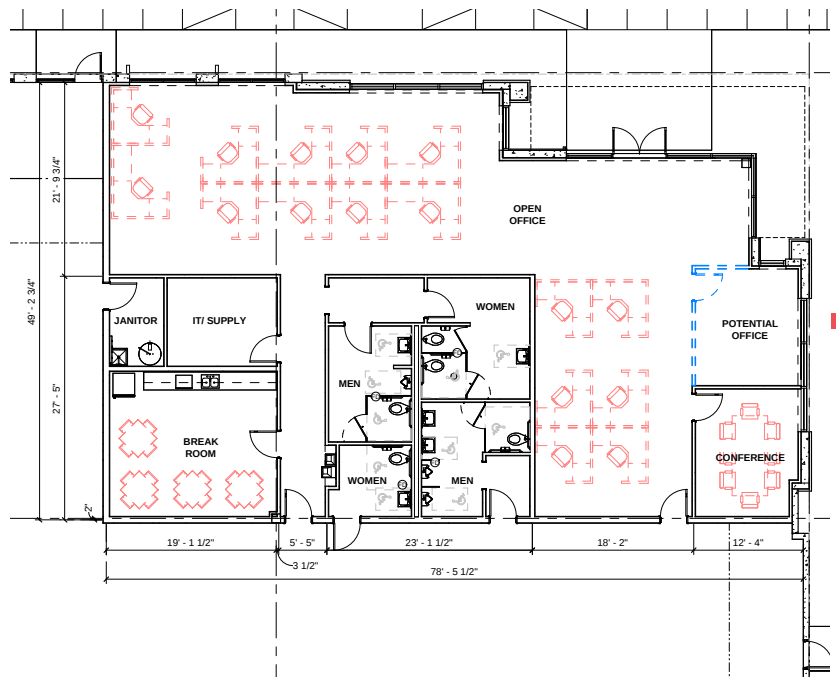
Specifications

BUILDING 3	
Total SF	22,680 - 148,810 sq. ft.
Office SF	3,481 sq. ft. Spec Office
Configuration	Rear Load
Slab	6" 4000 PSI
Clear Height	32'
Dock Doors	38 (9'x10')
Drive Ins	2 Oversized (14'x16')
Column Spacing	50' x 54'
Speed Bay Depth	60'
Building Depth	210'
Sprinkler	ESFR
Power	2,000 amps
Truck Court Depth	130'
Car Parking	216
Trailer Parking	None
EV Chargers	4
Lighting	LED
Roof	60 mil White TPO

Building 3



Spec Office





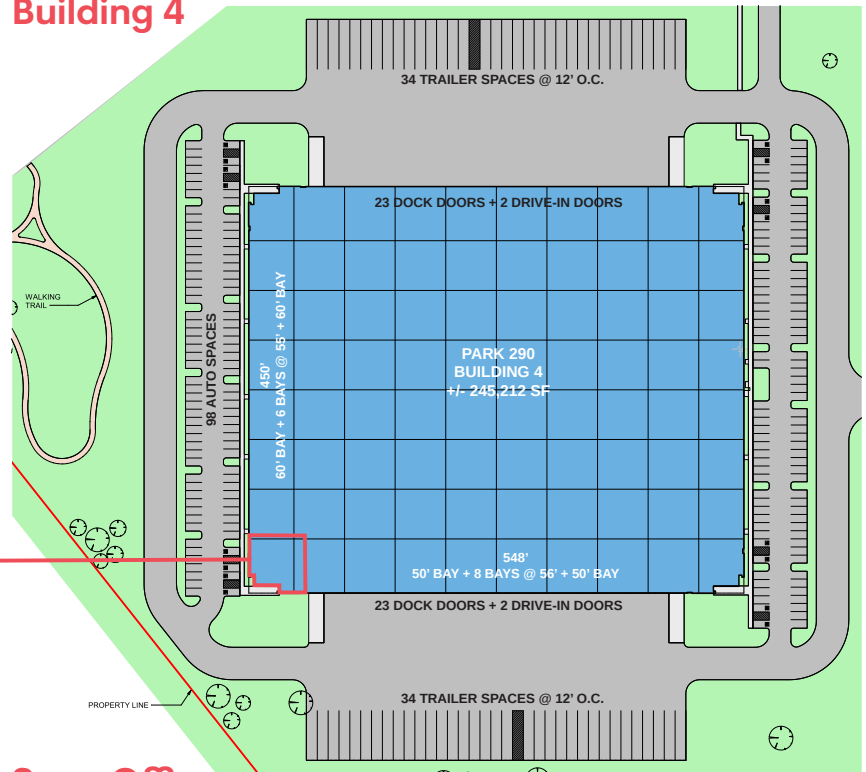
Building 4 Overview

Brookfield
Properties

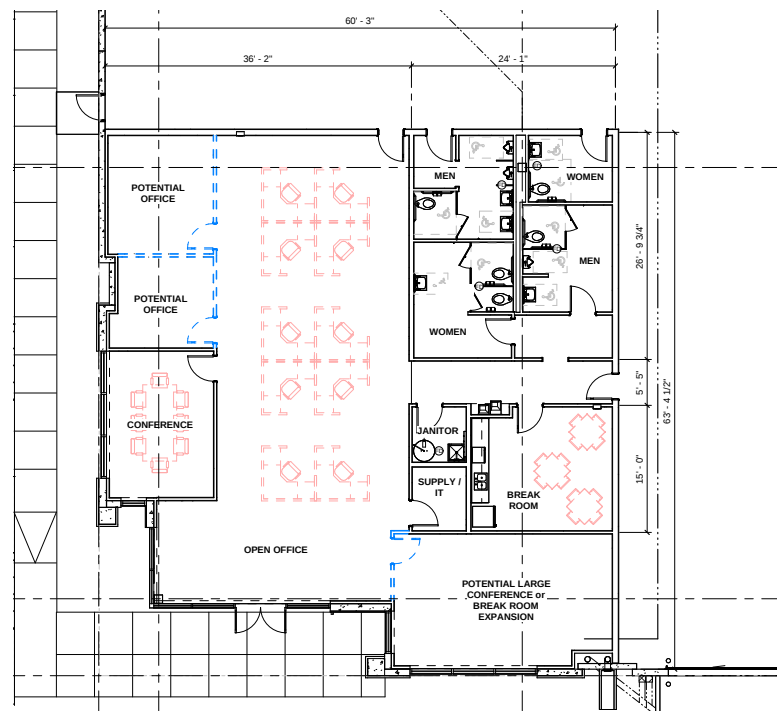
Specifications

BUILDING 4	
Total SF	61,303 - 245,212 sq. ft.
Office SF	3,481 sq. ft. Spec Office
Configuration	Cross Dock
Slab	7" 4000 PSI
Clear Height	36'
Dock Doors	46 (9'x10')
Drive Ins	4 Oversized (14'x16')
Column Spacing	55' x 56'
Speed Bay Depth	60'
Building Depth	450'
Sprinkler	ESFR
Power	3,500 amps
Truck Court Depth	185'
Car Parking	199
Trailer Parking	68
EV Chargers	8
Lighting	LED
Roof	60 mil White TPO

Building 4

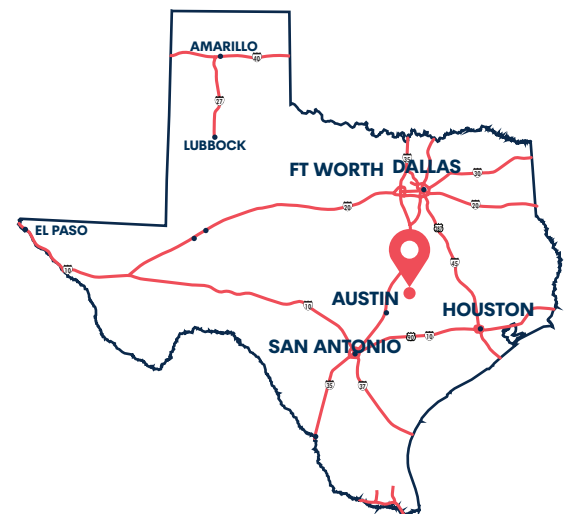
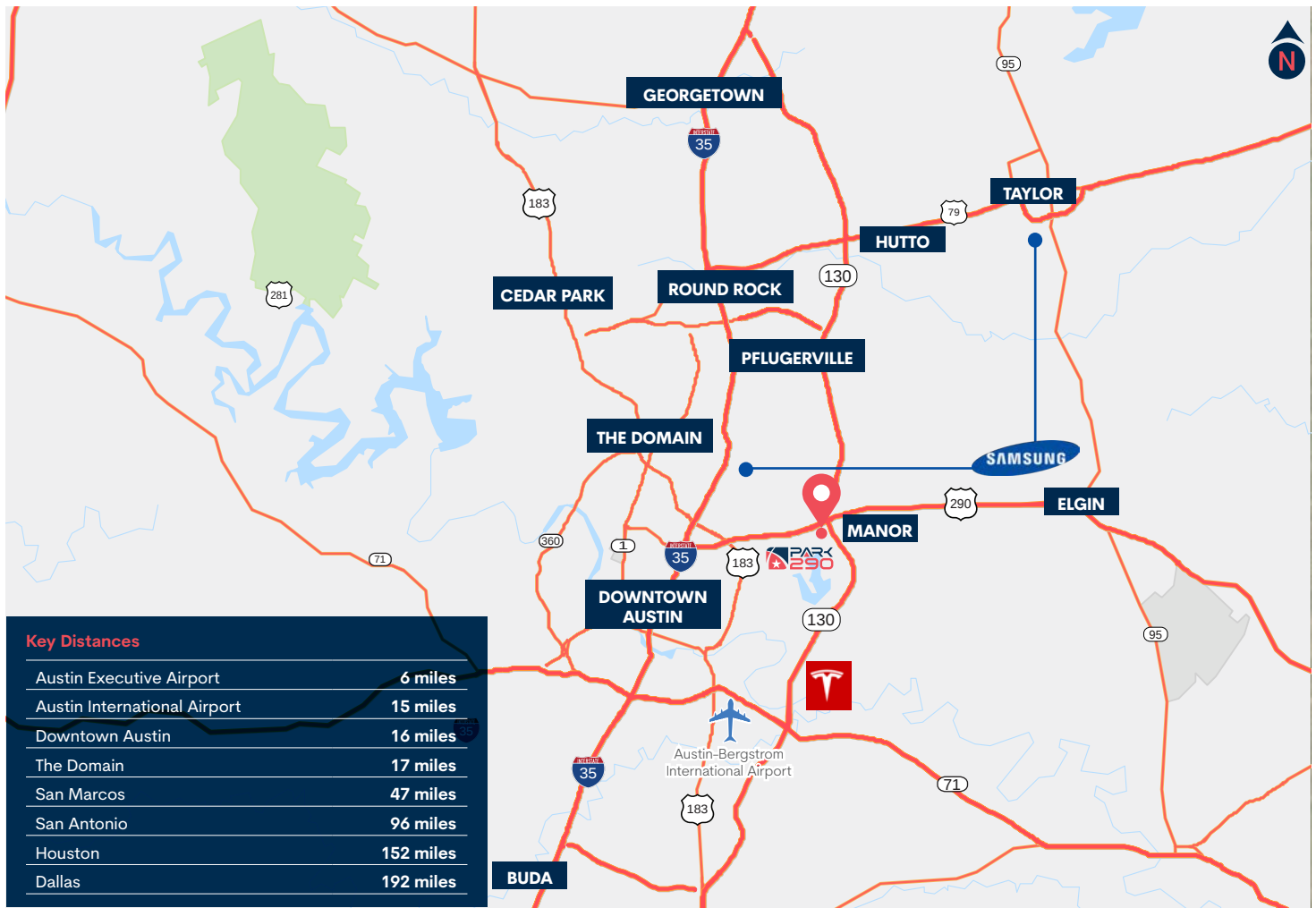


Spec Office



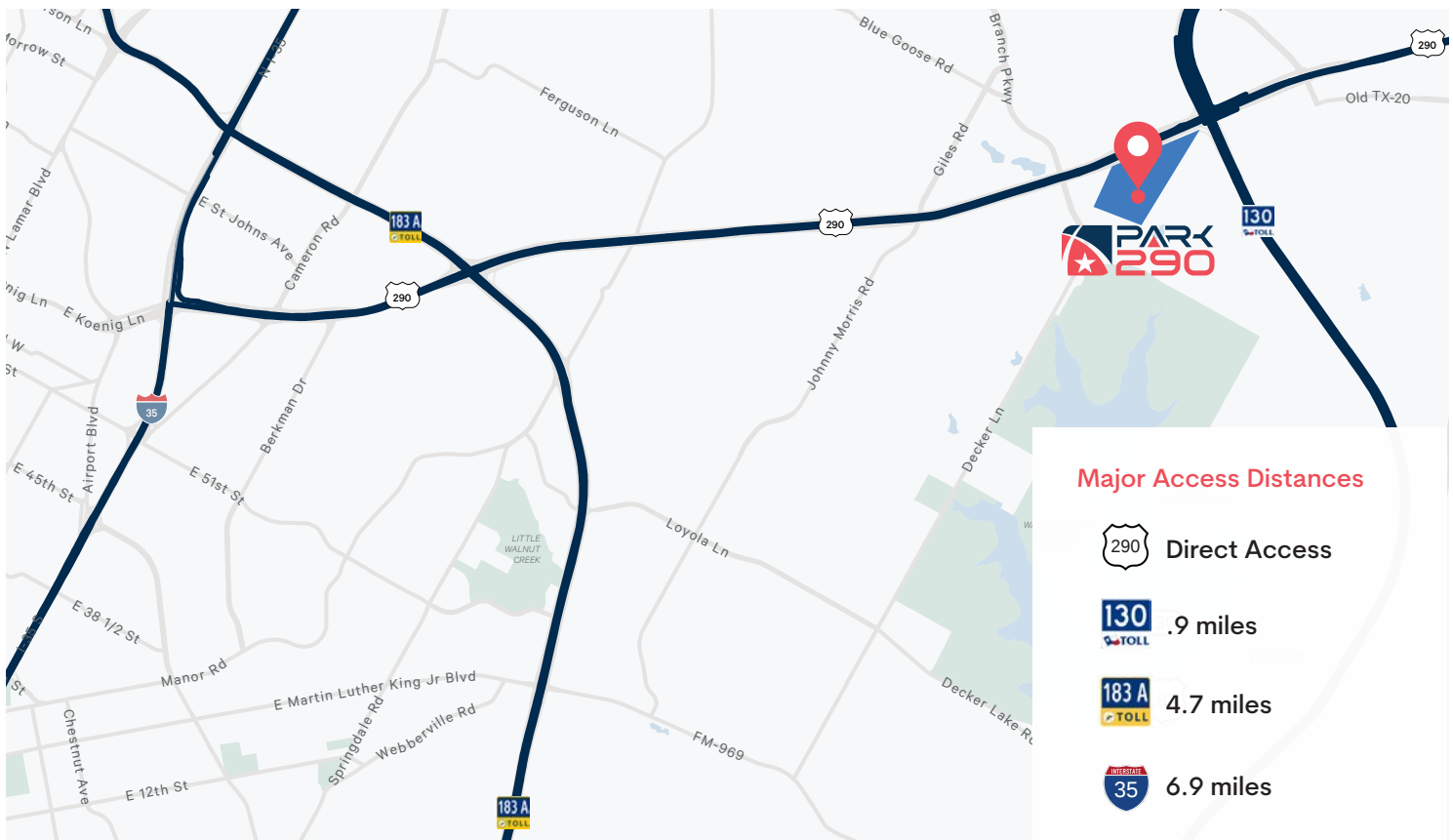
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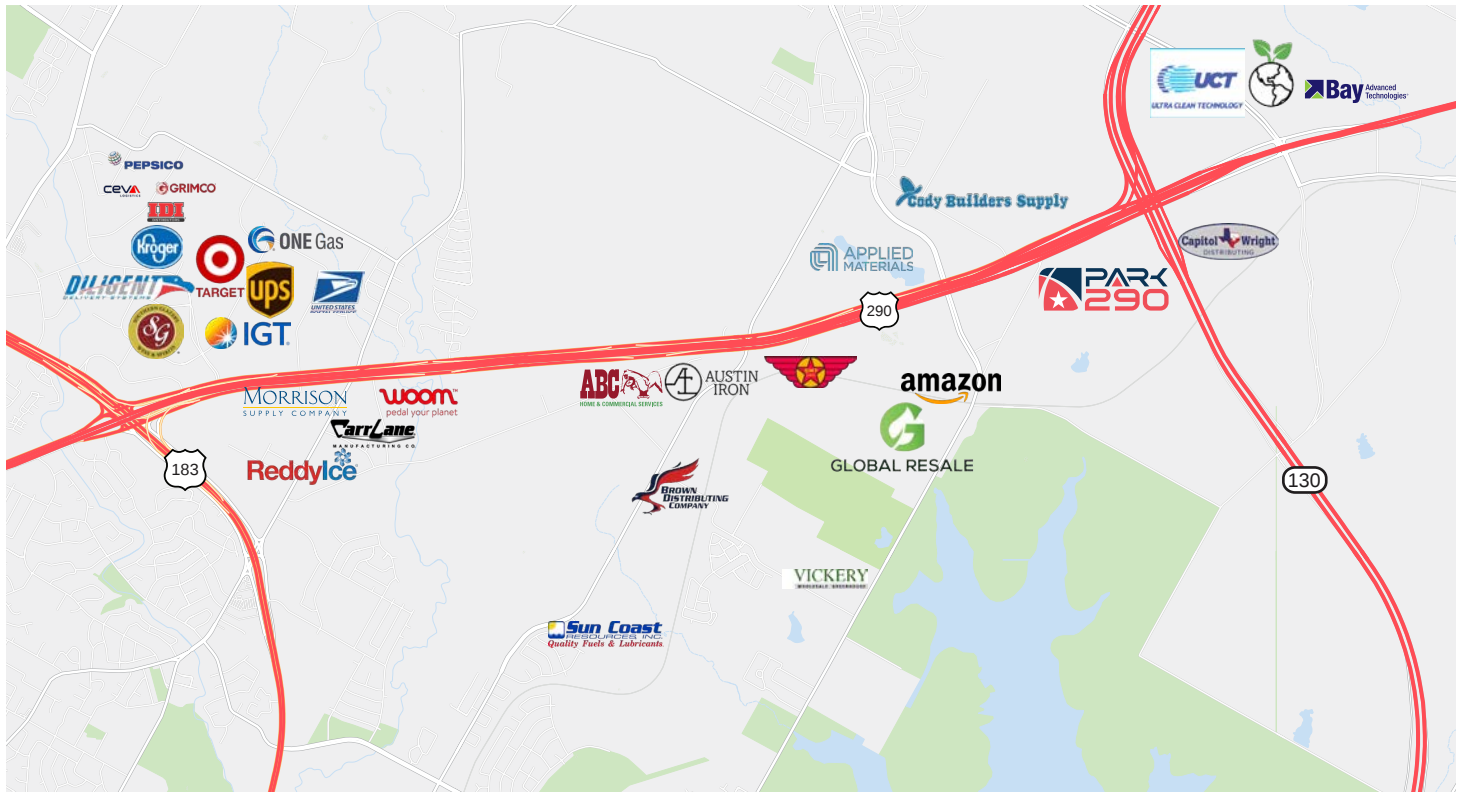




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Additional Corporate Neighbors within 5 mi Radius



& more





WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

180M+

square feet of logistics space

610+

warehouse, distribution and cold storage properties

91M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement





Park290.com

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