



NATIONWIDE-RE

# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

11708 McAngus Rd - Building 2, Del Valle, TX 78617

Up to 99,000 SF Available on a 2-5 year term



Call 312-212-0933 Now for More Information



**CAMERON WHEELER**

Director of Midwest Operations

D: 312-229-0453

E: [Cam@Nationwide-RE.com](mailto:Cam@Nationwide-RE.com)



**JIM SIEGEL, SIOR**

President & CEO

D: 312-212-0930

E: [Jim@Nationwide-RE.com](mailto:Jim@Nationwide-RE.com)



**PERRY RUDA, SIOR**

Senior Advisor, Founder & Chairman, Emeritus

D: 312-212-0239

E: [Perry@Nationwide-RE.com](mailto:Perry@Nationwide-RE.com)

# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

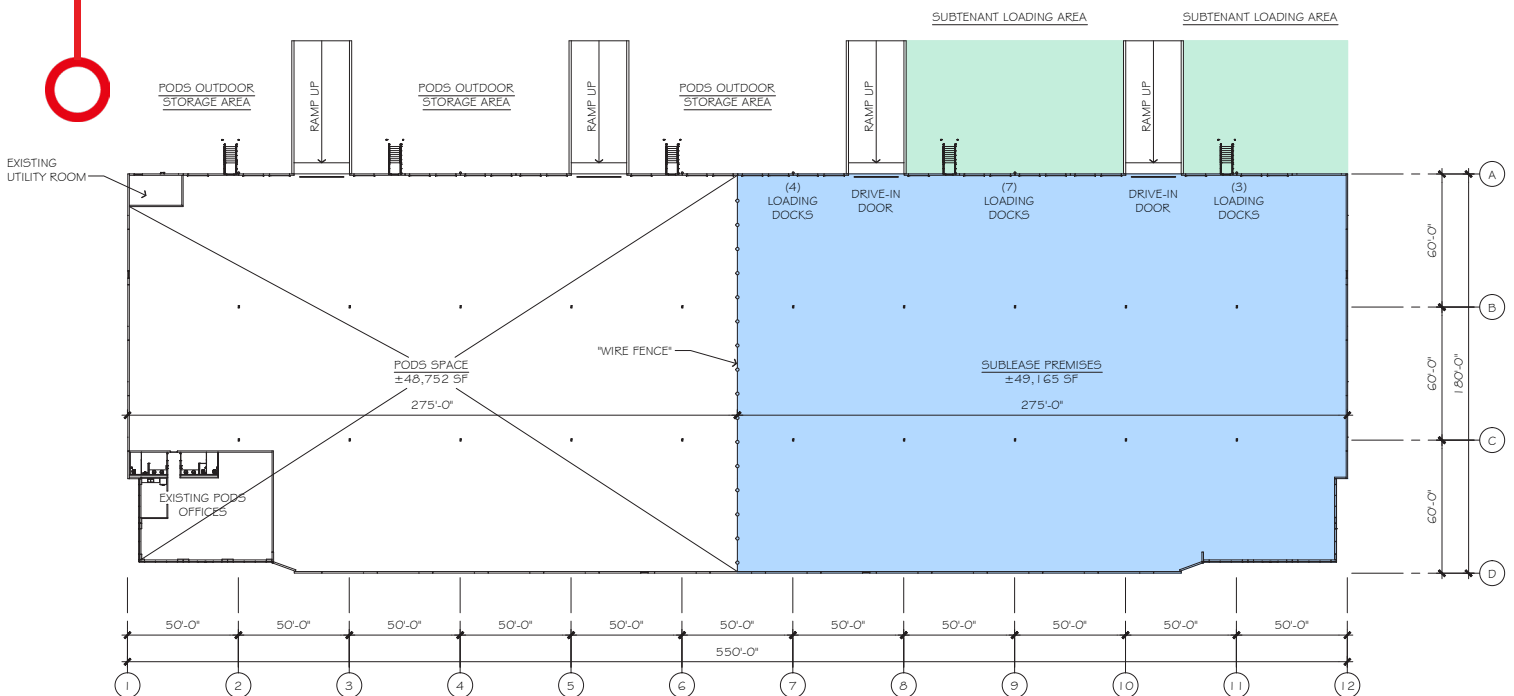
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## BUILDING SPECIFICATIONS

- Immediately available and move-in ready
- Asking Rate of \$9.75 PSF NNN
- Operating Expenses (TICAM) of \$3.00 PSF

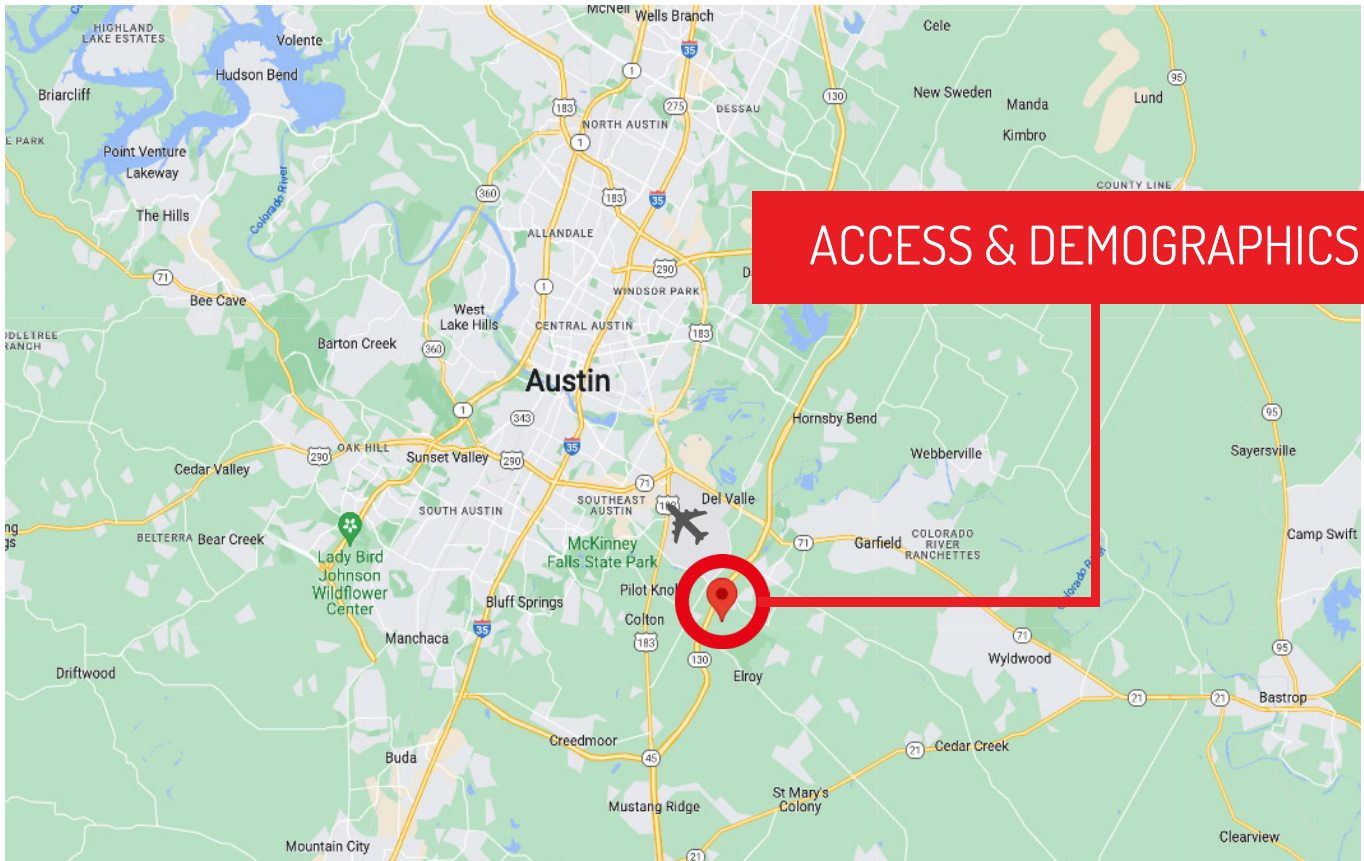
- Up to 99,000 SF Available
- 32' Clear Ceiling Height
- 50' x 60' Column Spacing
- ESFR Sprinkler Heads
- 2 Oversized (20' x 20') Drive-in doors
- 14 Loading Docks
- Class "A" building with Concrete Tilt-Wall construction and TPO Roof
- Rare outdoor storage opportunities



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- 3 Miles South of Austin-Bergstrom International Airport
- Adjacent to the F1 Circuit of The Americas
- Immediate access access to SH-130
- 9.5 Miles from Downtown Austin
- 7.5 Miles from Tesla Giga Factory
- Population of 387,757 in a 10-mile radius
- Median income of \$69,419 within a 10-mile radius
- Projected population growth of 1.1%