



## 11653 Decker Lane, Austin, TX

Park 290, located in the thriving East submarket of Austin, consists of four Class A industrial buildings spanning 792,139 sq. ft. This strategically positioned project offers convenient access to Hwy 290 & TX-130 and is in close proximity to major tech manufacturers, such as Tesla and Samsung. Its advantageous location allows users to tap into multiple talented labor markets in the greater Austin metro area and benefits from premiere highway accessibility and multiple access points into the site. Park 290 provides a state-of-the-art industrial warehouse offering that caters to a wide range of users, with tenant amenities to include EV charging stations and a walking trail.

### Specifications

**715,161 sq. ft.**  
TOTAL AVAILABLE

**76,978 sq. ft.**  
FULLY LEASED  
BUILDING 1

**321,139 sq. ft.**  
BUILDING 2

**148,810 sq. ft.**  
BUILDING 3

**245,212 sq. ft.**  
BUILDING 4

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

**32' - 36'**  
CLEAR HEIGHT

**ESFR**  
FIRE SPRINKLERS

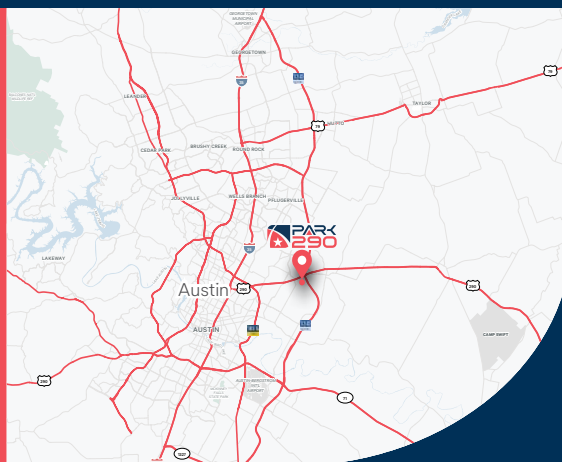
**LEED Certified**

**Class A Industrial**

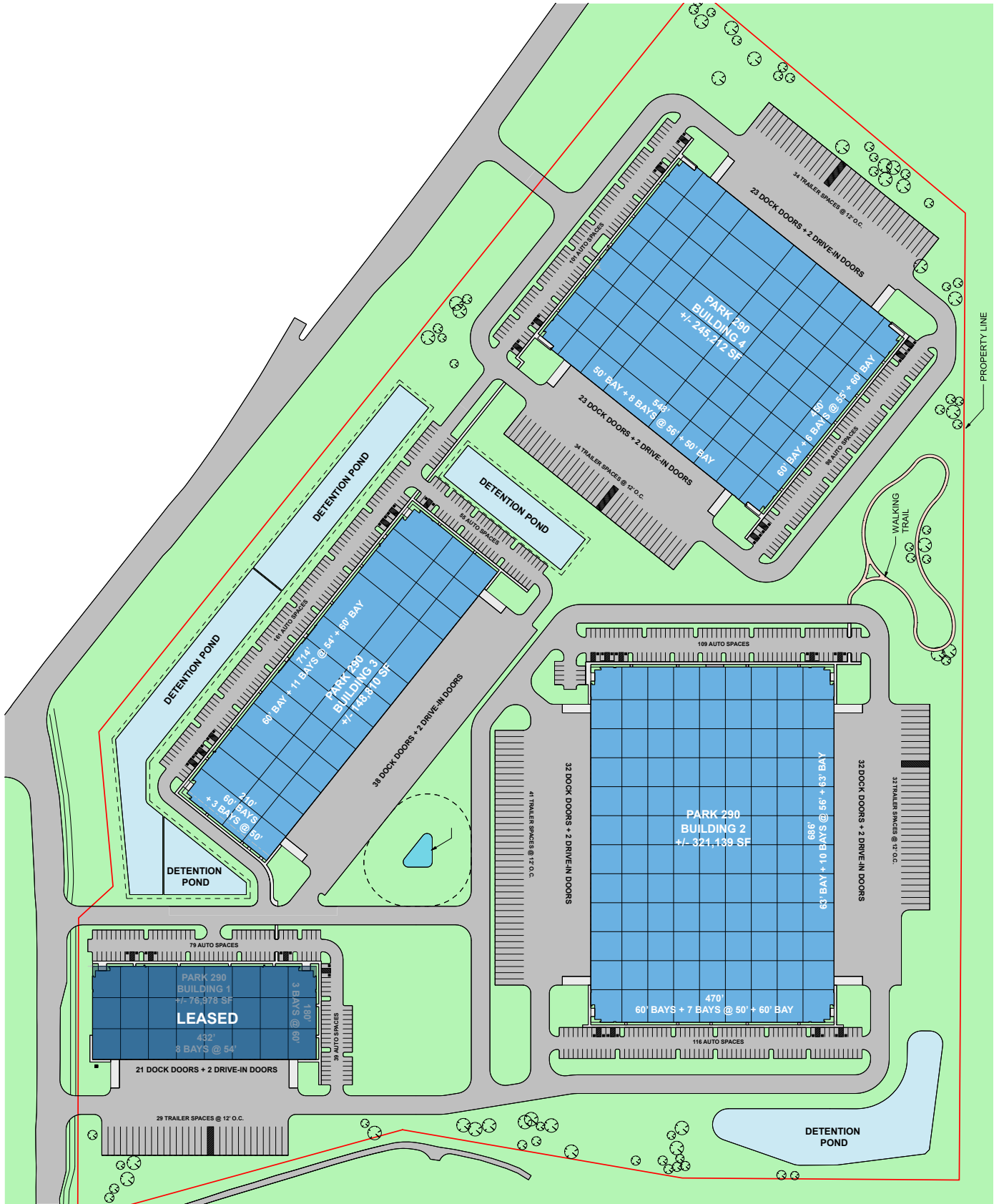
**EV Charging Stations**

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

**Highway Visibility from  
Each Building**



**Park290.com**

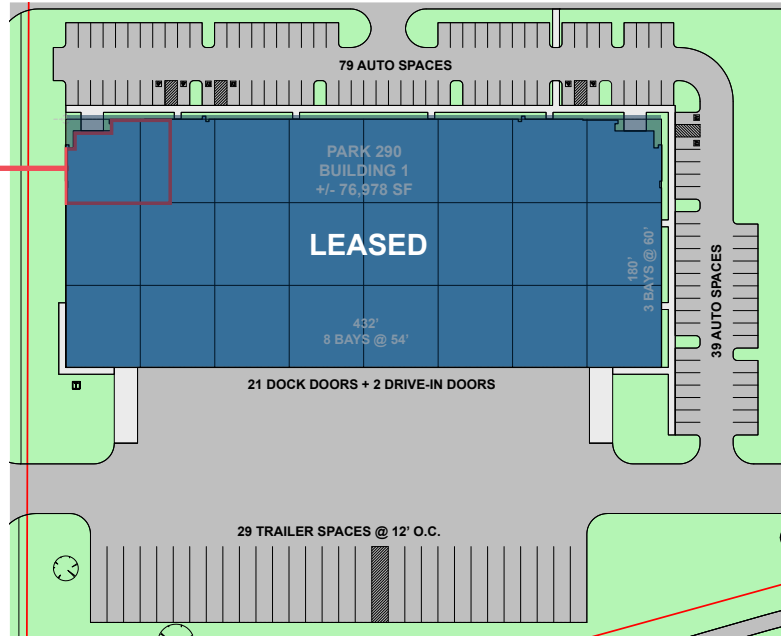




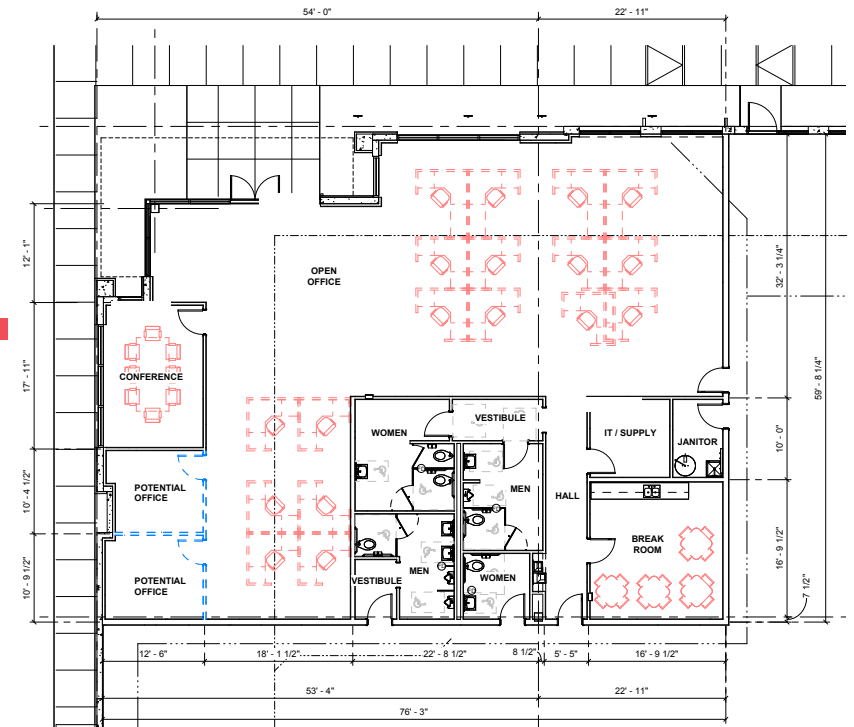
## Specifications

BUILDING 1	
Total SF	76,978 sq. ft.
Available SF	Fully Leased
Office SF	4,171 sq. ft. Spec Office
Configuration	Rear Load
Slab	6" 4000 PSI
Clear Height	32'
Dock Doors	21 (9'x10')
Drive Ins	2 Oversized (14'x16')
Column Spacing	54' x 60'
Speed Bay Depth	60'
Building Depth	180'
Sprinkler	ESFR
Power	2,000 amps
Truck Court Depth	185'
Car Parking	118
Trailer Parking	29
EV Chargers	4
Lighting	LED
Roof	60 mil White TPO

## Building 1



## 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.

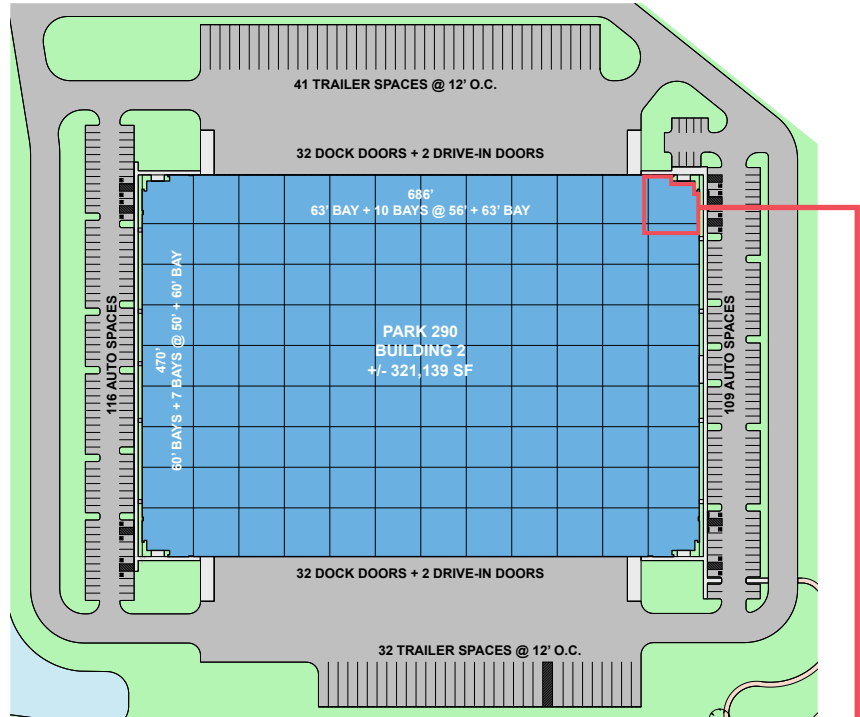




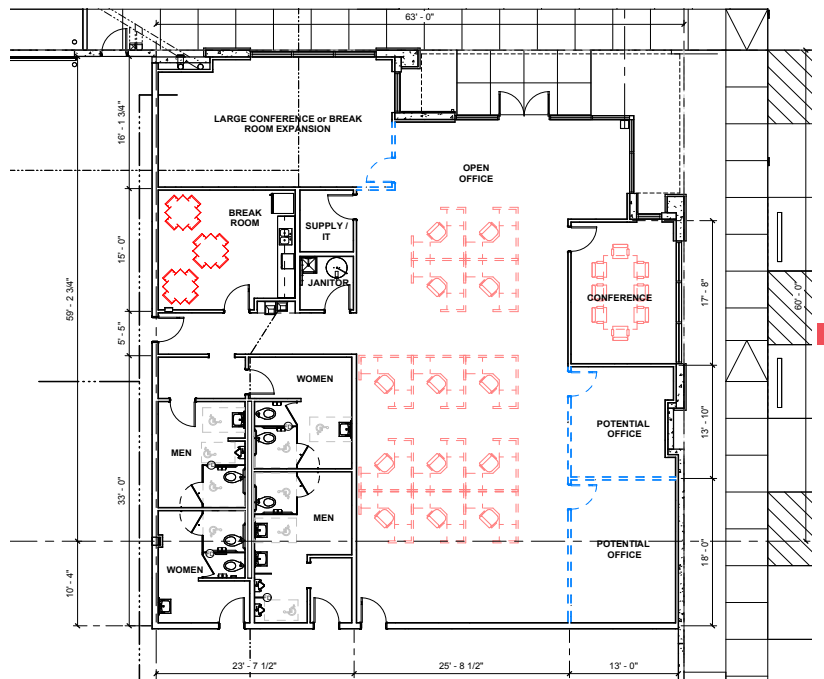
## Specifications

BUILDING 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



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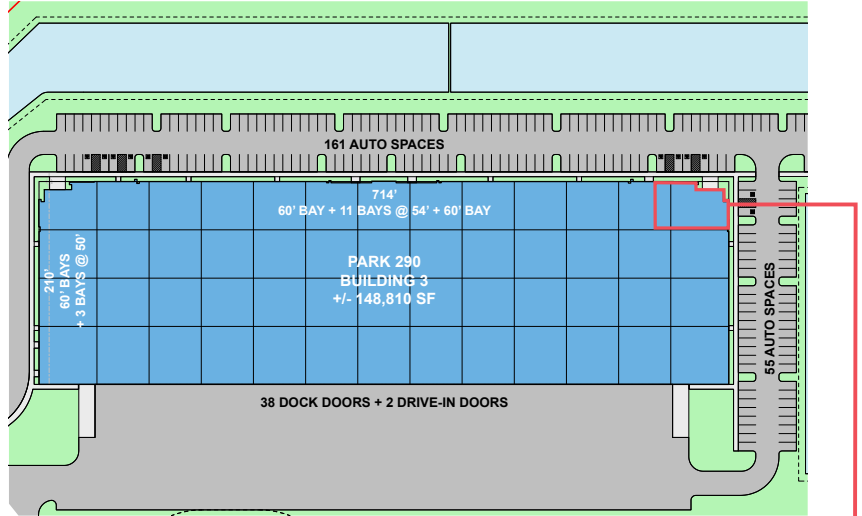




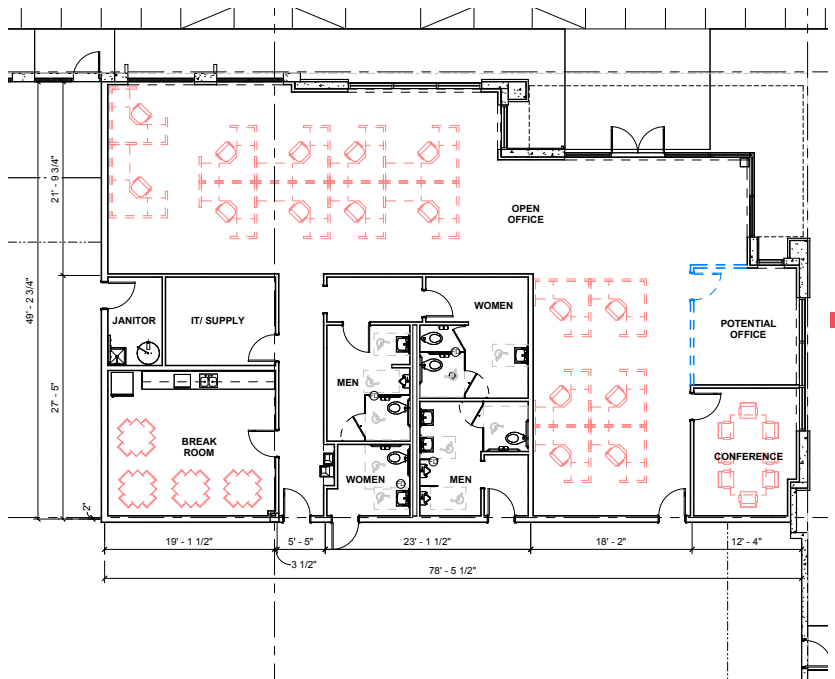
## Specifications

BUILDING 3	
Total SF	34,020 - 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



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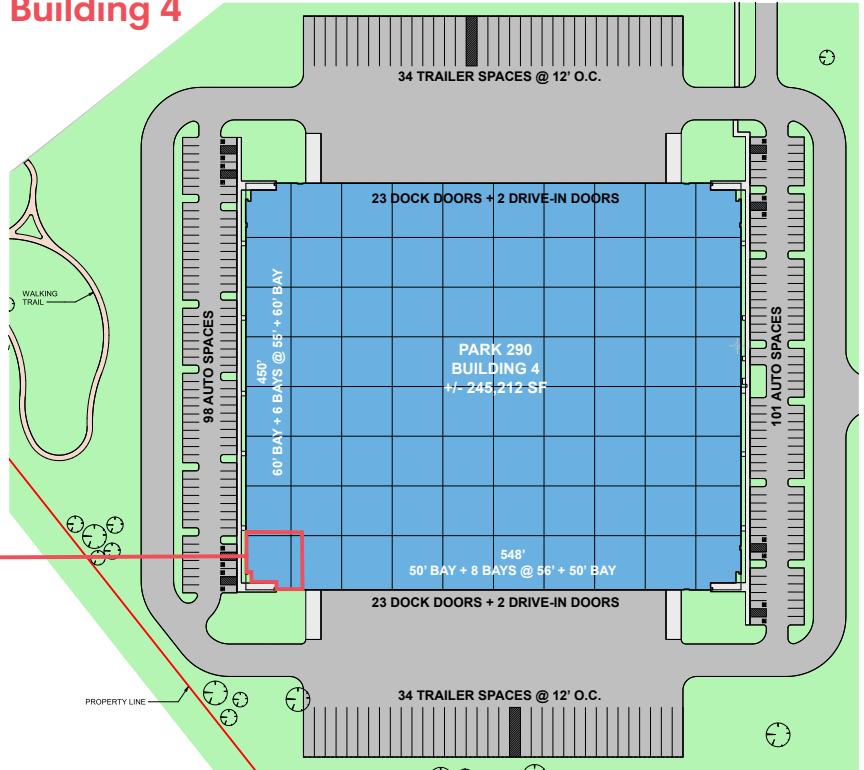




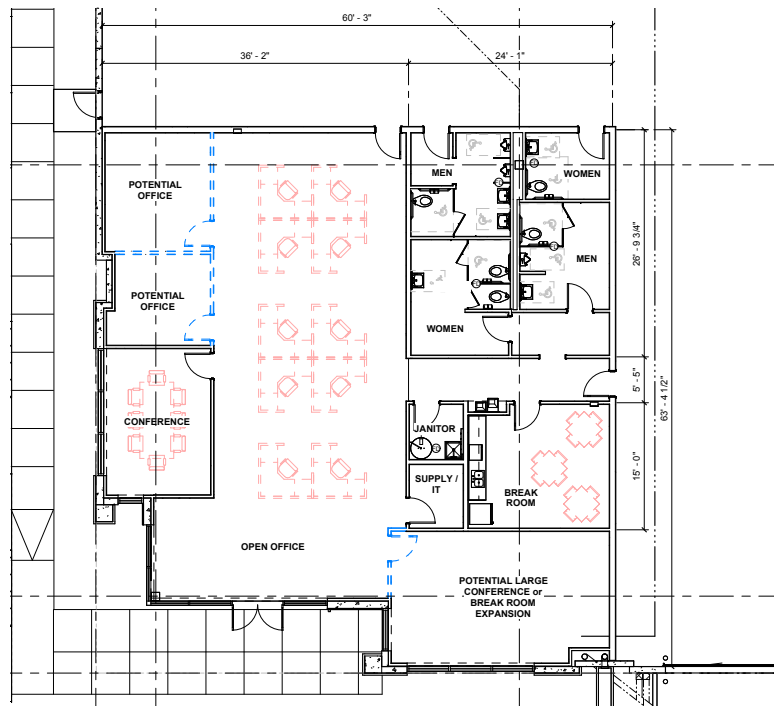
## Specifications

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

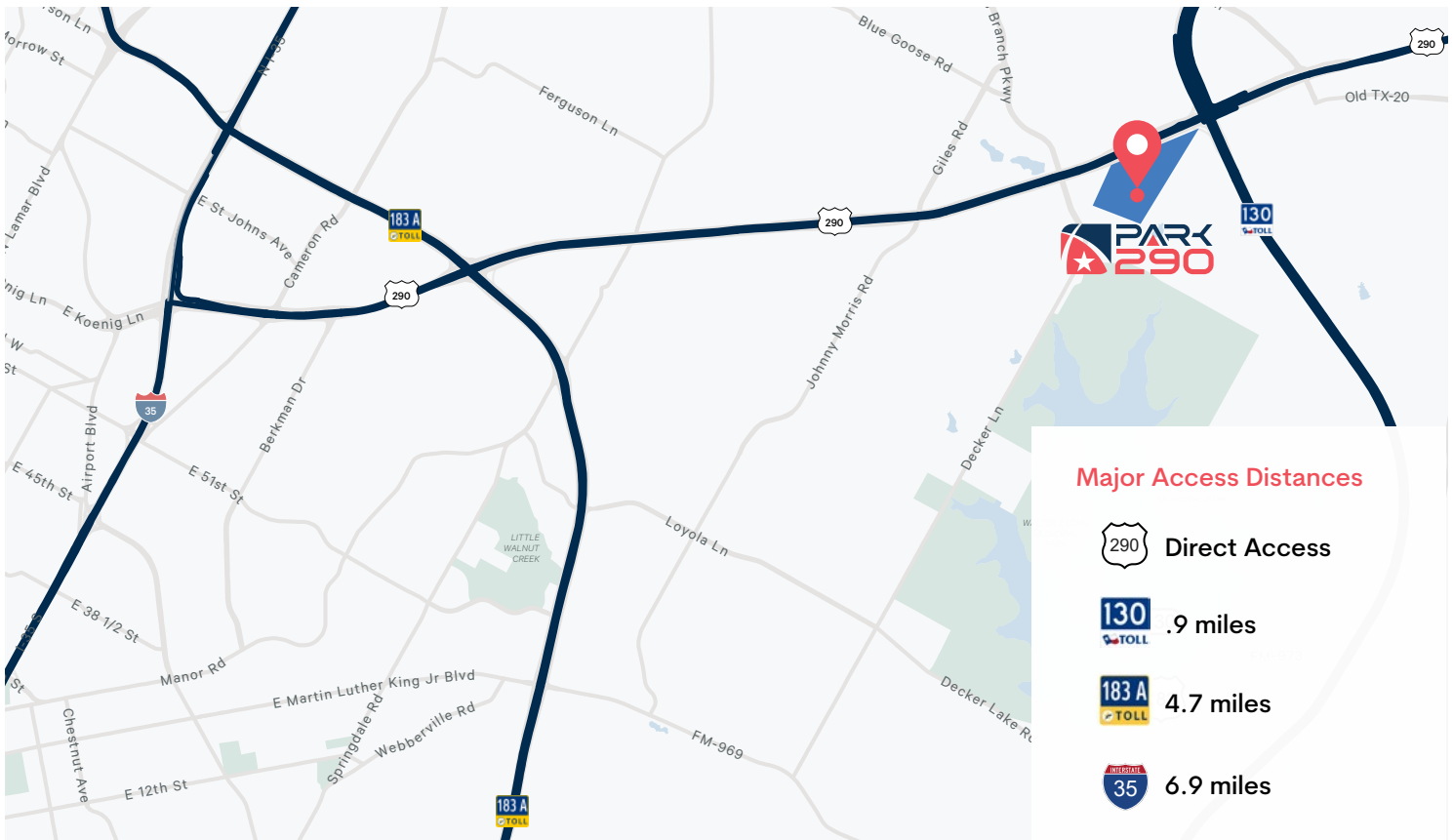


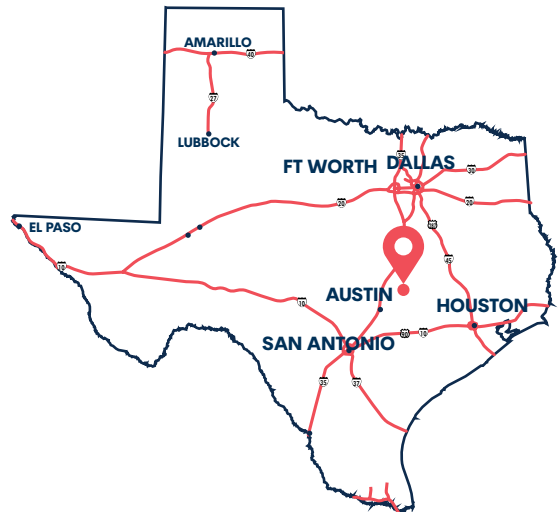
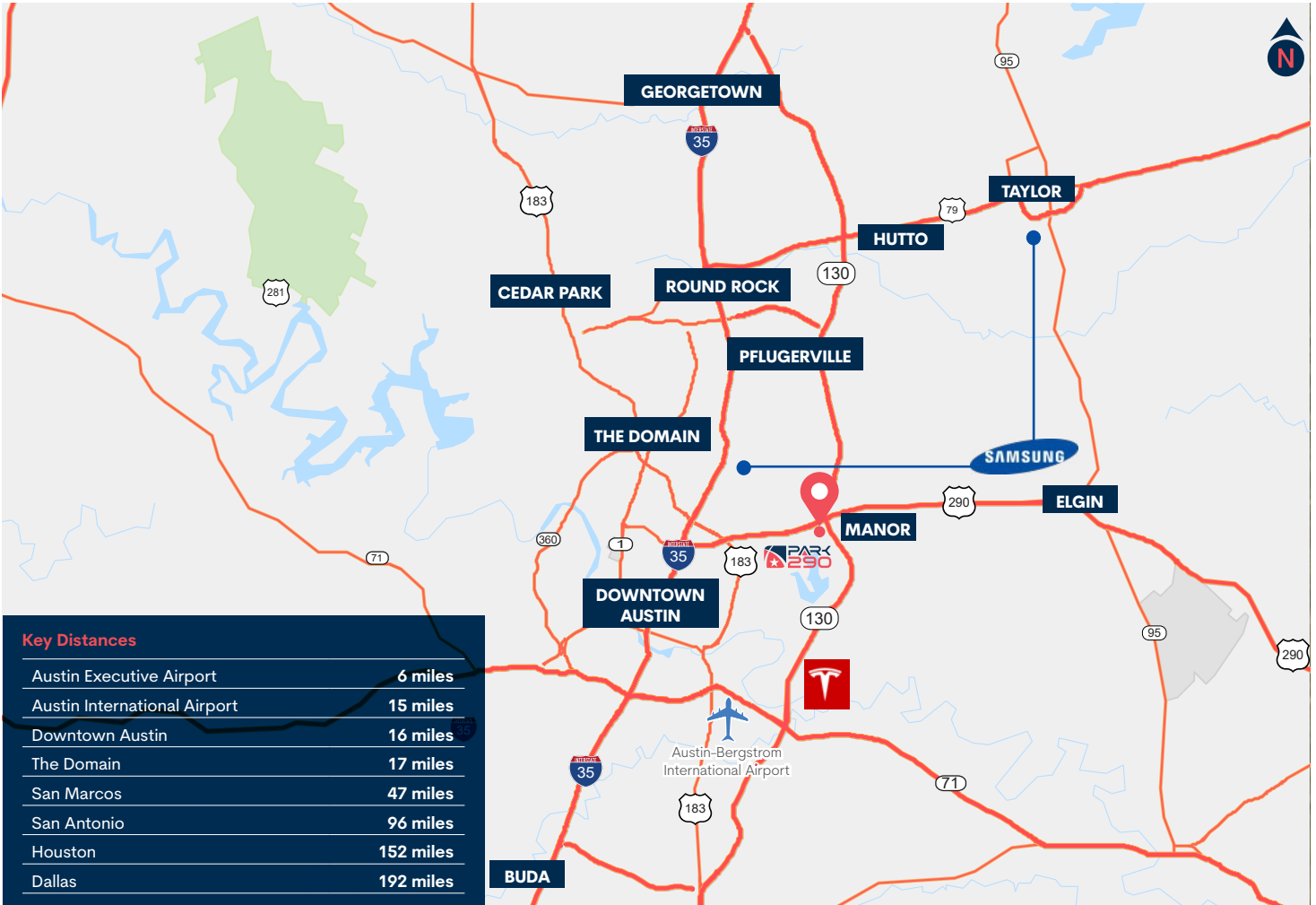
## Spec Office

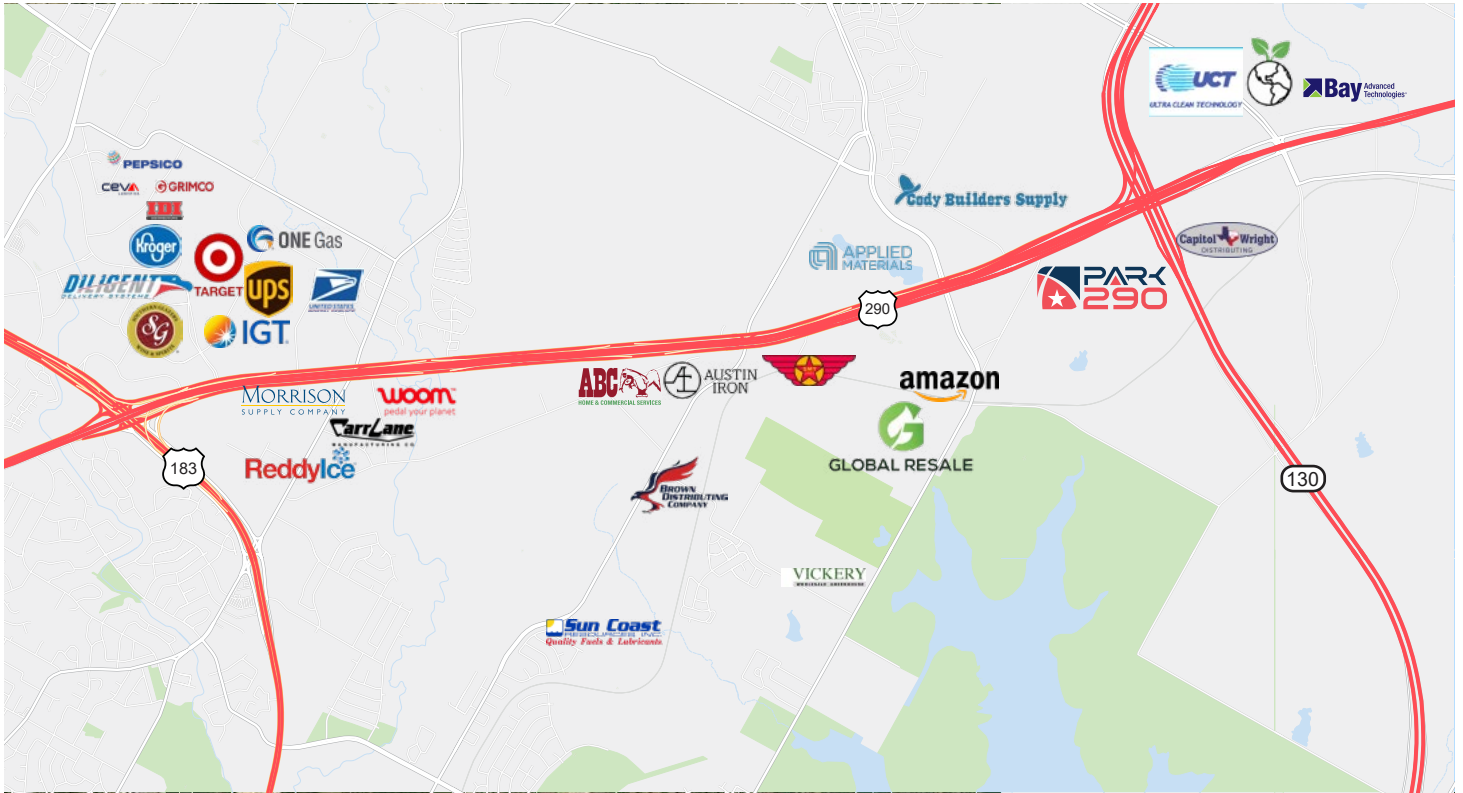


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Additional Corporate Neighbors within 5 mi Radius



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# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

**100% LEED**

Certified or higher on new development

**Up to 75%**

Reduction in utility costs due to efficient design

**Net Zero by 2050**

Brookfield Properties's commitment to carbon emissions reduction





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 technologies that continuously improve our facilities – with a focus on efficiency and safety.



Park290.com

## Contacts

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### Brookfield Properties

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