

TECH 183

6401 US 183 SOUTH | AUSTIN, TX



230,327 SF of Opportunity in Southeast Austin

 **HOLT LUNSFORD**
INVESTMENTS

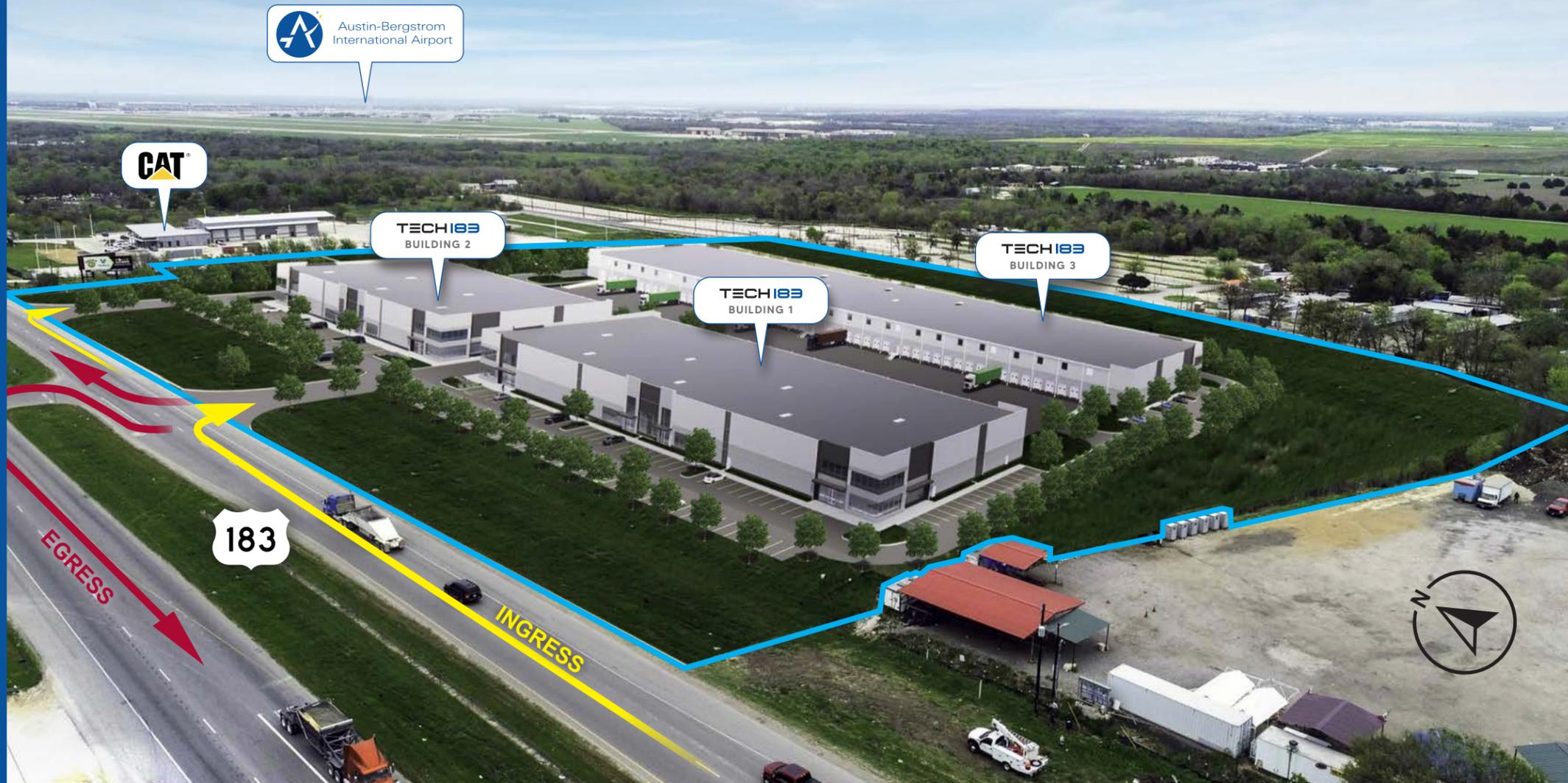
CBRE

TECH183

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INDUSTRIAL SPACE ALIGNED WITH AUSTIN'S MOMENTUM

Tech 183 is a 230,327 SF Class A industrial development in southeast Austin featuring three individual buildings across 19 master-planned acres. The property is near Austin-Bergstrom International Airport and several major thoroughfares, offering convenient north-south and east-west access.



EASY ACCESS



HWY 183
FRONTAGE



1 MILE
FROM AUSTIN BERGSTROM
INTERNATIONAL AIRPORT



<4 MILES
FROM SH 71



5 MILES
FROM I-35



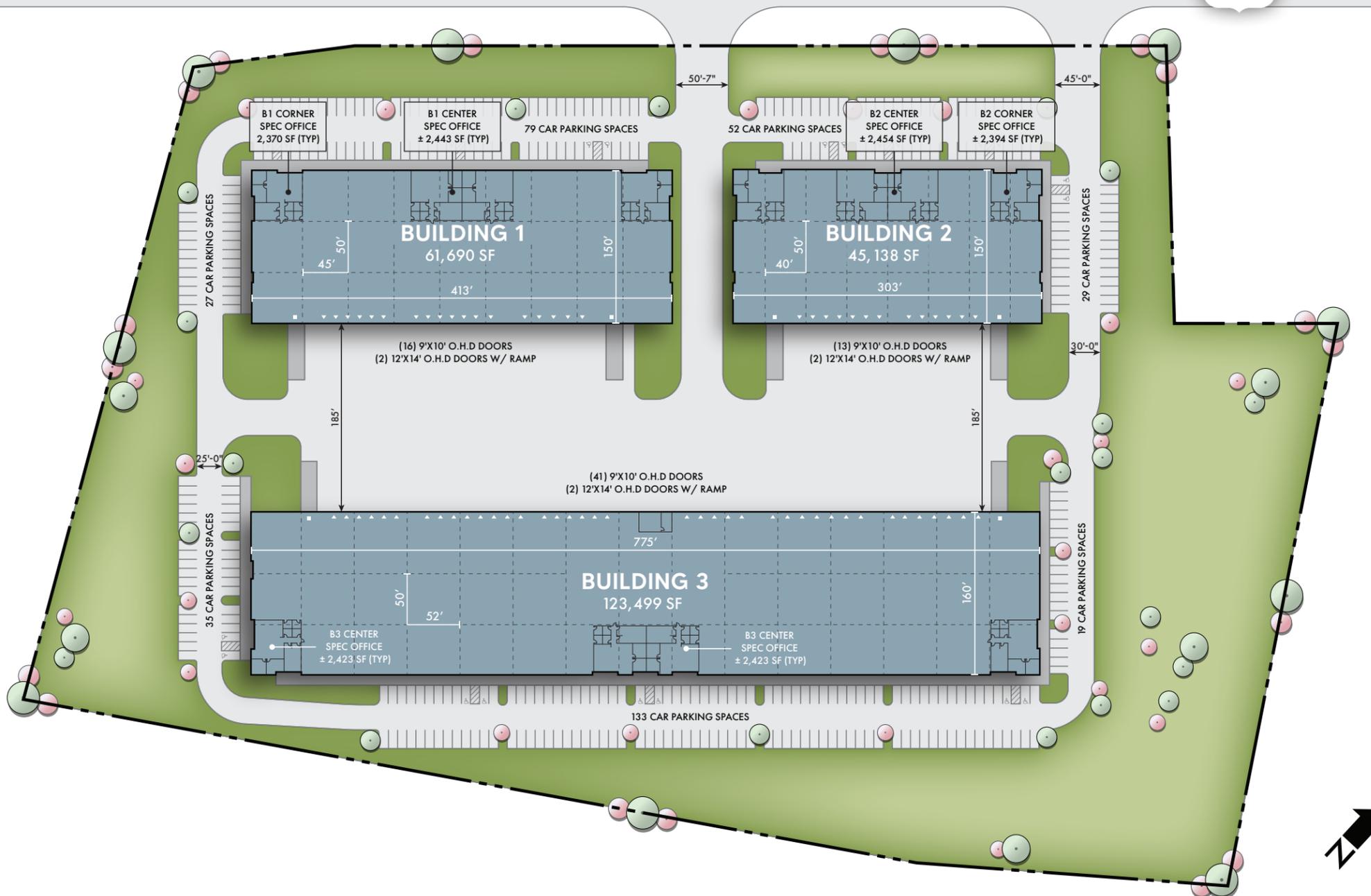
7 MILES
FROM DOWNTOWN AUSTIN

SITE PLAN

OPTIMIZED FOR LOGISTICS, GROWTH, AND MARKET ACCESS

183

183



PROPERTY FEATURES



TOTAL
230,327 SF



DOCK DOORS
76 TOTAL
70+6 OVERSIZED



CAR PARKS
374



DIRECT ACCESS TO US 183,
3 MILES FROM SH 71, AND
5 MILES FROM I-35



QUALIFIES FOR
**TRIPLE FREEPORT
EXEMPTION**

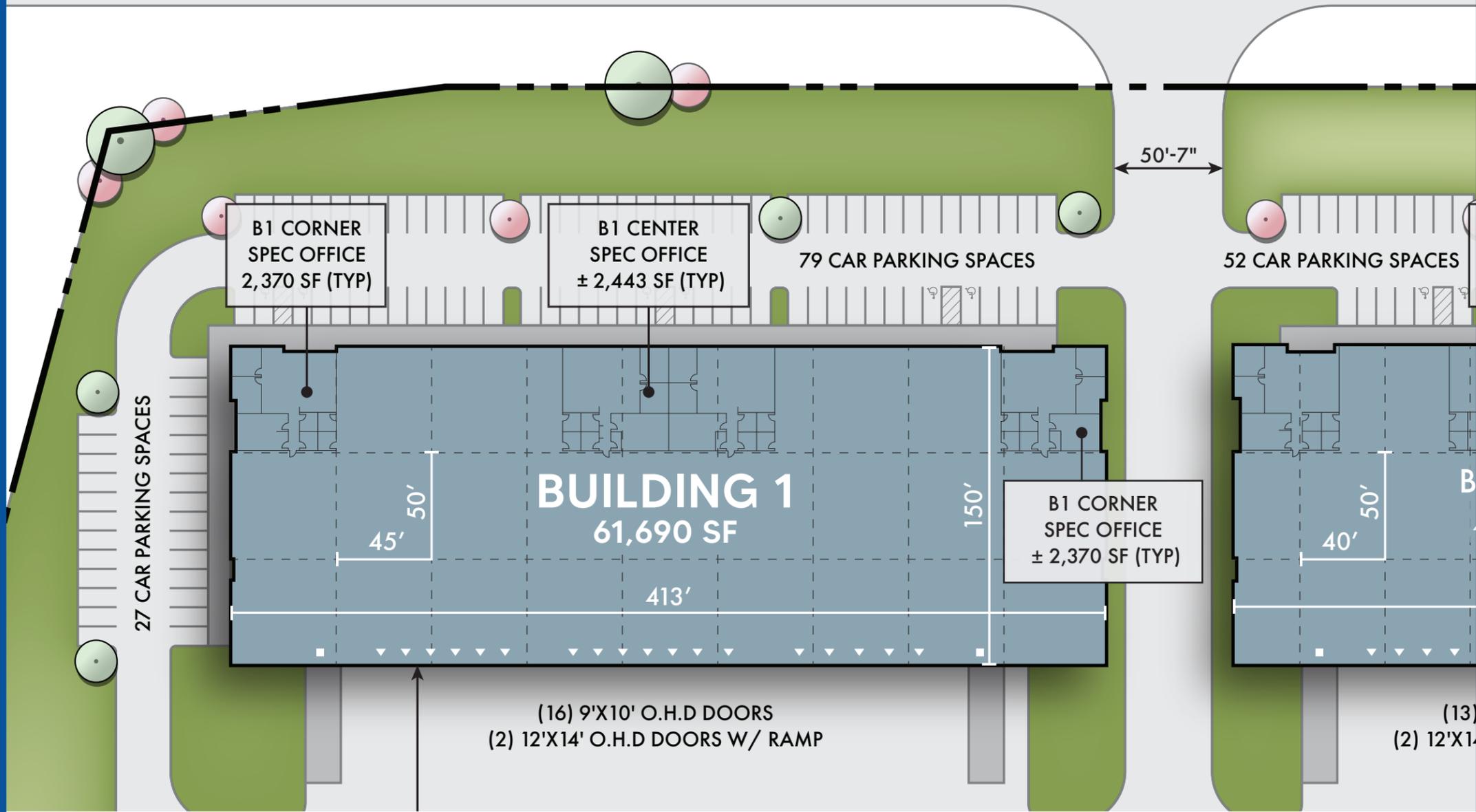


BUILDING 1



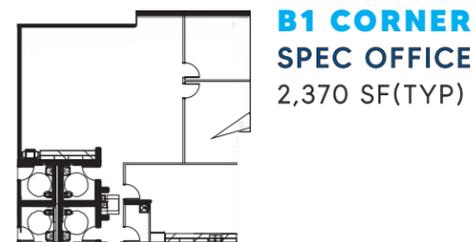
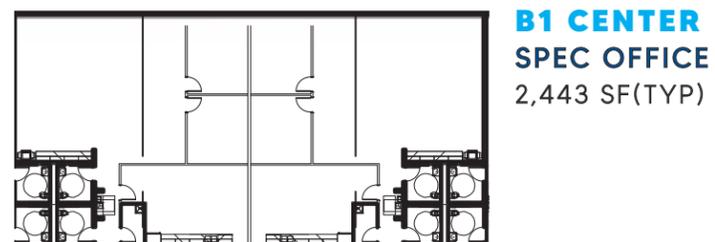
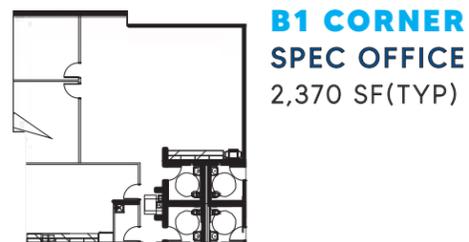
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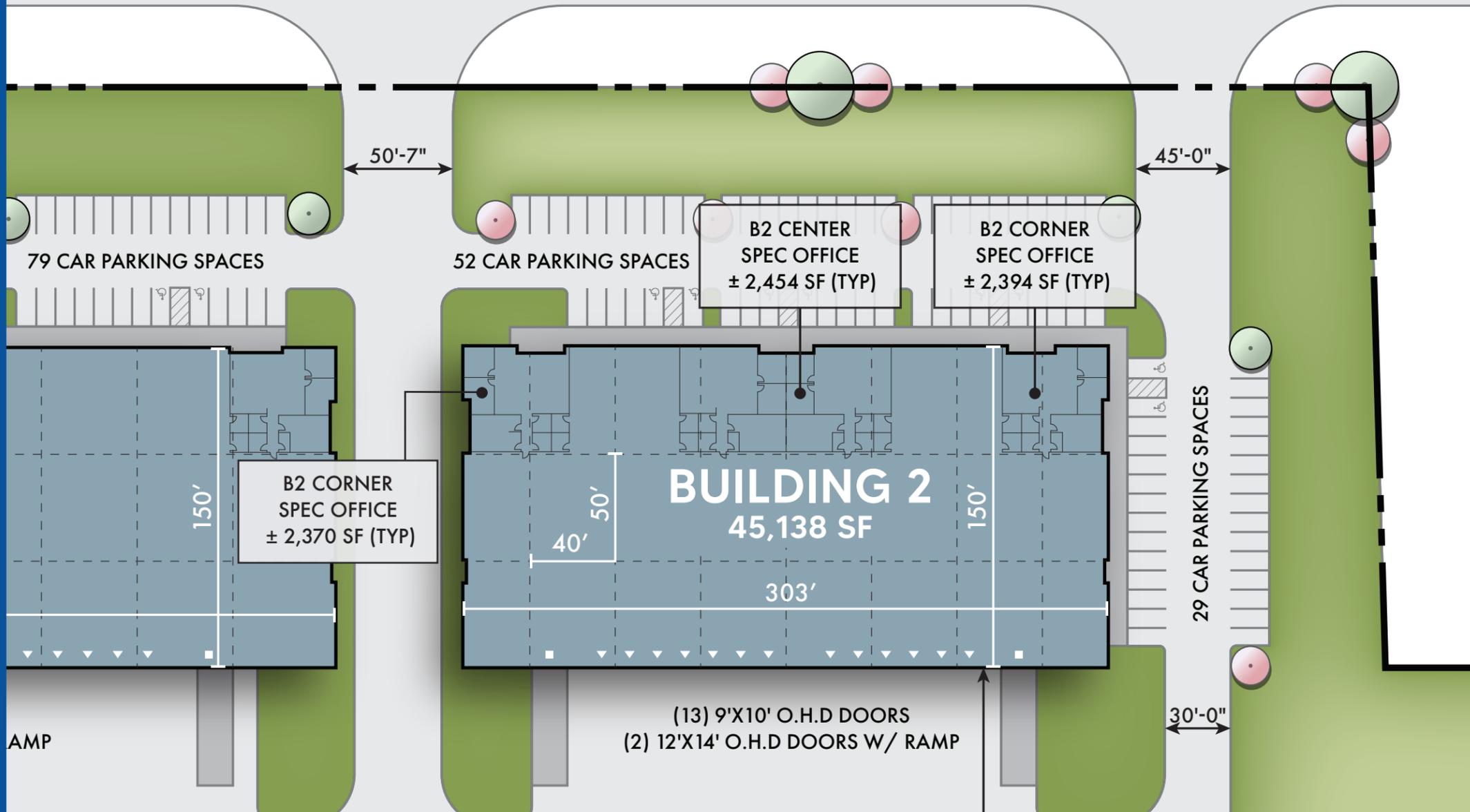


HIGHLIGHTS

SIZE:	61,690 SF
MINIMUM DIVISIBLE	13,709 SF
TOTAL OFFICE SPACE	±7,183 SF
BUILDING DEPTH:	413' X 150'
TYPICAL BAY SIZE	45' W X 50' D
STAGING BAY	49' W X 50' D
CLEAR HEIGHT	28'
LOADING	REAR LOAD
DOCK DOORS	(16) 9' X 10'
DOCK DOORS W/ RAMP	(2) 12' X 14'
SPRINKLER SYSTEM	ESFR
TRUCK COURT DEPTH	185'
AUTO PARKING	106



BUILDING 2

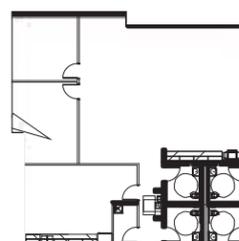


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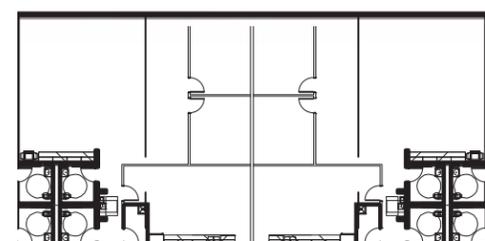
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HIGHLIGHTS

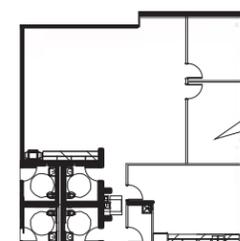
SIZE	45,138 SF
MINIMUM DIVISIBLE	11,285 SF
TOTAL OFFICE SPACE	7,424 SF
BUILDING DEPTH	303' X 150'
TYPICAL BAY SIZE	40' W X 50' D
STAGING BAY	31'-6" W X 50' D
CLEAR HEIGHT	28'
LOADING	REAR LOAD
DOCK DOORS	(13) 9' X 10'
DOCK DOORS W/ RAMP	(2) 12' X 14'
SPRINKLER SYSTEM	ESFR
TRUCK COURT DEPTH	185'
AUTO PARKING	81



B2 CORNER SPEC OFFICE
2,394 SF(TYP)



B2 CENTER SPEC OFFICE
2,454 SF(TYP)

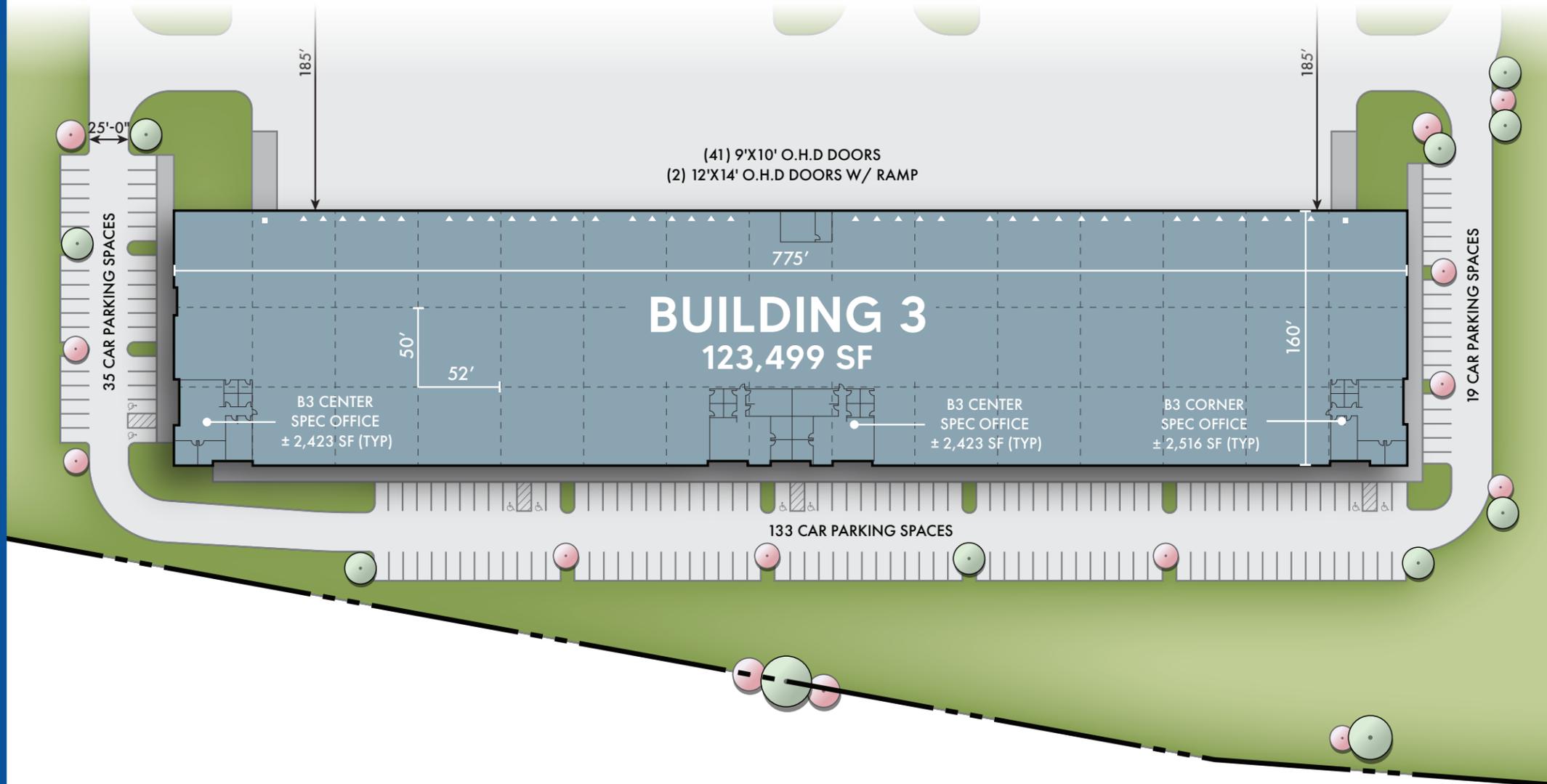


B2 CORNER SPEC OFFICE
2,394 SF(TYP)

BUILDING 3

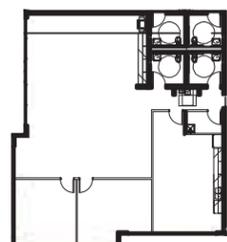
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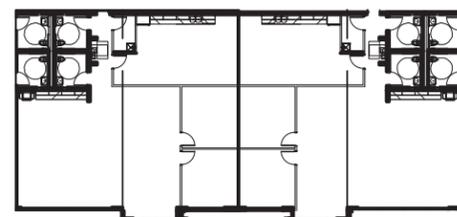


HIGHLIGHTS

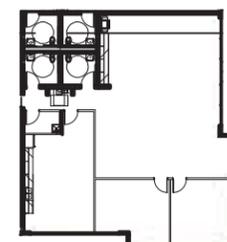
SIZE	123,499 SF
MINIMUM DIVISIBLE	41,166 SF
TOTAL OFFICE SPACE	6,455 SF
BUILDING DEPTH	775' x 160'
TYPICAL BAY SIZE	52' W X 50' D
STAGING BAY	49'-6" W x 60' D
CLEAR HEIGHT	32'
LOADING	REAR LOAD
DOCK DOORS	(41) 9' x 10'
DOCK DOORS W/ RAMP	(2) 12' x 14'
SPRINKLER SYSTEM	ESFR
TRUCK COURT DEPTH	185'
AUTO PARKING	187



B3 CORNER SPEC OFFICE
2,516 SF(TYP)



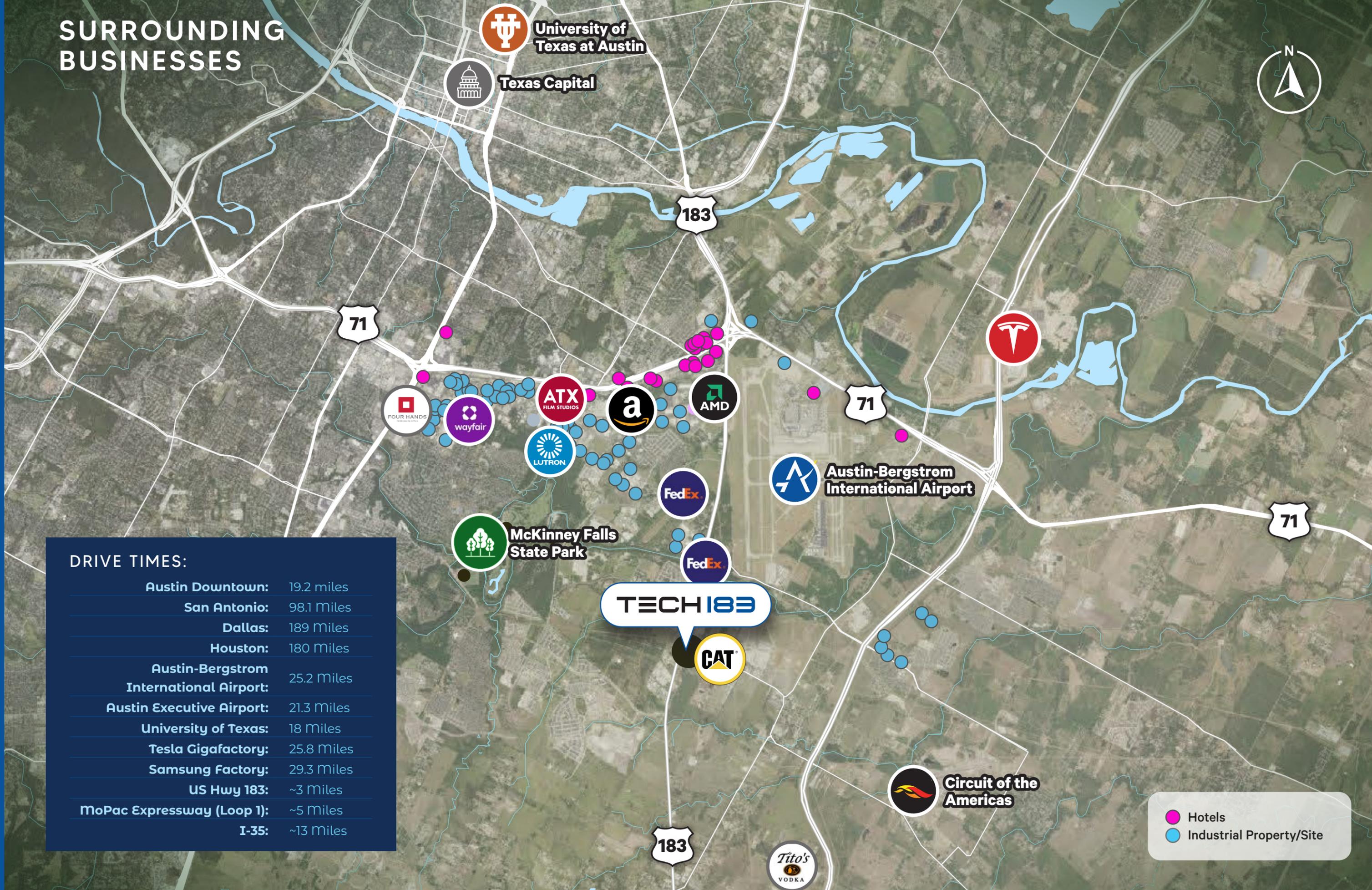
B3 CENTER SPEC OFFICE
2,423 SF(TYP)



B3 CORNER SPEC OFFICE
2,516 SF(TYP)



SURROUNDING BUSINESSES

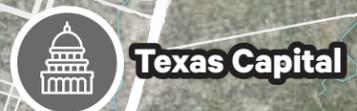


DRIVE TIMES:

Austin Downtown:	19.2 miles
San Antonio:	98.1 Miles
Dallas:	189 Miles
Houston:	180 Miles
Austin-Bergstrom International Airport:	25.2 Miles
Austin Executive Airport:	21.3 Miles
University of Texas:	18 Miles
Tesla Gigafactory:	25.8 Miles
Samsung Factory:	29.3 Miles
US Hwy 183:	~3 Miles
MoPac Expressway (Loop 1):	~5 Miles
I-35:	~13 Miles

- Hotels
- Industrial Property/Site

TECH 183



TEXAS TRIANGLE

STRATEGICALLY LOCATED FOR UNMATCHED MARKET ACCESS AND EXPANSION

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property's tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area.

The Dallas-Fort Worth, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest megaregion in North America. The Texas Triangle megalopolis' \$1.32 trillion in economic output would rank among the world's 15 largest economies.



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