

TECH //183

230,270 SF Total Available

6401 S HWY 183 | AUSTIN, TX 79719



DEVELOPED BY



LEASED BY



Ryan Whalen

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Doug Thomas

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Ben Williamson

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Tech183 is a 230,270 SF Class-AA industrial development in Austin, Texas that features three individual buildings across 19.1 acres.

The property is located in southeast Austin south of Austin-Bergstrom International Airport and in close proximity to downtown. The site sits strategically on S-183 between I-35, SH-71, and 130, giving tenants convenient access to major north-south and east-west thoroughfares.



10< Minutes
6.1 Miles to Airport



20< Minutes
10.4 Miles to CBD

	Sq. Ft.	Office Area	Depth	Clear Height	Sprinkler	Ramps	Column Spacing	Dock Doors	Loading	Truck Court Depth	Parking
Bldg. 1	61,621	BTS	150'	28'	ESFR	2	52' x 50'	16	Dock High	185'	106 Car Parks
Bldg. 2	45,133	BTS	150'	28'	ESFR	2	52' x 50'	13	Dock High	185'	81 Car Parks
Bldg. 3	123,516	BTS	160'	32'	ESFR	2	52' x 50' With 60' Speed Bays	41	Dock High	185'	187 Car Parks

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SITE LOCATION

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3 MEGAWATTS OF POWER

AVAILABLE ON DAY 1

SCALABLE POWER CAPACITY
DESIGNED TO SUPPORT FUTURE GROWTH

POWER SUPPLIED BY



BUILT TO SCALE

3 MW AT DELIVERY WITH THE ABILITY TO EXPAND POWER
CAPACITY AS TENANT REQUIREMENTS GROW

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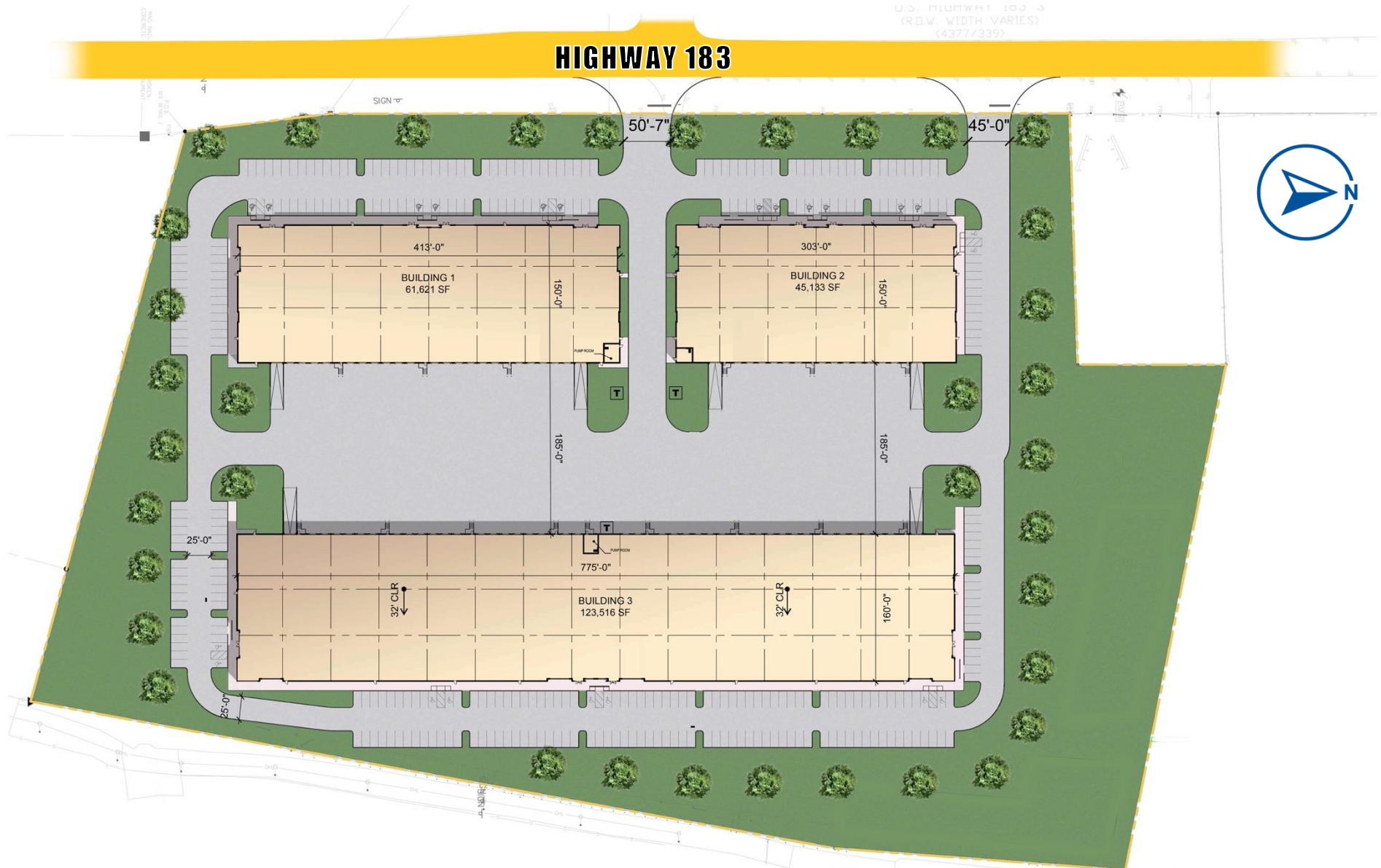
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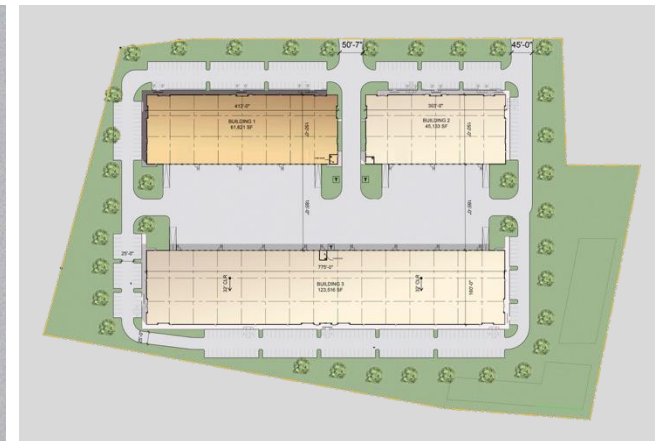
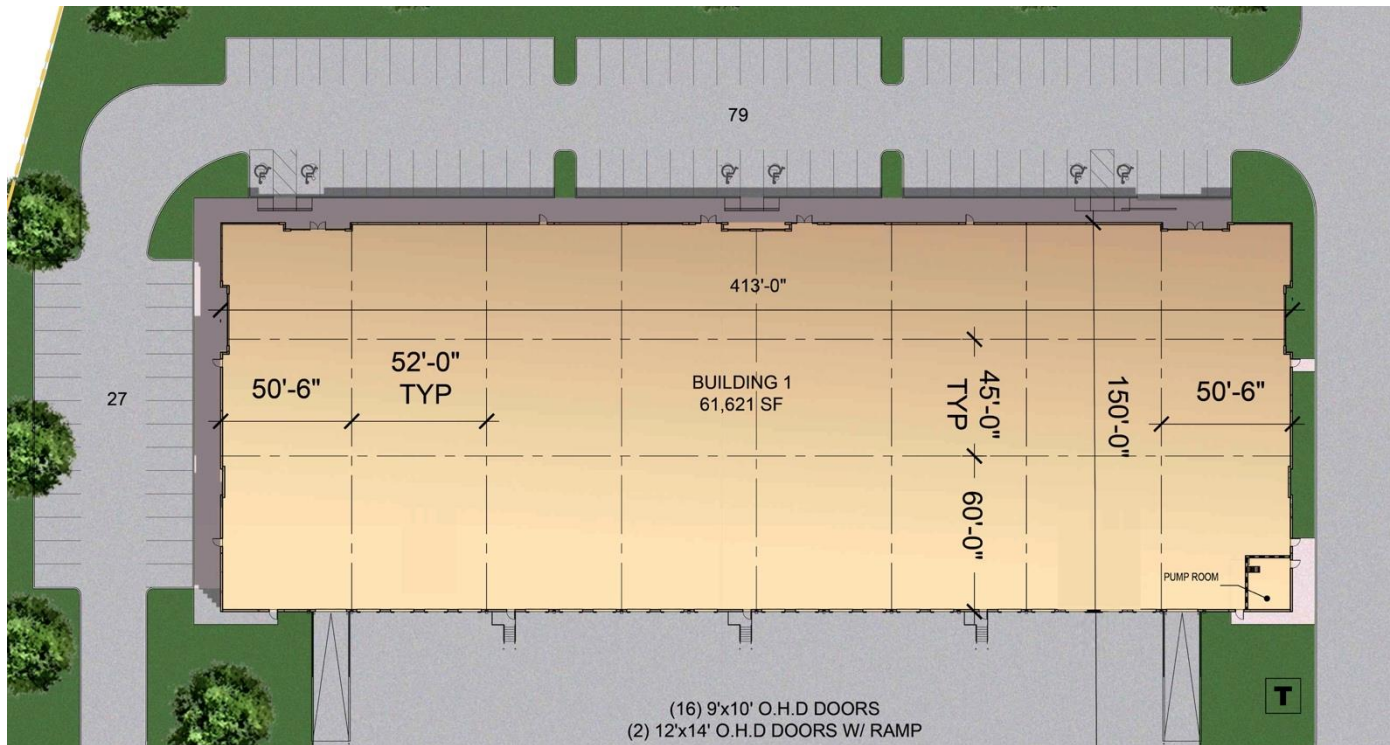
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Available Square Feet	61,621
Office Area	BTS
Depth	150'
Clear Height	28'
Sprinkler	ESFR
Ramps	2
Bay Size	52' x 50'
Dock Doors	16
Loading	Dock High
Truck Court Depth	185'
Parking	106 Car Parks

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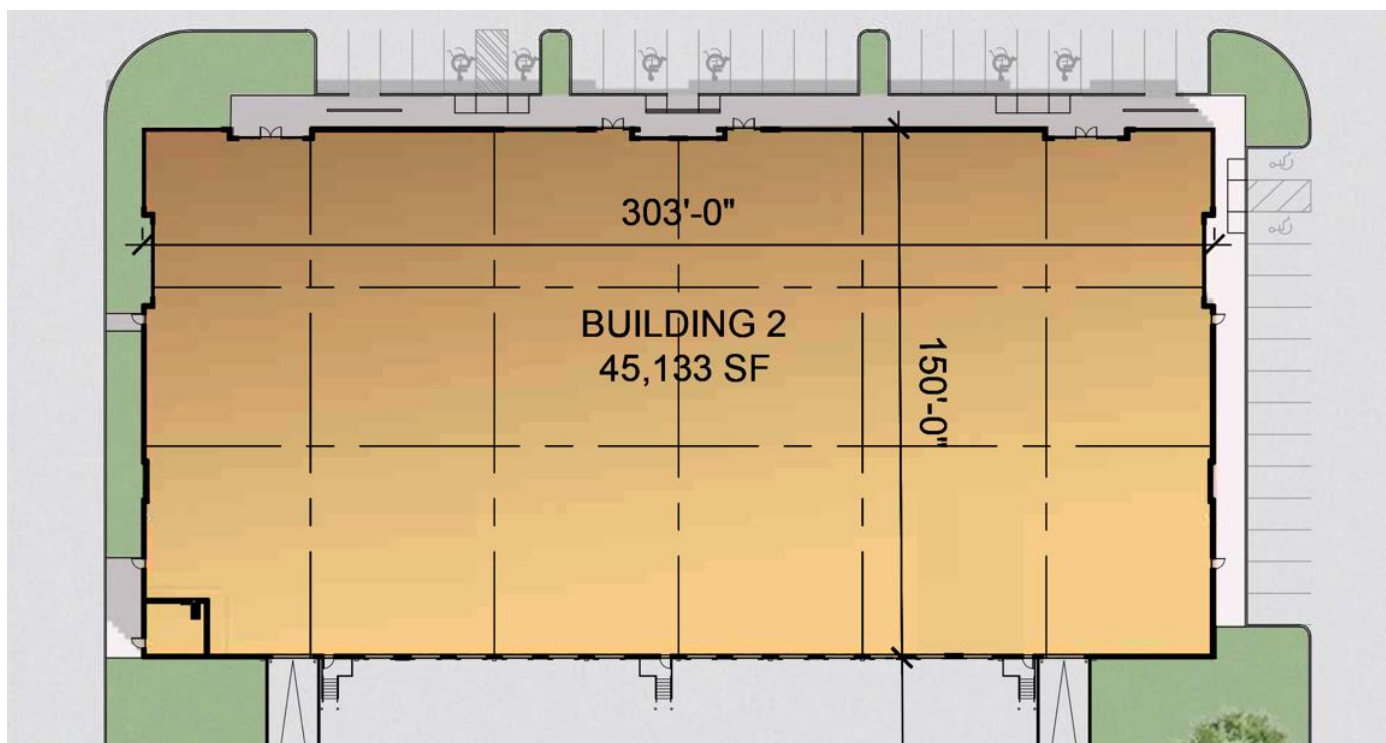
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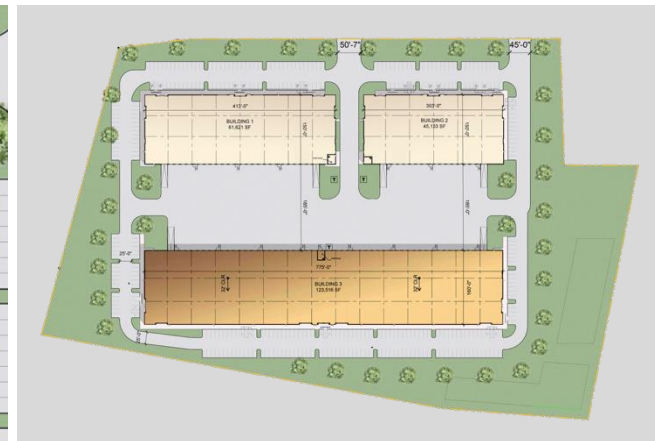
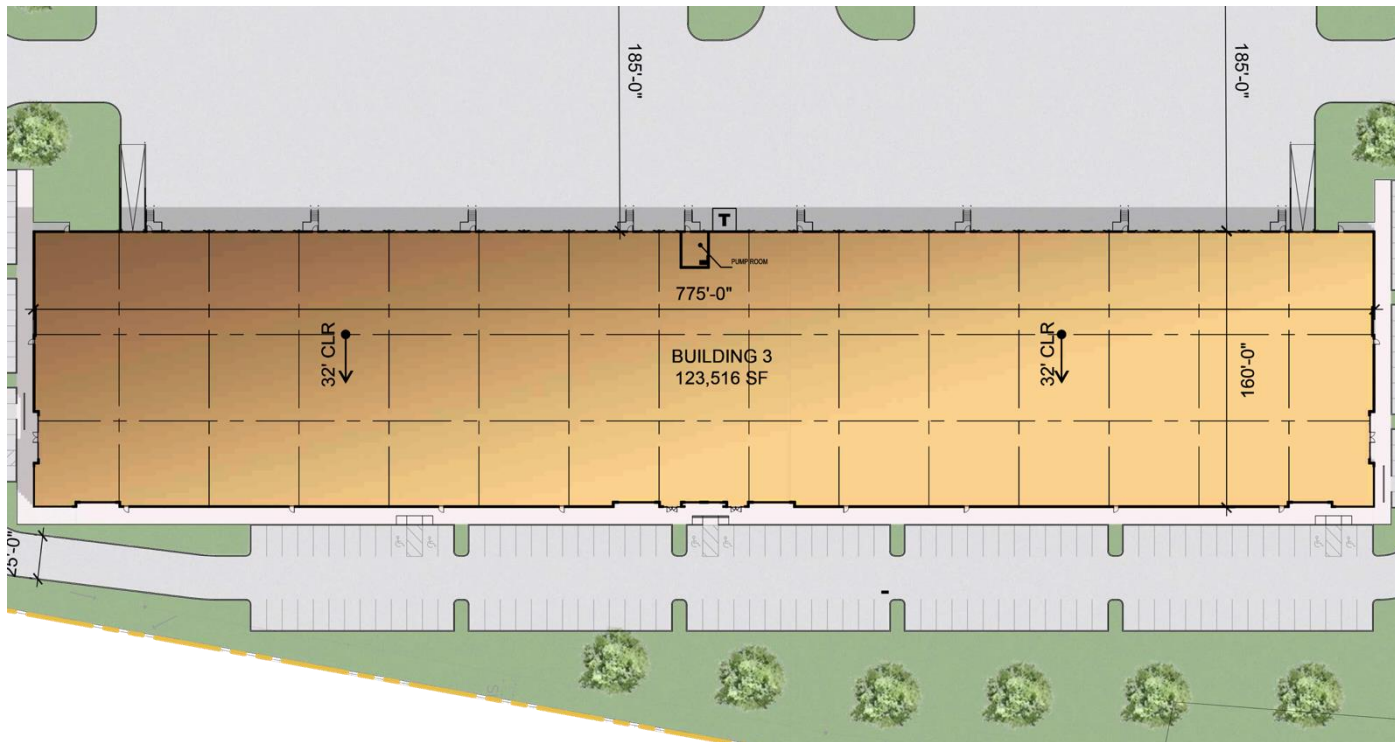
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Available Square Feet	45,153
Office Area	BTS
Depth	150'
Clear Height	28'
Sprinkler	ESFR
Ramps	2
Bay Size	52' x 50'
Dock Doors	13
Loading	Dock High
Truck Court Depth	185'
Parking	81 Car Parks



Available Square Feet **123,516**

Office Area **BTS**

Depth **160'**

Clear Height **32'**

Sprinkler **ESFR**

Ramps **2**

Bay Size **52' x 50' with 60' Speed Bays**

Dock Doors **41**

Loading **Dock High**

Truck Court Depth **185'**

Parking **187 Car Parks**

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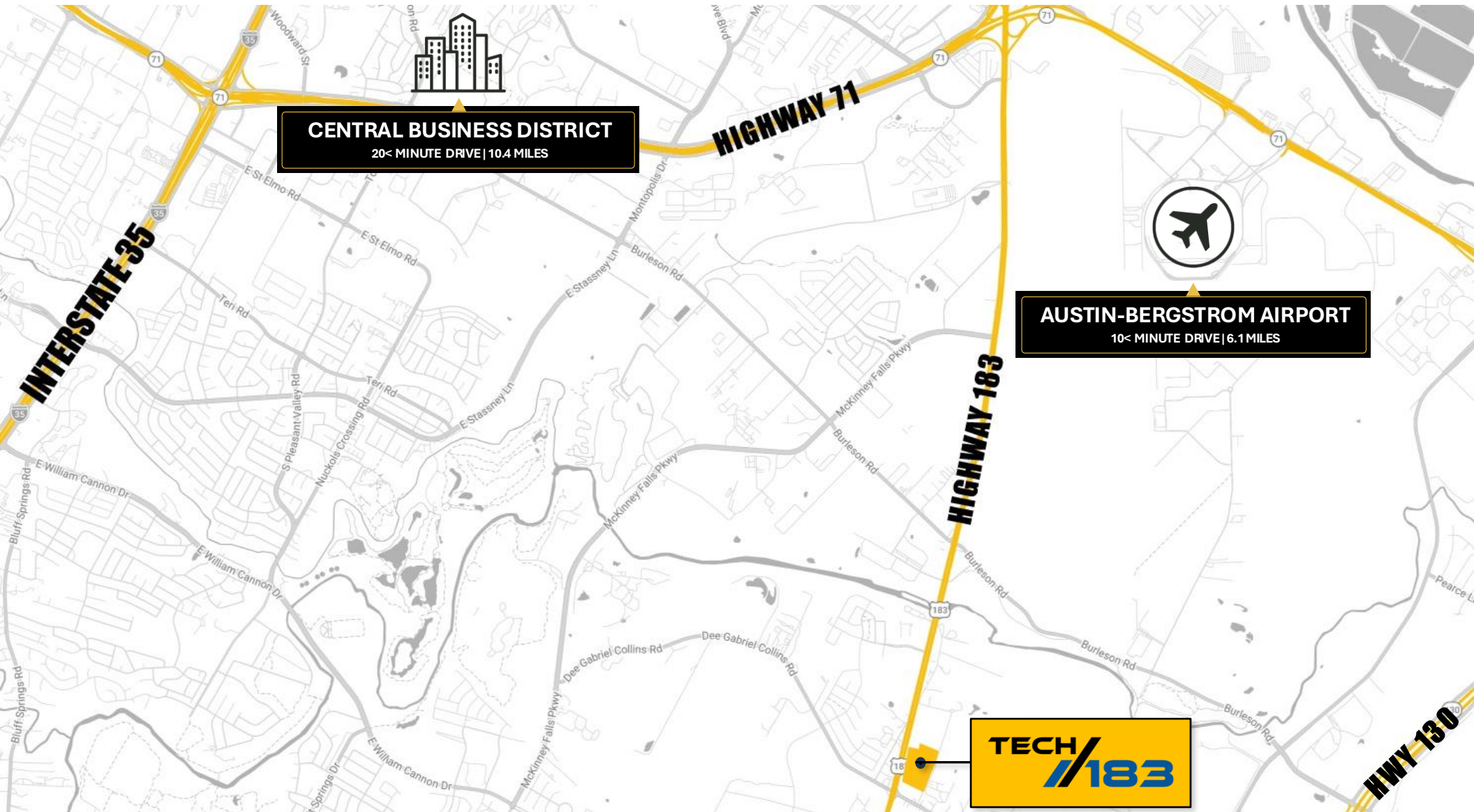
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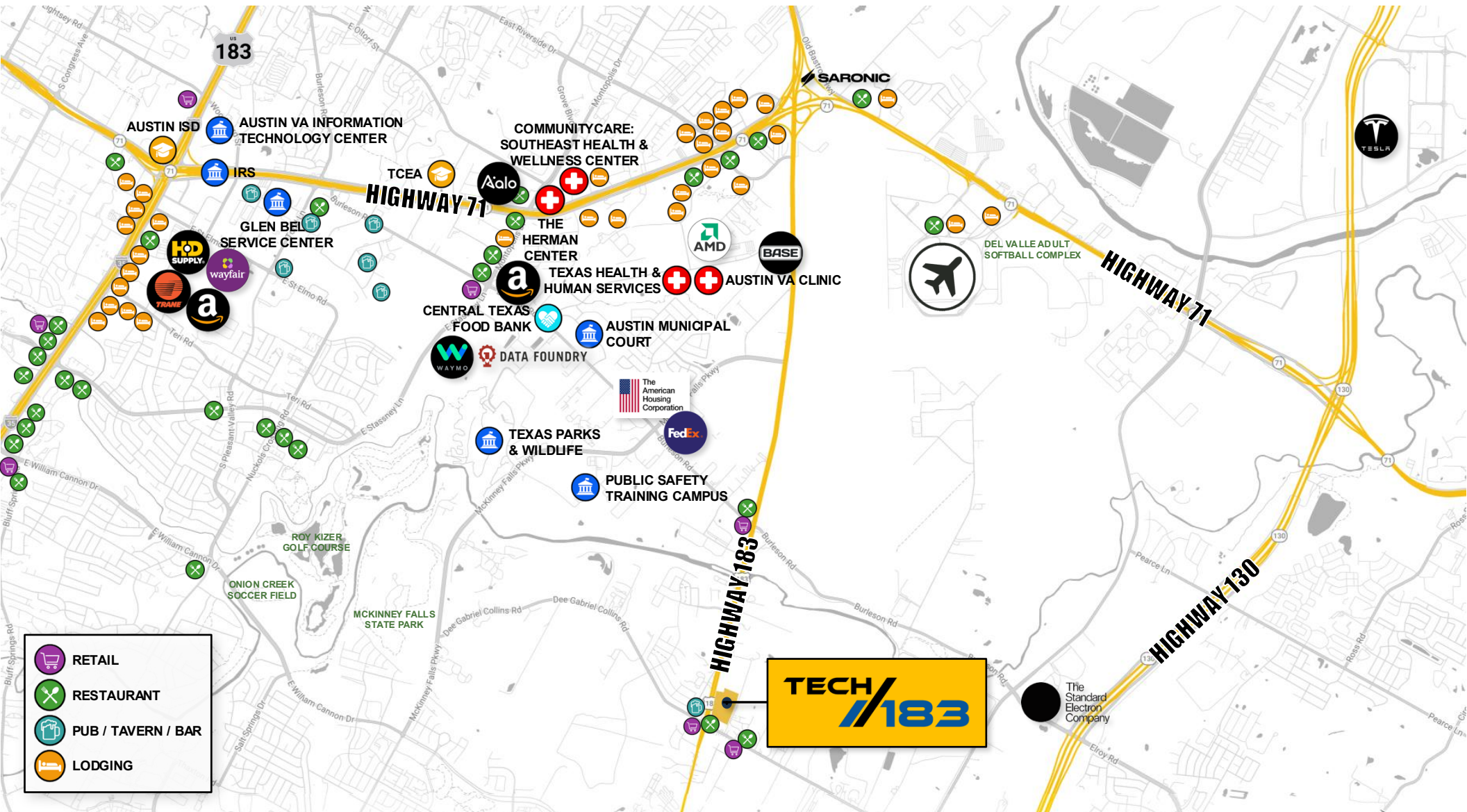
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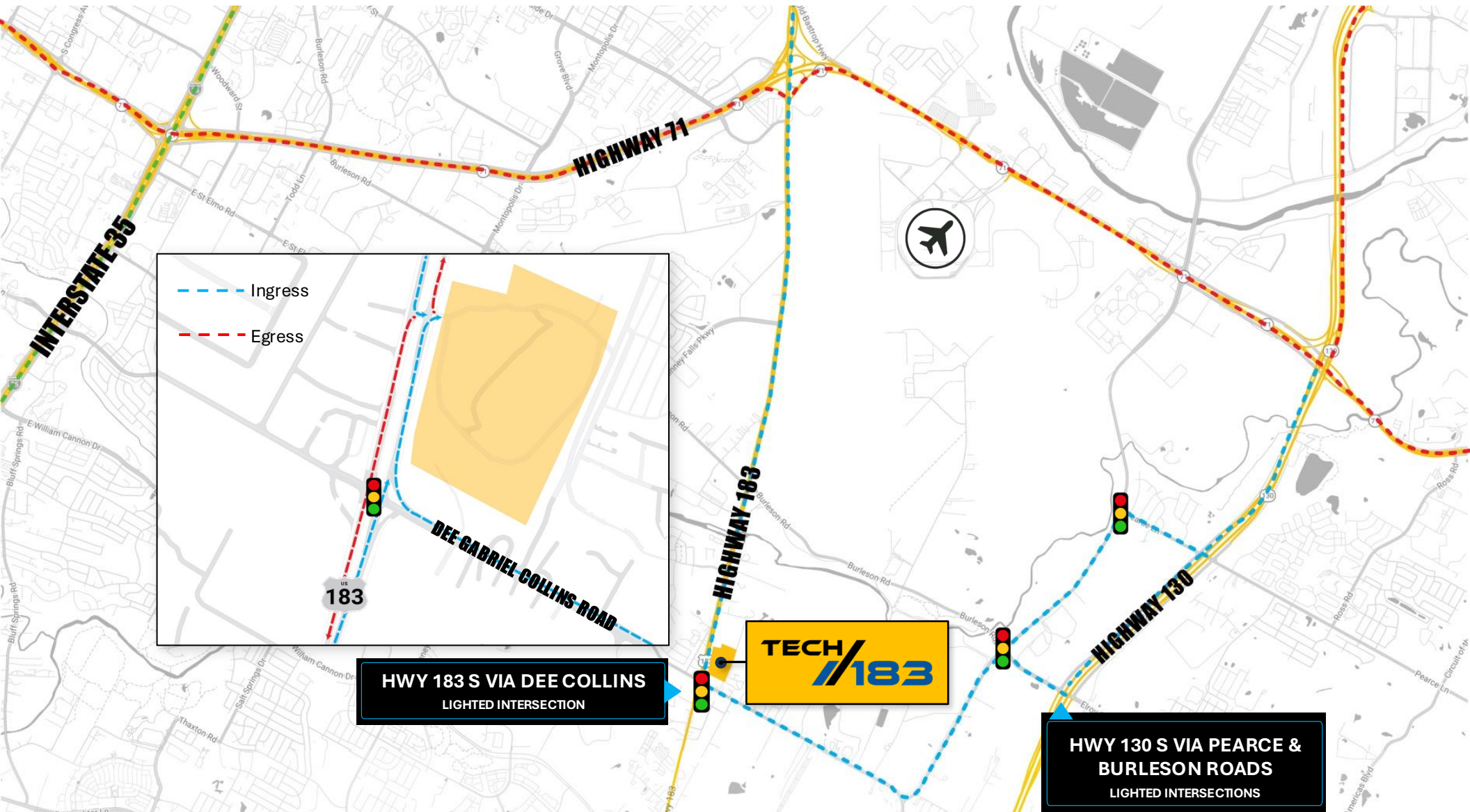
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MULTIPLE INGRESS / EGRESS OPTIONS

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CONSTRUCTION TIMELINE & PROGRESS PHOTOS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1