

FUSION130

— LOGISTICS PARK —

±499,780 SF Delivering Q3 2027



12704 FM 969, Austin, TX 78724



LOVETT
INDUSTRIAL



Fusion 130 Logistics Park

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Fusion 130 Logistics Park is a multi-building industrial complex located in East Austin adjacent to the Tesla Gigafactory, offering versatile space with excellent regional accessibility. The first phase of the development includes one building, totaling just under 500K SF. Multiple access points and ample parking/trailer storage make this park ideal for both local and regional distribution operations. Future phasing is projected to be up to 980K SF.

PHASE I FOR LEASE

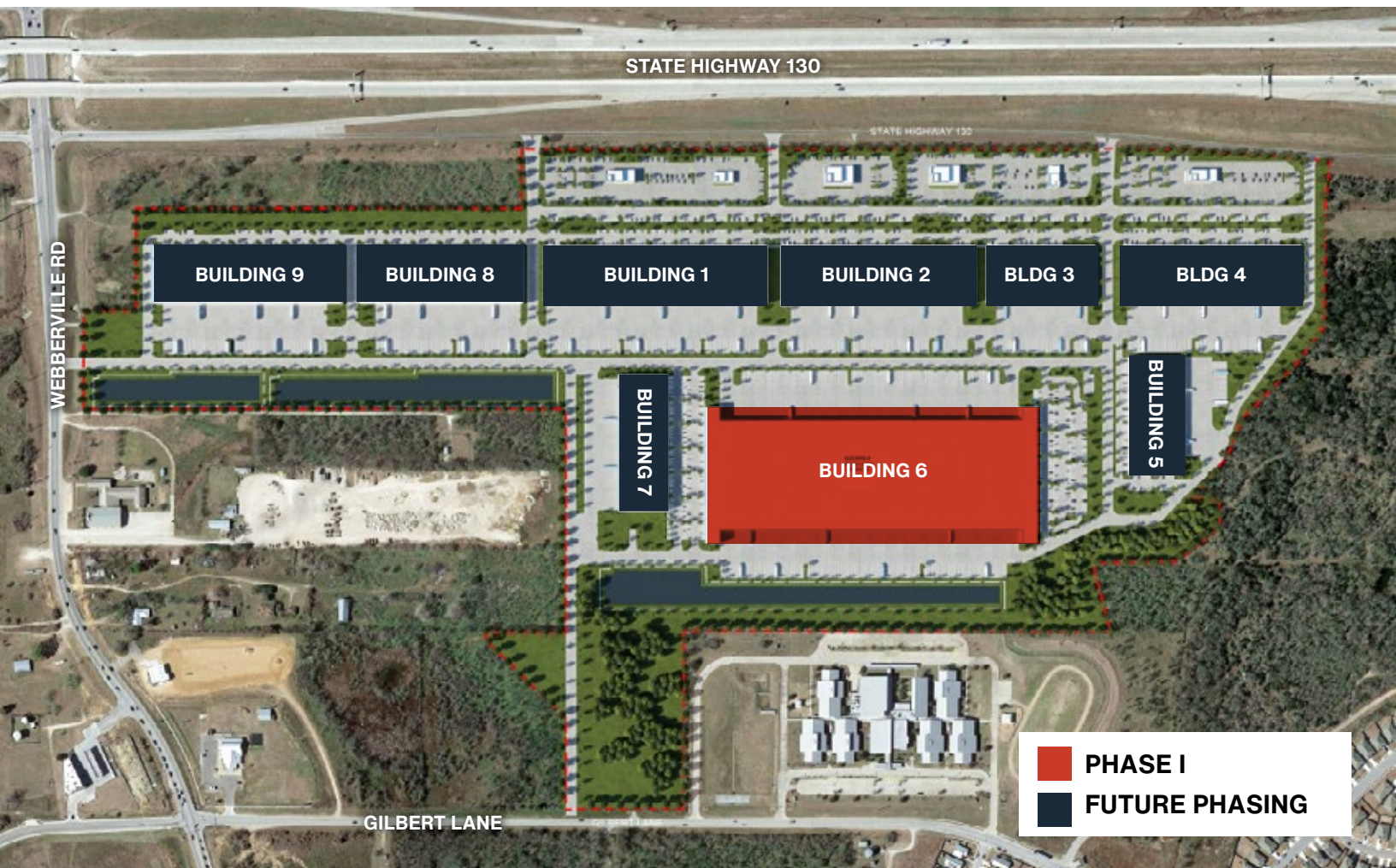
- Building 6: ±499,780 SF Cross Dock
- Projected Delivery: Q3 2027

FUTURE PHASING

- Up to ±980,000 SF

LOCATION HIGHLIGHTS

- Direct access to SH-130 via Webberville Road/FM 969
- Adjacent to Tesla Gigafactory
- Multiple access points with easy ingress/egress
- Close proximity to the airport, Downtown Austin, and major area employers

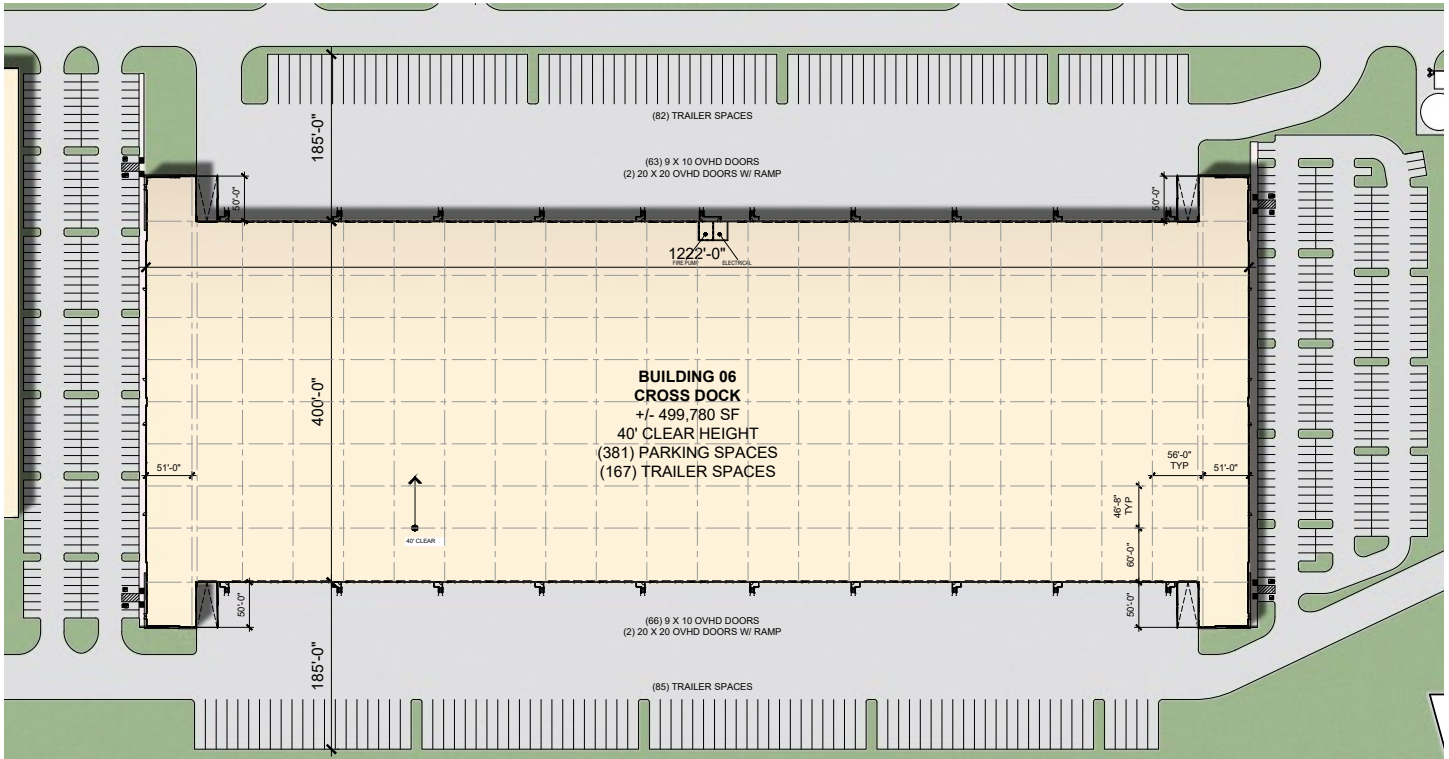


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Building 6 | ±499,780 SF Cross Dock



BUILDING 6 HIGHLIGHTS

- ±499,780 SF cross dock
- 185' truck court
- 40' clear height
- 129 dock-high doors
- 4 (20'x20') overhead doors with ramps
- 0.8:1000 parking
- 167 trailer spaces
- 3-phase, 480V, 3,000 amps
- Additional power to site in Q1 2028
- 46'-8" x 56' typical column spacing + 60' speed bay
- 1222' x 400' building size
- ESFR sprinkler system



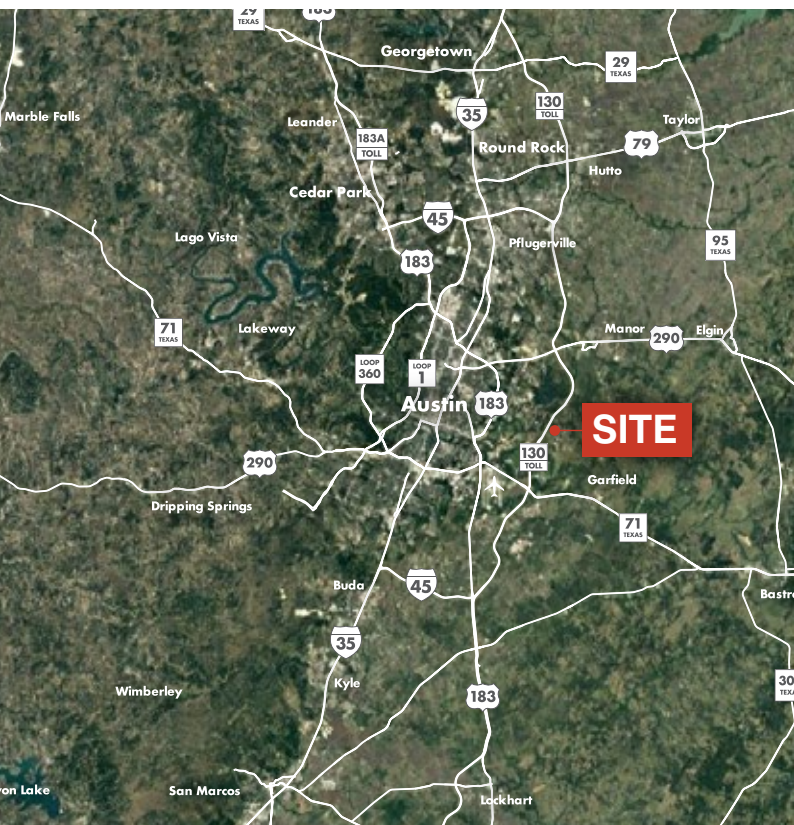
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Area Development & Drive Times



DESTINATION	DISTANCE	EST. TIME
Tesla Gigafactory	3 mi.	8 min.
ABIA Airport	6.5 mi.	10 min.
Downtown Austin	10 mi.	20 min.
COTA	11 mi.	16 min.
Lockhart	28 mi.	30 min.
San Antonio	85 mi.	1 hr. 20 min.
Houston	150 mi.	2 hrs. 20 min.
Dallas-Fort Worth	200 mi.	3 hrs.



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