



IMMEDIATE OCCUPANCY
± 20,700 - 310,366 SF
SPACES FOR LEASE

**CLASS A INDUSTRIAL PARK
IN GEORGETOWN TEXAS**

**UP TO 519,431 SF AVAILABLE
WITH SPEC SUITES!**

519,431 SQUARE FEET
MOVE-IN READY

BUILDING 3
168,784 SF
SPEC OFFICE: 2,467 SF

BUILDING 1
40,281 SF REMAINING
SPEC OFFICE: 2,567 SF

BUILDING 2
310,366 SF
SPEC OFFICE: 2,011 SF

130 8 MIN | 4 MILES



LEASED

SE INNER LOOP

BLUE SPRINGS BLVD



PROPERTY FEATURES

- Ability to accommodate 12 megawatts of power.
- Ample auto & trailer parking available.
- Immediate North and South bound access to I-35.
- 3 State-of-the-art Class A distribution buildings totaling **604,064 square feet** with 32' to 36' clear heights.
- The Rear Load and Cross Dock building design of this 604,064 SF Class A Park provides maximum flexibility. With 519,431 SF remaining, the park can accommodate users from **20,700 to 310,366 SF**.



SPECS

CLEAR HEIGHTS

32' to 36'

REAR LOAD

BUILDING 1
124,914 SF
Building Depth: 130'-180'

BUILDING 2
168,784 SF
Building Depth: 210'

Trailer Parking Available

CROSS DOCK

BUILDING 3
310,366 SF
Building Depth: 360'

Trailer Parking Available

CONTACT INFO

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610 Blue Springs Blvd

Georgetown, TX 78626

Building SF	124,914 SF
Spec Office SF	2,567 SF
Clear Height	32'
Speed Bay	52 x 60
Typical Bay	52 x 50
Regular Parking	61 Spaces
Overhead Doors	15
Grade Level Ramps	1
Building Depth	130'
Power	3,000 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



Building SF	310,366 SF
Spec Office SF	2,011 SF
Clear Height	36'
Speed Bay	54 x 60
Typical Bay	54 x 60
Regular Parking	197 Spaces
Trailer Parking	59 Spaces
Overhead Doors	80
Grade Level Ramps	4
35k lb (Mechanical) Dock Levelers	40
Building Depth	360'
Power	3,000 Amps
Sprinkler	ESFR
Slab	7" Reinforced
Warehouse Lighting	LED
Warehouse	Painted

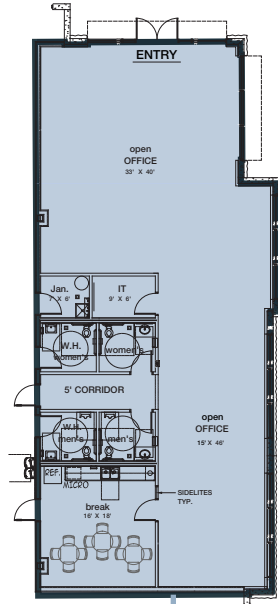
Building SF	168,784 SF
Spec Office SF	2,467 SF
Clear Height	32'
Speed Bay	52 x 60
Typical Bay	52 x 50
Regular Parking	193 Spaces
Trailer Parking	31 Spaces
Overhead Doors	44
Grade Level Ramps	2
35k lb (Mechanical) Dock Levelers	15
Building Depth	210'
Power	3,000 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted

BUILDING ONE

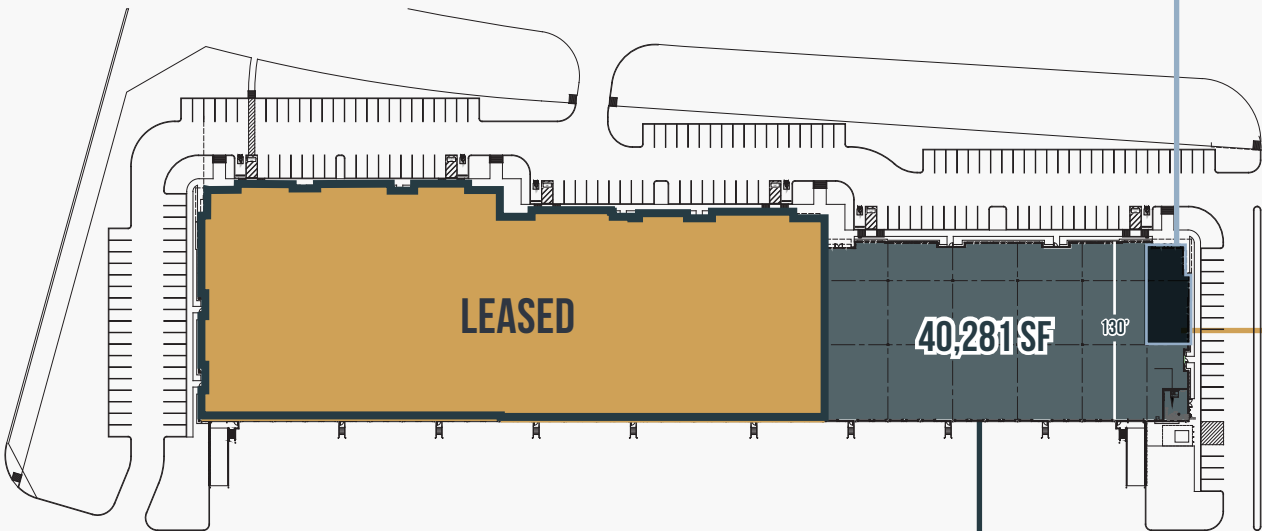
40,281 SF REMAINING

BUILDING SPECS

Building SF	124,914 SF
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Typical Bay	52 x 50
Regular Parking	61 Spaces
Overhead Doors	15
Grade Level Ramps	1
Building Depth	130'
Power	3,000 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



**SPEC
OFFICE**
2,567 SF



- 6 Bays**
- 40,281 SF**
- 15 Dock Doors**
- 61 Parking**
- 1 Ramp**

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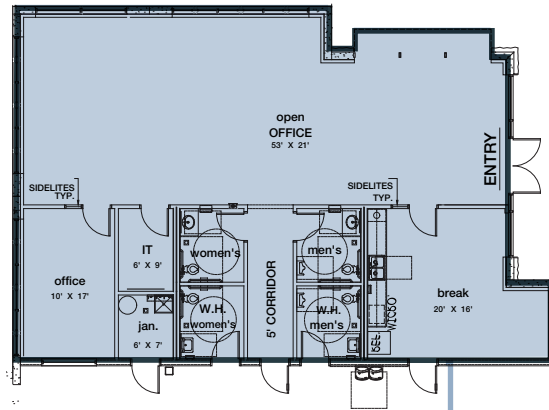
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BUILDING TWO

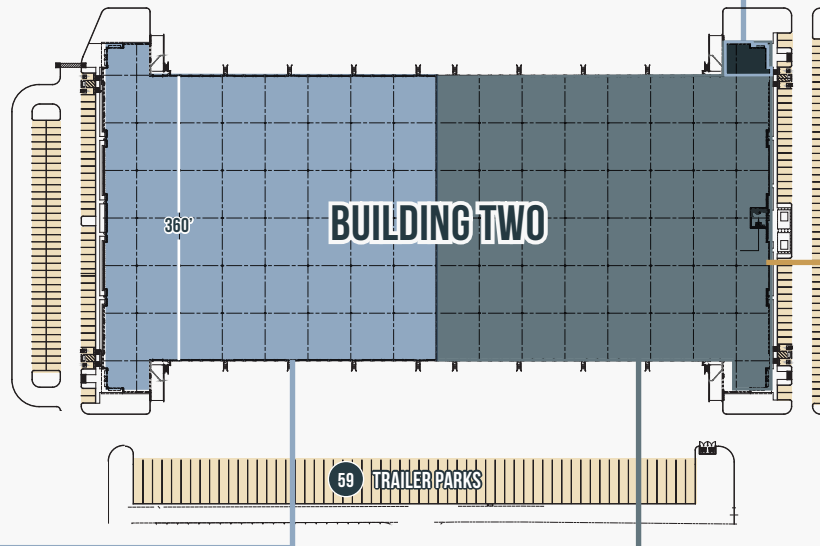
310,366 SF BUILDING SPECS



Building SF	210,366 SF
Spec Office SF	2,011 SF
Clear Height	36'
Speed Bay	54 x 60
Typical Bay	54 x 60
Regular Parking	197 Spaces
Trailer Parking	59 Spaces
Overhead Doors	80
Grade Level Ramps	4
35k lb (Mechanical) Dock Levelers	40
Building Depth	360'
Power	3,000 Amps
Sprinkler	ESFR
Slab	7" Reinforced



SPEC OFFICE
2,011 SF



OPTION A

- 8 Bays
- 155,444 SF
- 40 Dock Doors
- 99 Parking
- 2 Ramps

OPTION B

- 8 Bays
- 154,922 SF
- 40 Dock Doors
- 98 Parking
- 2 Ramps

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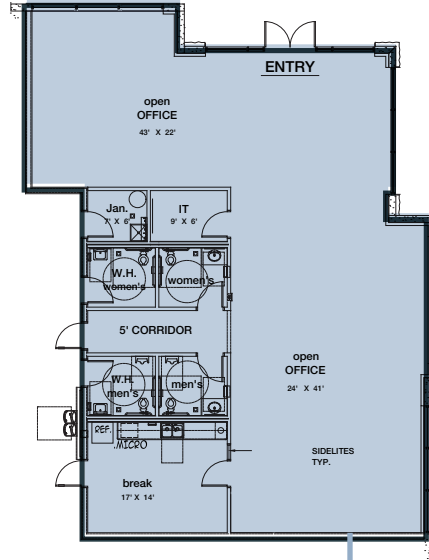
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BUILDING THREE

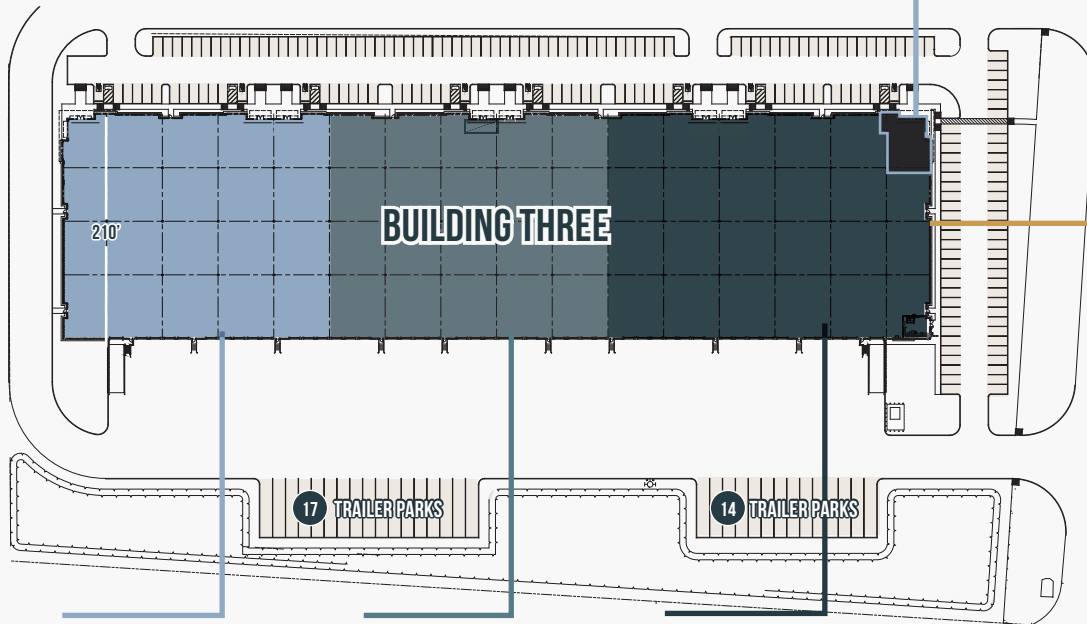
168,784 SF

BUILDING SPECS

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Grade Level Ramps	2
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Building Depth	210'
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Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



SPEC OFFICE
2,467 SF



OPTION A

- 5 Bays
- 51,967 SF
- 12 Dock Doors
- 59 Parking
- 1 Ramp

OPTION B

- 5 Bays
- 54,496 SF
- 17 Dock Doors
- 62 Parking

OPTION C

- 6 Bays
- 62,321 SF
- 15 Dock Doors
- 72 Parking
- 1 Ramp

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ACCESS OVERVIEW



DALLAS
2 HOURS + 30 MIN
NORTHEAST

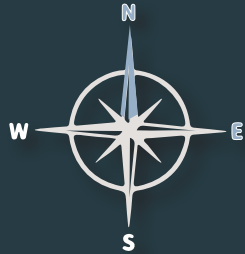
130 8 MIN | 4 MILES

SAN ANTONIO
1 HOUR + 40 MIN
SOUTHWEST

CRAFT FOOD HALLS
COMING AUGUST 2025

Blue Springs

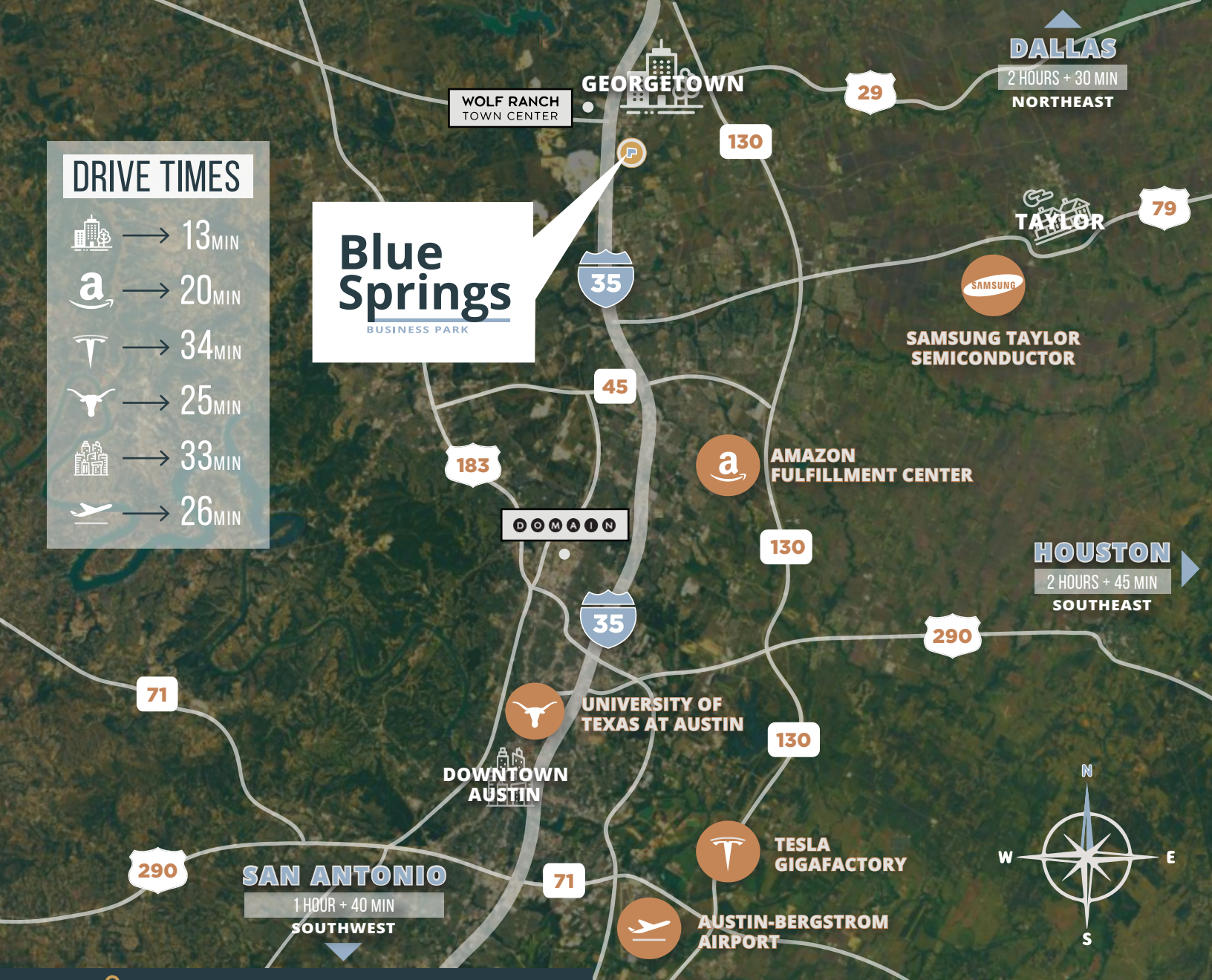
BUSINESS PARK



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NEARBY DESTINATIONS



University of Texas at Austin



Downtown Austin



Tesla Gigafactory



Georgetown



Austin-Bergstrom International Airport



Amazon Fulfillment Center

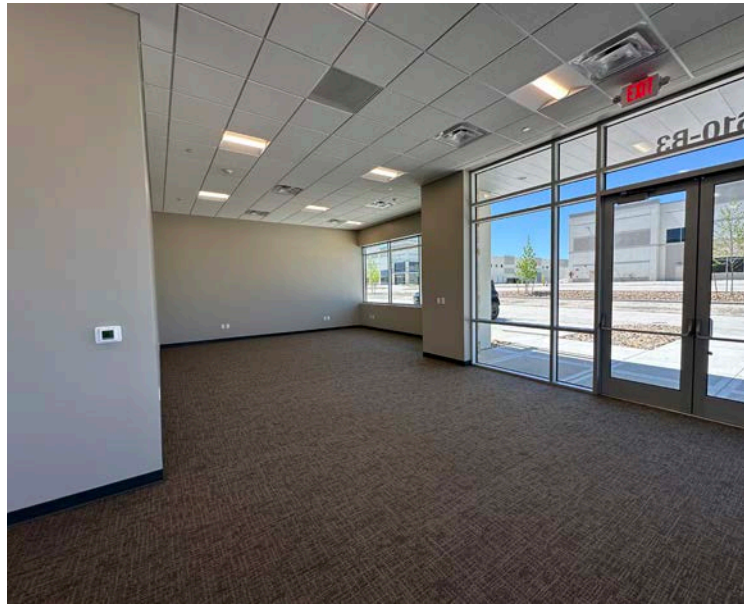
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AN INSIDE VIEW



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Blue Springs

BUSINESS PARK

610 BLUE SPRINGS BLVD
Georgetown, TX 78626

Developed by
MOLTO 
PROPERTIES

moltoproperties.com

600

MOLTO 
PROPERTIES

CLASS A INDUSTRIAL PARK

FOR MORE INFORMATION:

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