

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

CLASS A INDUSTRIAL PARK
IN GEORGETOWN TEXAS
UP TO 350,647 SF AVAILABLE
WITH SPEC SUITES!

**350,647 SQUARE FEET
MOVE-IN READY**



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 350,647 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'

CROSS DOCK

BUILDING 2
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
Available SF	40,281 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	1,300 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



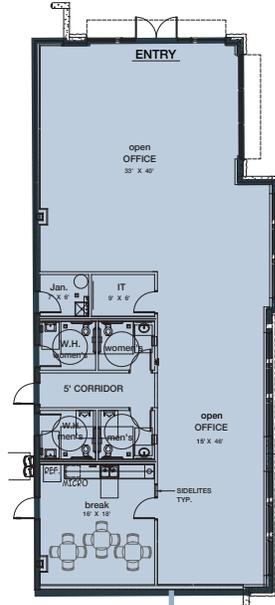
Building SF	310,366 SF
Spec Office SF	2,011 SF
Clear Height	36'
Speed Bay	54 x 60
Typical Bay	54 x 60
Regular Parking	197 Spaces
Trailer Parking	59 Spaces
Overhead Doors	80
Grade Level Ramps	4
35k lb (Mechanical) Dock Levelers	40
Building Depth	360'
Power	3,000 Amps
Sprinkler	ESFR
Slab	7" Reinforced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

BUILDING ONE

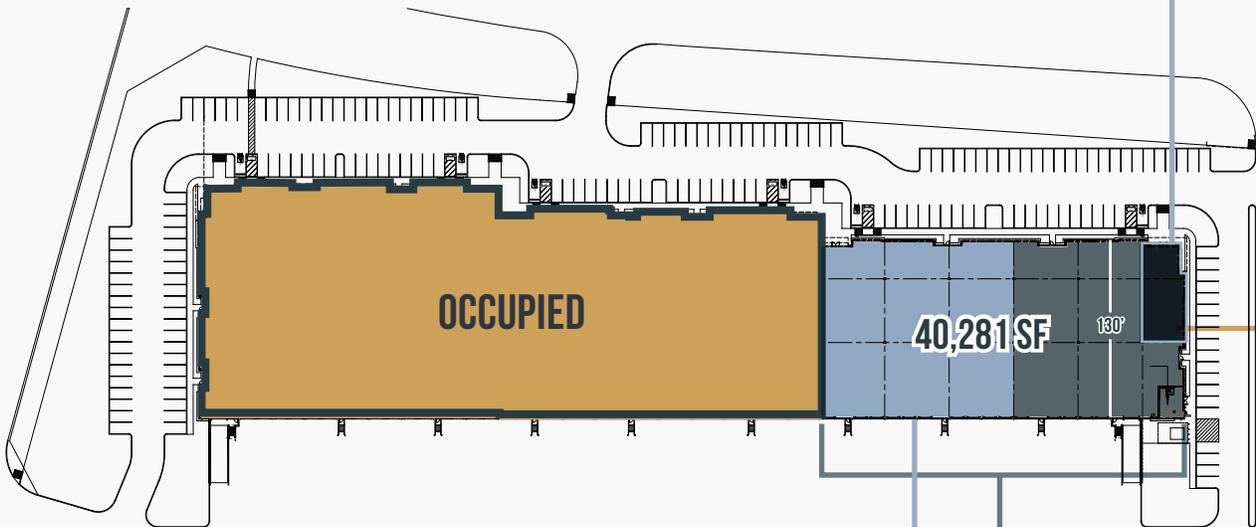
40,281 SF REMAINING

BUILDING SPECS

Building SF	124,914 SF
Available SF	21,799 - 40,281 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	1,300 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



SPEC OFFICE
2,567 SF



DEMISED OPTION

3 Bays
21,799 SF
10 Dock Doors

FULL SPACE OPTION

6 Bays
40,281 SF
15 Dock Doors
1 Ramp

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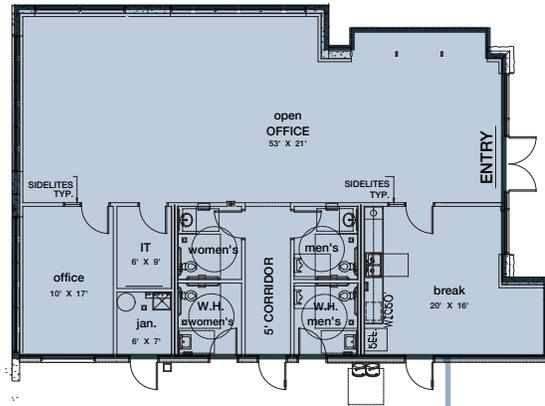
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BUILDING TWO

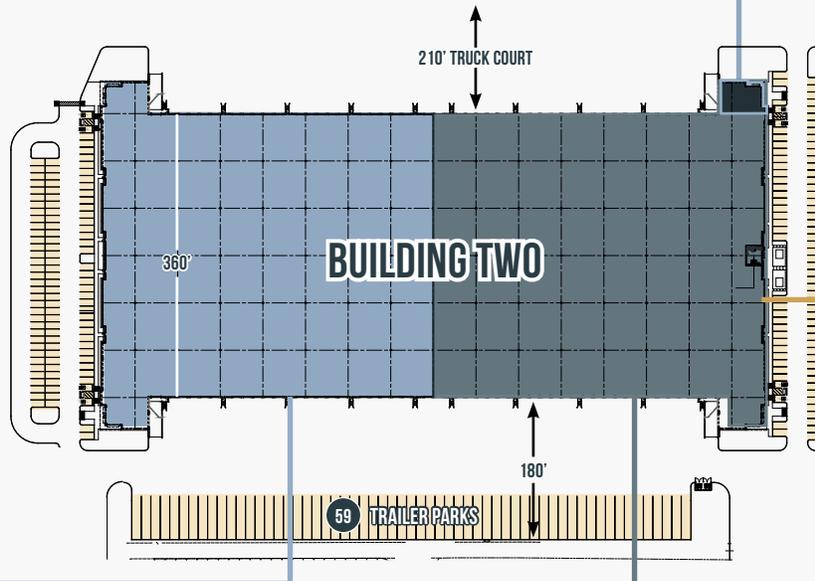
310,366 SF AVAILABLE BUILDING SPECS



Building SF	310,366 SF
Available SF	100,000 - 310,366 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

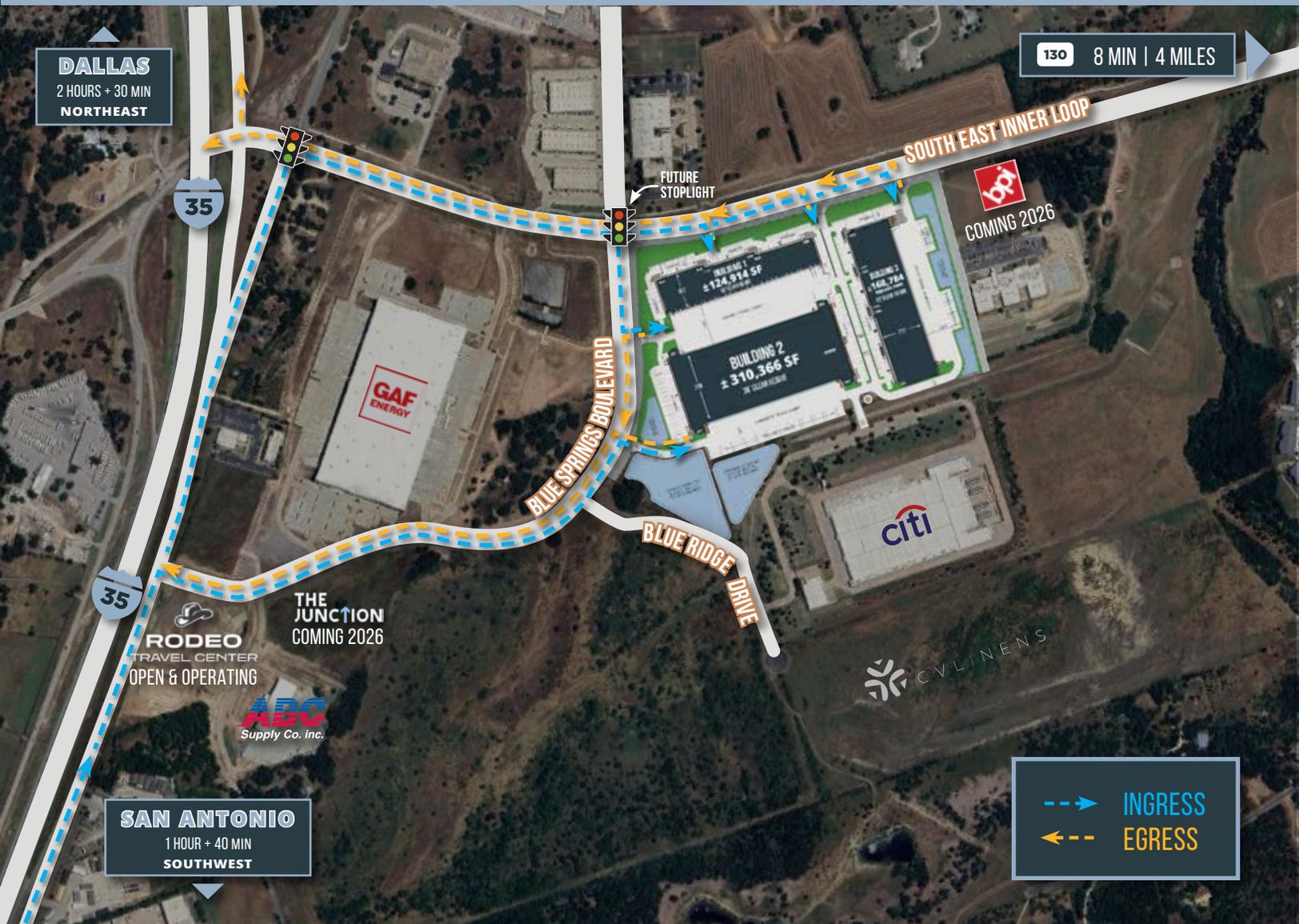
- 8 Bays
- 154,922 SF
- 40 Dock Doors
- 98 Parking
- 2 Ramps

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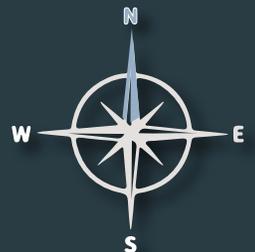
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ACCESS OVERVIEW



Blue Springs

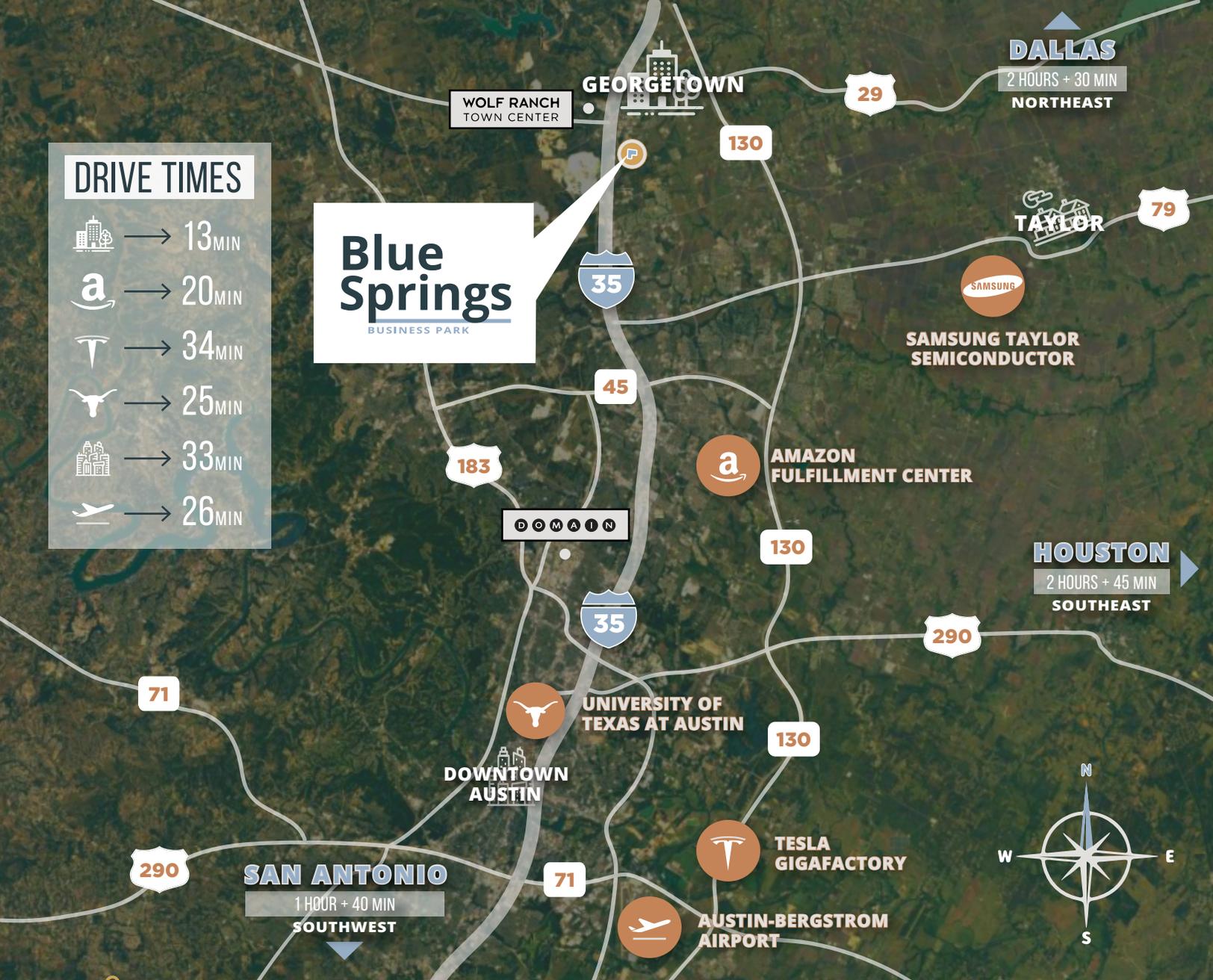
BUSINESS PARK



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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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Building One

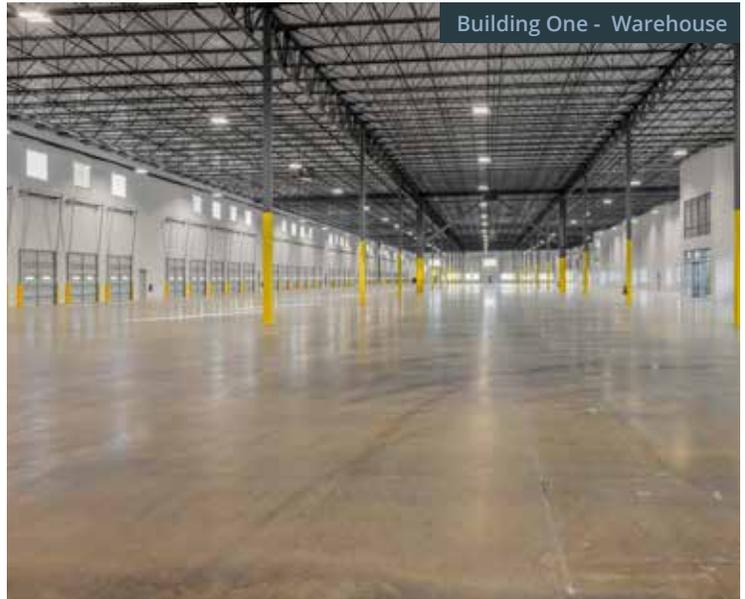


Building Two



Building Two - Office

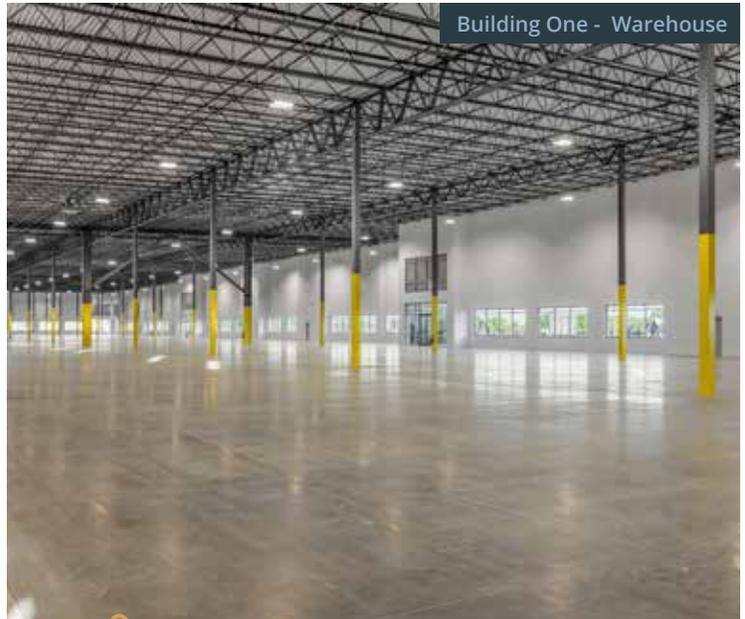
AN INSIDE VIEW



Building One - Warehouse



Building Two - Breakroom



Building One - Warehouse

Developed by

MOLTO 
PROPERTIES

moltoproperties.com

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CLASS A INDUSTRIAL PARK

FOR MORE INFORMATION:

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