

KRUEGER LANE

1.5 MILES /  
3 MIN DRIVE TO

**SAMSUNG**  
AUSTIN SEMICONDUCTOR

## SITE HIGHLIGHTS

- Located approximately 2 miles west of Samsung's \$40B Taylor Manufacturing campus.
- Surrounded by Titan, RCR Rail Co. Industrial Park, Prologis/Skybox, Tesla, Oncor, Rinchem, Sumitomo and more.
- Located just south of HWY 79 along Kreuger Lane and just west of SE Loop, the site provides easy and convenient access to Hwy 79, SH-130 & IH-35 and is less than half a mile north of Samsung Highway.
- The Union Pacific Railway that runs immediately south of Hwy 79 locks the overwhelming majority of the immediately contiguous land to its south. Our site is strategically positioned just off the SE Loop flyover which is elevated above the rail, providing ease of traffic to the north and south of Hwy 79.

**±50 ACRE SITE**



**SCAN OR  
CLICK TO  
VIEW 360  
AERIAL**



MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS  
INDUSTRIAL DEVELOPMENT



HUTTO

HWY 79

KRUEGER LN

**SAMSUNG**  
AUSTIN SEMICONDUCTOR

SAMSUNG HWY

FM 973

FM 3349

MAIN ST

TAYLOR

CARLOS G PARKER BLVD



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AERIAL

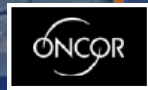
# Location Map



MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT

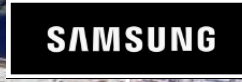
CHANDLER RD



HWY 79

LIMMER LP

KRUEGER LN



FM 3349

SAMSUNG HWY



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AERIAL

# Surrounding Businesses



**SAMSUNG**



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MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS  
INDUSTRIAL DEVELOPMENT



HWY 79

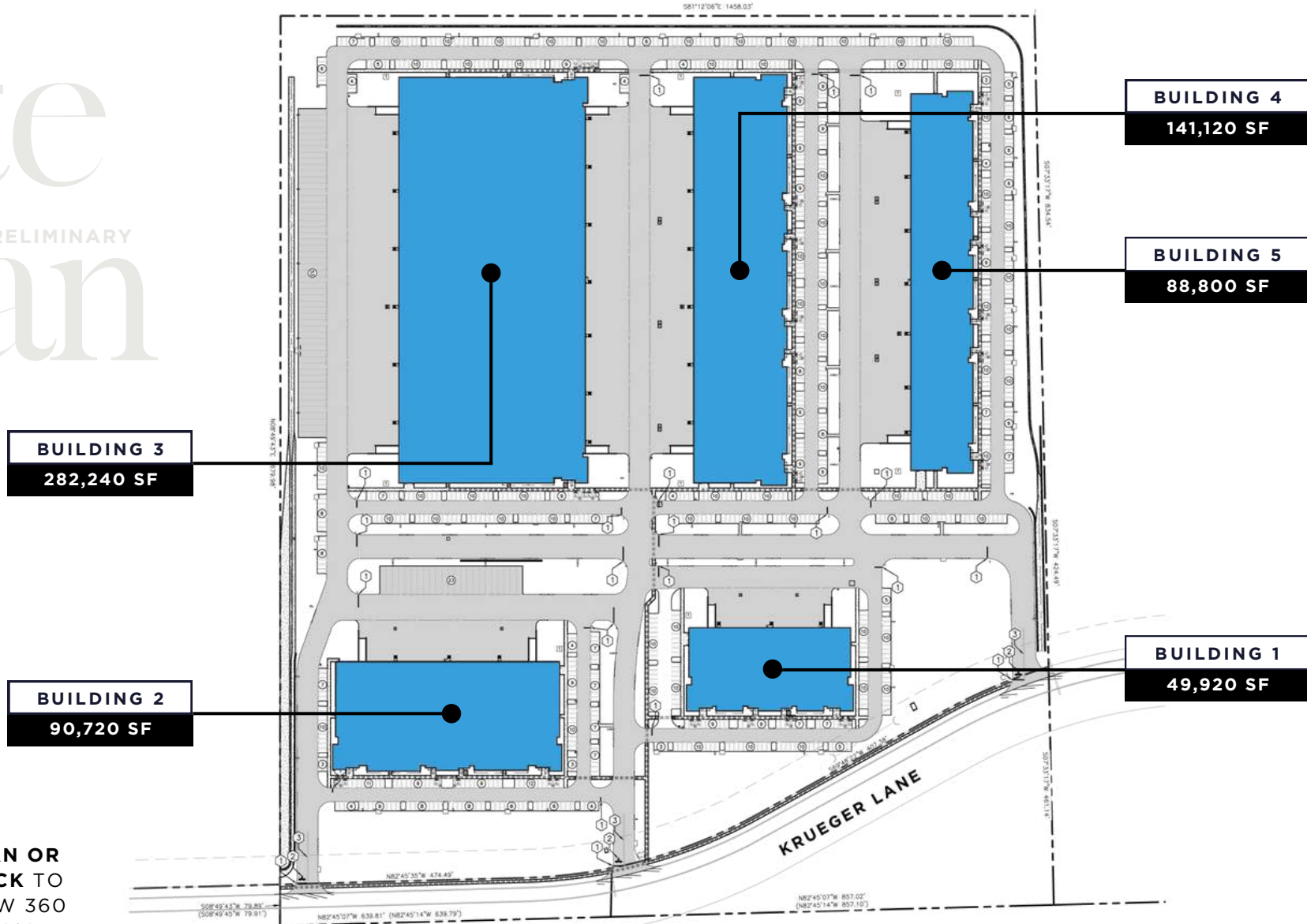


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# Site Plan

PRELIMINARY



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AERIAL

# Building I

## SPECS

TOTAL SIZE	49,510 SF
DIVISIBLE TO	24,755 SF
BUILDING TYPE	Rear Load
COLUMN SPACING	52' x 50' Typical 60' Speed Bay
CLEAR HEIGHT	32'
TRUCK COURT	120'
RAMPS	(2) 12' x 14'
DOCK DOORS	53
PARKING	180 Spots, Appx. 2.5 / 1,000
SPRINKLERS	ESFR
POWER	1,200 Amps 3-Phase 480v



# Building 2

## SPECS

<b>TOTAL SIZE</b>	90,166 SF
<b>DIVISIBLE TO</b>	30,000 SF
<b>BUILDING TYPE</b>	Rear Load
<b>COLUMN SPACING</b>	52' x 50' Typical 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	(2) 12' x 14'
<b>DOCK DOORS</b>	20
<b>TRAILER STALLS</b>	23
<b>PARKING</b>	Appx. 1.8 / 1,000
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,000 Amps 3-Phase 480v

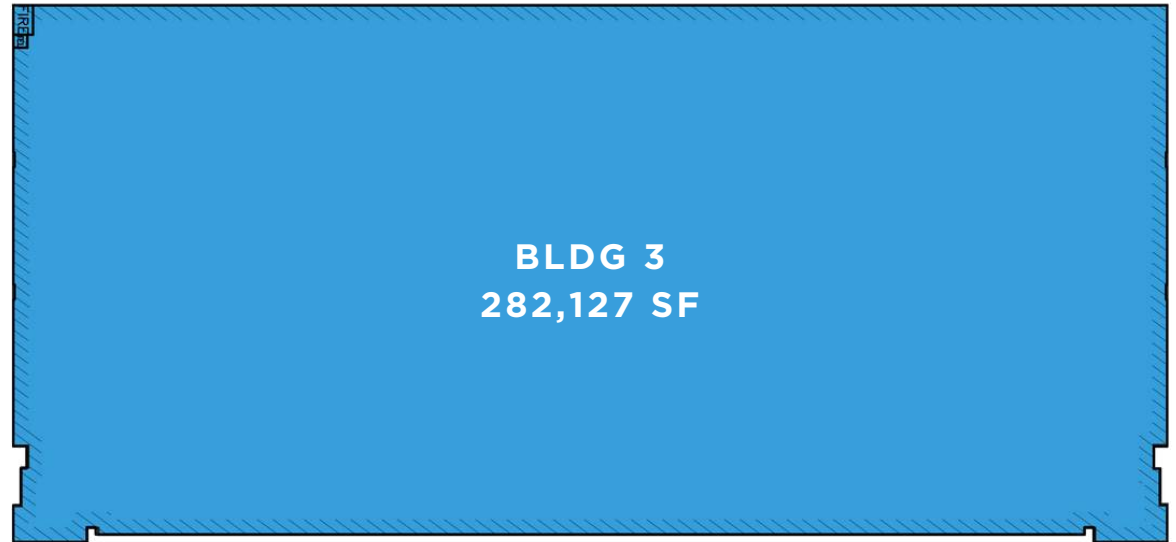




# Building 3

## SPECS

TOTAL SIZE	282,127 SF
DIVISIBLE TO	141,000 SF
BUILDING TYPE	Cross Dock
COLUMN SPACING	56' x 60'
CLEAR HEIGHT	136'
TRUCK COURT	140' x 120'
RAMPS	(4) 12' x 14'
DOCK DOORS	76
TRAILER STALLS	53
PARKING	Appx. 77 / 1,000
SPRINKLERS	ESFR
POWER	(2) 3,000 Amps 3-Phase 480v





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VIEW 360  
AERIAL