



PARK 79

Commerce Center

FOR SALE OR LEASE

14501 HWY 79, TAYLOR TX 76574

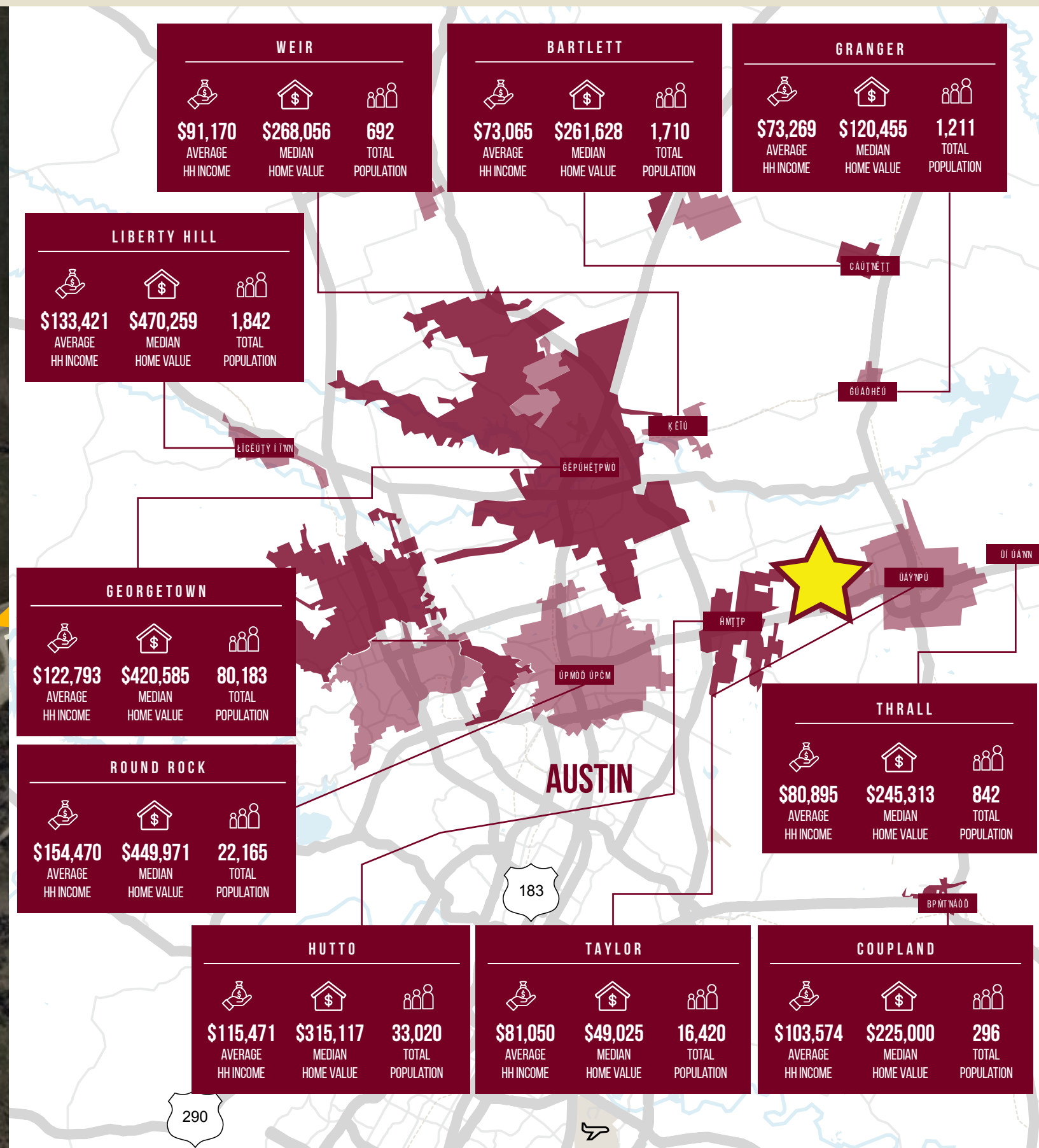
3 REAR LOADING BUILDINGS
UP TO 362,191 SF
LOCATED IN THE OPPORTUNITY ZONE
DELIVERING SUMMER 2025



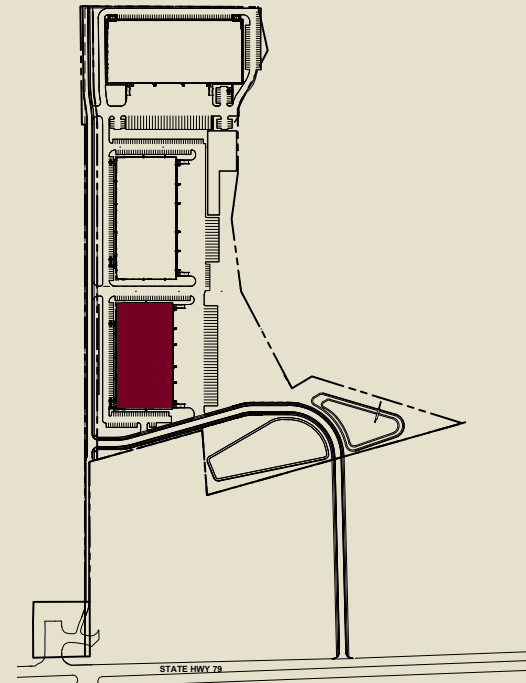
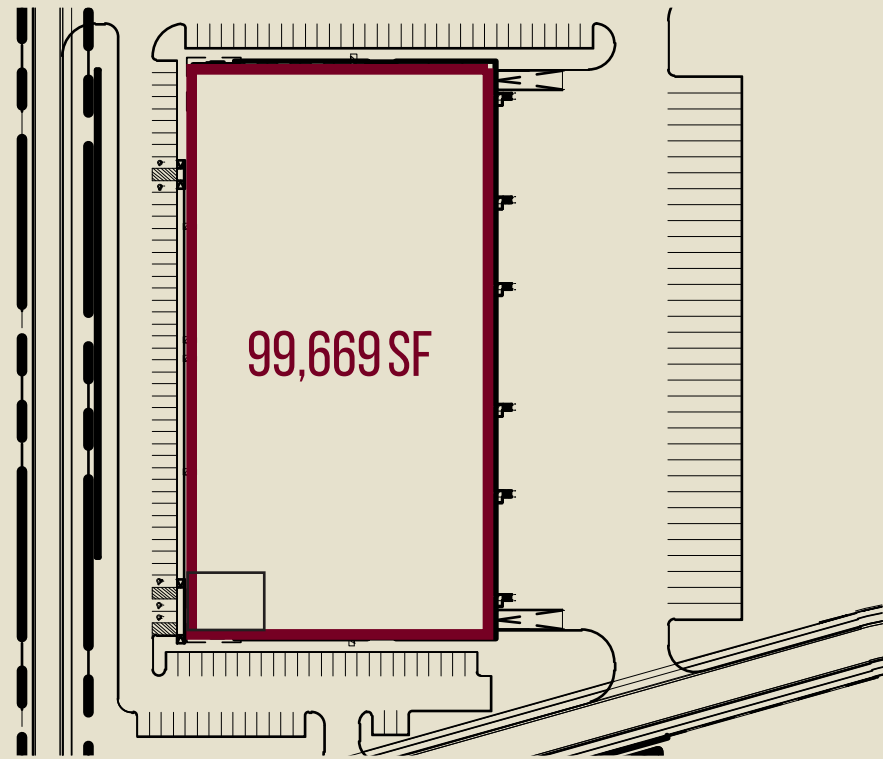
SITE PLAN



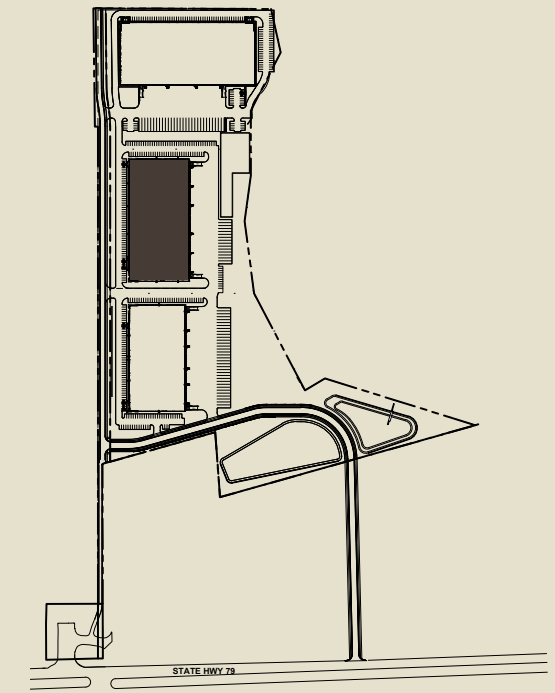
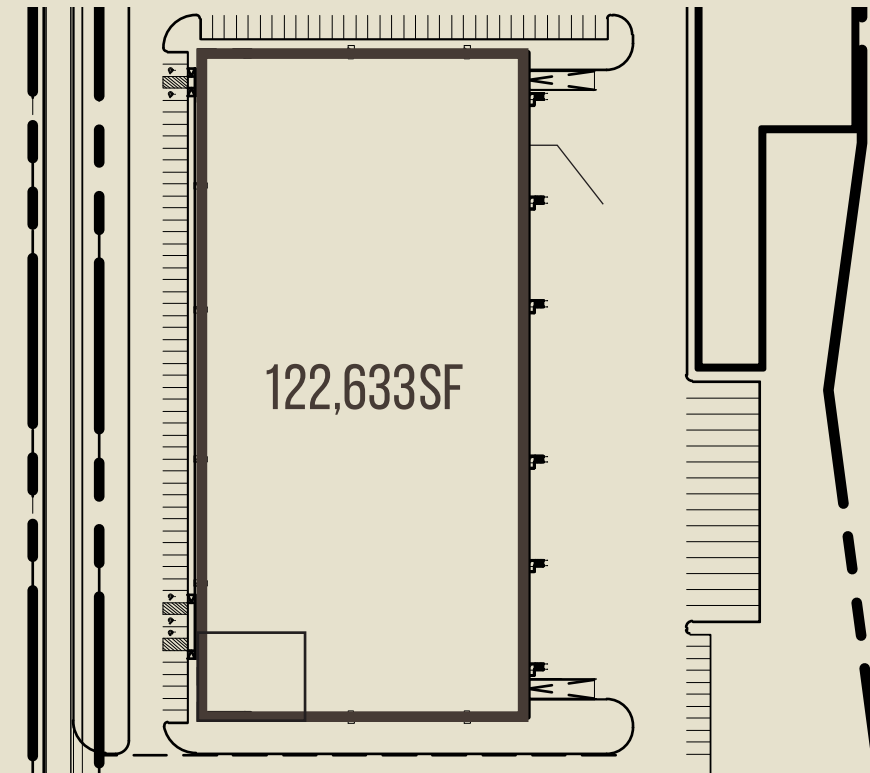
DEMOGRAPHIC



BUILDING 1
3,000 SF SPEC OFFICE



BUILDING 2
3,000 SF SPEC OFFICE



BUILDING SPECIFICATIONS

Expected Delivery date
Summer 2025

Configuration
Rear Load

Clear Height
32'

Building Dimensions
230' d x 435' L

Truck Court depth
185' (130'+55' trailer stall)

Dock doors
26 (9'x10')

Drive - in Doors
2 (12'x14')

Parking (Auto/Trailer)
Auto - 156 spaces / Trailer - 34

Sprinkler
ESFR

Power
1,600 AMPS

BUILDING SPECIFICATIONS

Expected Delivery date
Summer 2025

Configuration
Rear Load

Clear Height
32'

Building Dimensions
246' d x 500' L

Truck Court depth
185' (130'+55' trailer stall)

Dock doors
28 (9'x10')

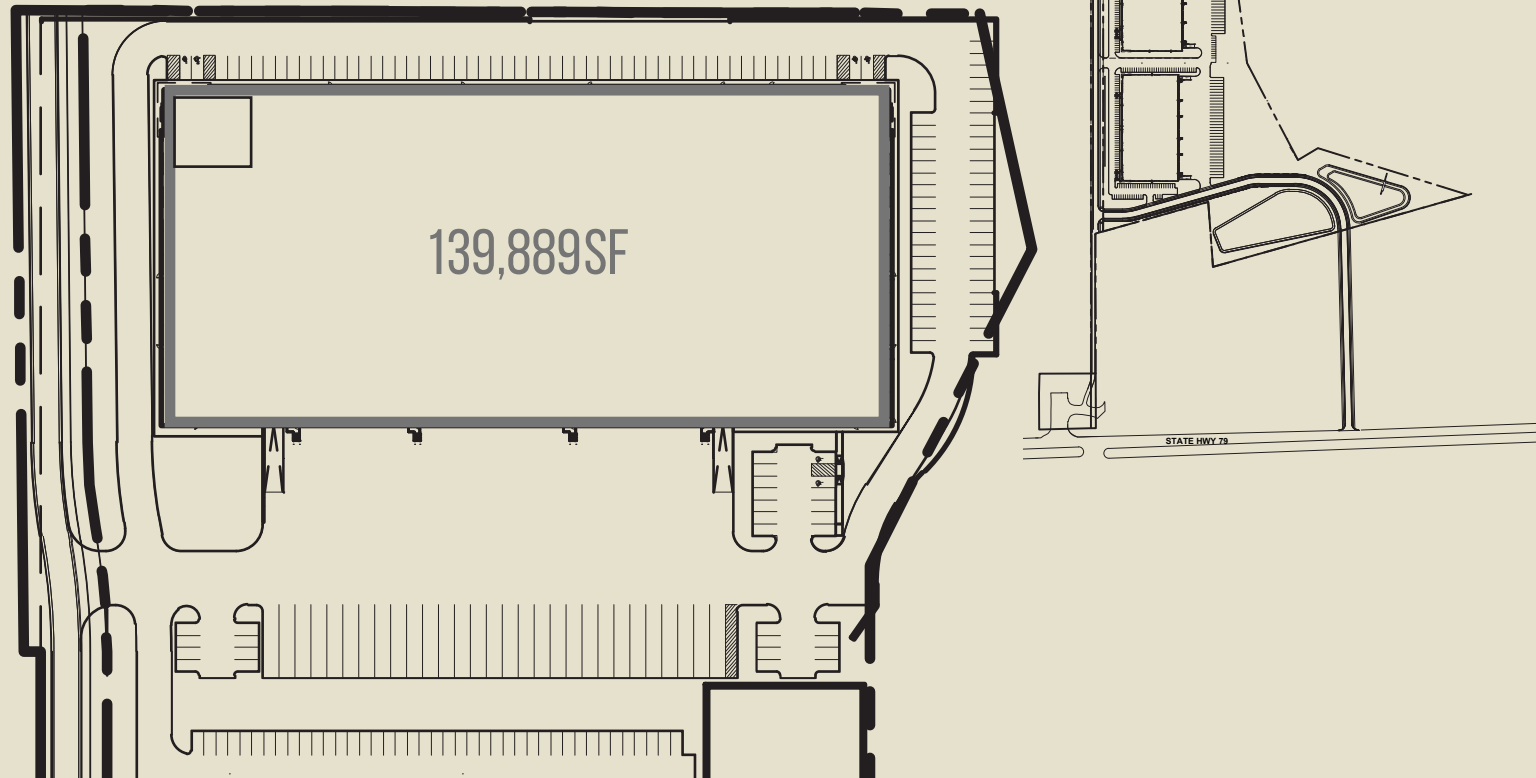
Drive - in Doors
2 (12'x14')

Parking (Auto/Trailer)
Auto - 174 spaces / Trailer - 15

Sprinkler
ESFR

Power
1,600 AMPS

BUILDING 3 3,000 SF SPEC OFFICE



BUILDING SPECIFICATIONS

Expected Delivery date
Summer 2025

Configuration
Rear Load

Clear Height
32'

Building Dimensions
255' d x 550' L

Truck Court depth
185' (130'+55' trailer stall)

Dock doors
21 (9'x10')

Drive - in Doors
2 (12'x14')

Parking (Auto/Trailer)
Auto - 135 spaces / Trailer - 29

Sprinkler
ESFR

Power
1,600 AMPS

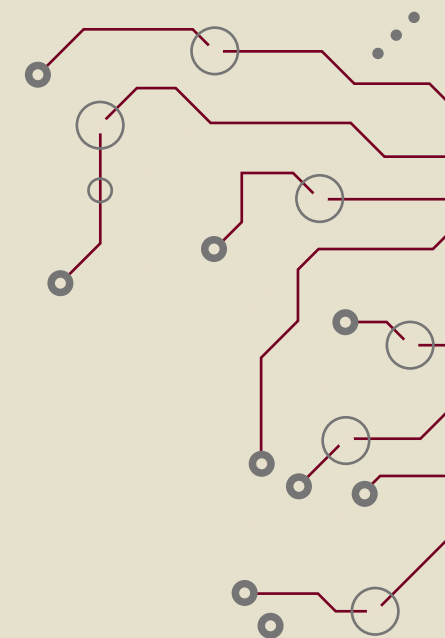
LOCAL AREA

OPPORTUNITY ZONE



Drive times

Samsung Semiconductor	4 Mins
Hutto	10 Mins
Round Rock	22 Mins
Cedar Park	35 mins
Austin Texas	40 Mins
Austin Bergstrom International Airport	45 Mins





MARKET

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CONTACT

Kyle McCulloch
kyle.mcculloch@jll.com
+1 512 225 2713

Zane Cole
zane.cole@jll.com
+1 512 225 2708

Jeff Stringer
jeff.stringer@quannahpartners.com
+1 832 316 2870

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