

HUTTO CROSSING

131,560 - 1,178,126 SF INDUSTRIAL DEVELOPMENT
AVAILABLE FOR LEASE OR PURCHASE



LEED CERTIFIED

Building 2 | 148 Parker Way
Building 3 | 160 Parker Way
Building 4 | 151 Alliance Blvd

Hutto, TX 78634

PHASE I DELIVERED

For Leasing Information:

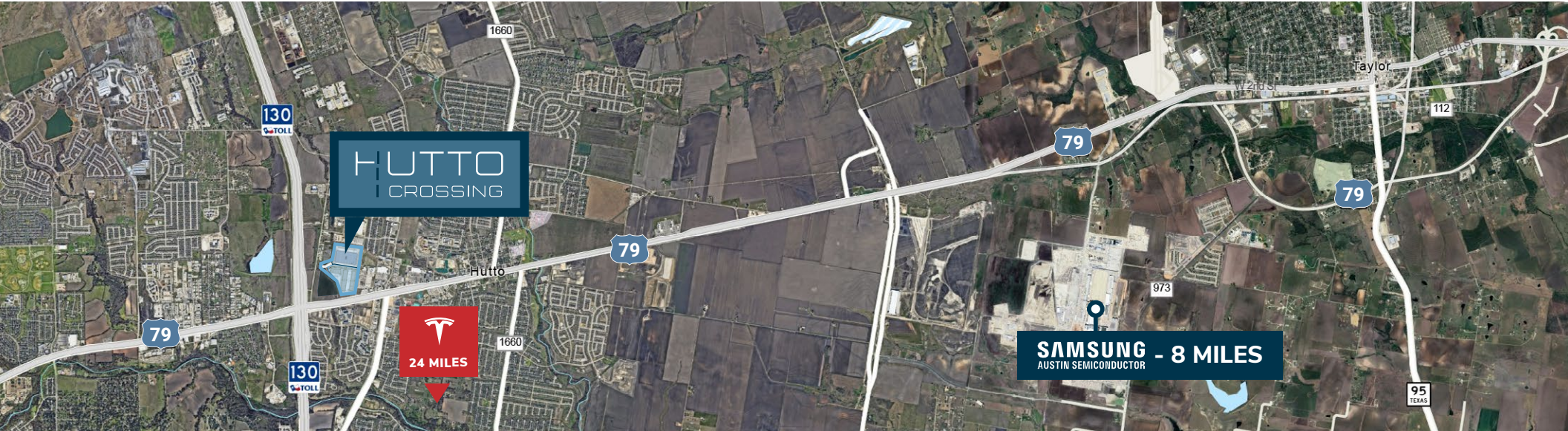
Sam Owen | 512.481.3030 | sowen@streamrealty.com
Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



BIG BUSINESS IN THE HEART OF HUTTO

Hutto Crossing is a large Class-A industrial park located in Hutto, Texas, featuring 3 existing state-of-the-art buildings totaling 662,395 SF with future build-to-suit opportunities. The development is well-situated in the heart of one of Austin's most sought-after industrial markets on a prime corner with easy access from SH 130 and Highway 79.

Hutto, located just Northeast of Austin, is one of the fastest growing communities in Texas. The town has earned the reputation as the top place to raise a family in Texas due to housing affordability and excellent schools. It has also been named one of the "Top 100 Places in Major Markets to Locate your Business" by Southern Business and Development.



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HUTTO CROSSING

PHASE I

Building 2 - 131,560 SF

32 Dock Doors
2 Ramp Doors
Clear Height +/- 32'
125 Car Parking
27 Trailer Stalls

Building 3 - 280,229 SF

LEASED

Building 4 - 250,606 SF

65 Dock Doors
2 Ramp Doors
Clear Height +/- 36'
226 Car Parking

PHASE II

Building 5 - 795,960 SF

Build to Suit
136 Dock Doors
4 Ramp Doors
459 Car Parking
175 Trailer Stalls



CLICK TO WATCH VIDEO

SITE PLAN



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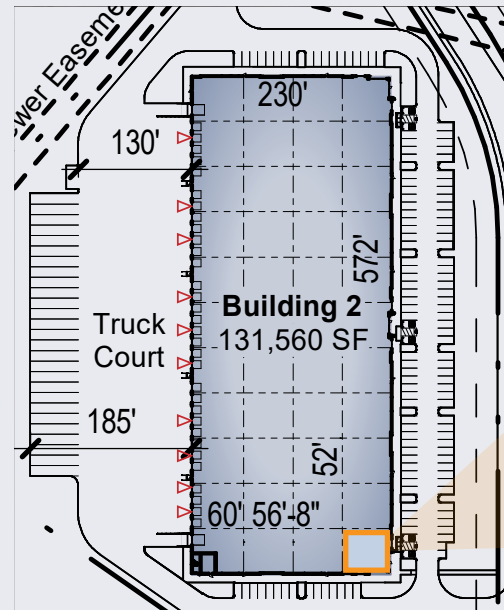
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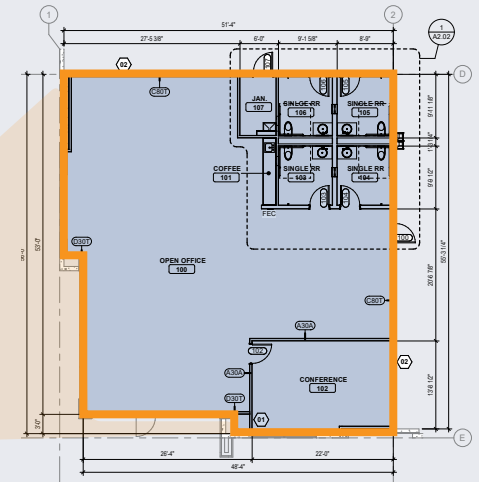


BUILDING 2 SPECS

TOTAL SQUARE FEET	131,560 SF
SPEC OFFICE	2,791 SF
LOADING	Rear Load
CLEAR HEIGHT	32'
DOCK DOORS	32
DOCK LEVELERS	10
RAMPS	2
BUILDING DEPTH	230'
TYPICAL COLUMN SPACING	52' x 56'-8" deep
LOADING BAYS	52' x 60' deep
TRUCK COURT DEPTH	185' Standalone
CAR PARKING	125
TRAILER PARKING	27
SPRINKLERS	ESFR fire protection
WAREHOUSE LIGHTING	LED
SLAB THICKNESS	6" concrete



Spec Office - 2,791 SF



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BUILDING 4 SPECS

TOTAL SQUARE FEET 250,606 SF

SPEC OFFICE 2,728 SF

LOADING Rear Load

CLEAR HEIGHT 36'

DOCK DOORS 65

DOCK LEVELERS 17

RAMPS 2

BUILDING DEPTH 230'

TYPICAL COLUMN SPACING 52' x 56'-8" deep

LOADING BAYS 52' x 60' deep

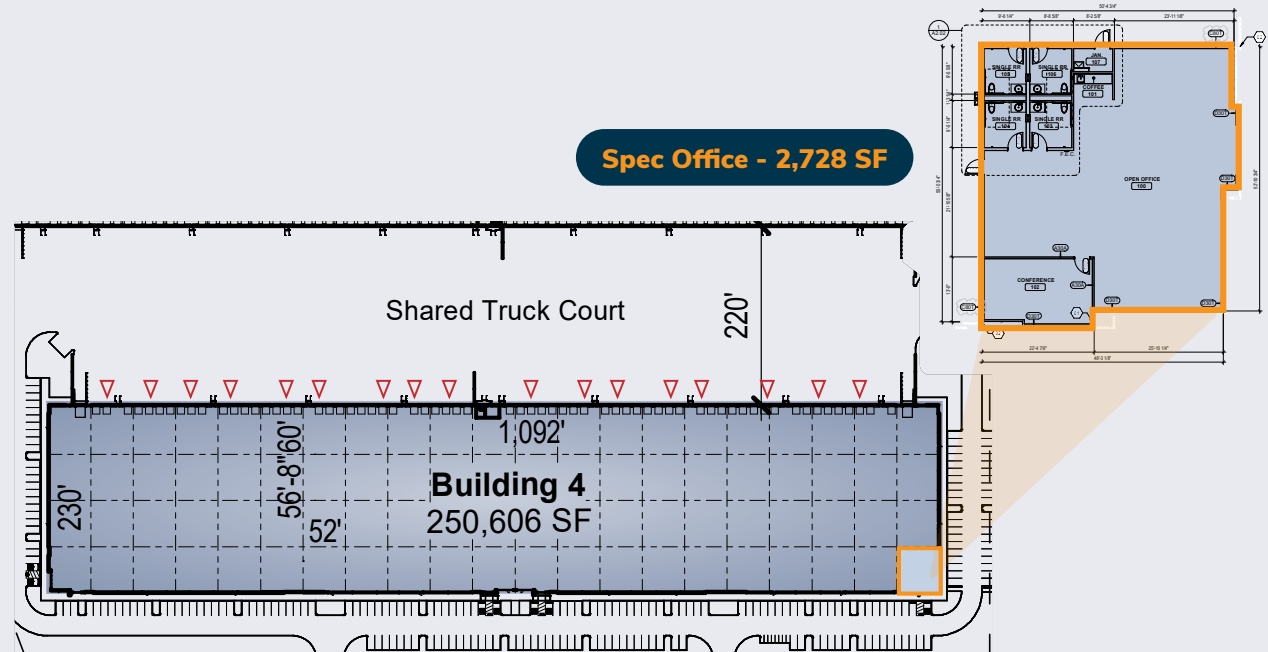
TRUCK COURT DEPTH 220' Shared

CAR PARKING 226

SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED

SLAB THICKNESS 7" concrete



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BUILDING 5 SPECS - Build to Suit

TOTAL SQUARE FEET 795,960 SF

LOADING Cross-Dock

LOT SIZE +/- 43 AC

CLEAR HEIGHT 36'-40'

DOCK DOORS 136

RAMPS 4

BUILDING DEPTH 670'

TYPICAL COLUMN SPACING 54' x 50' deep

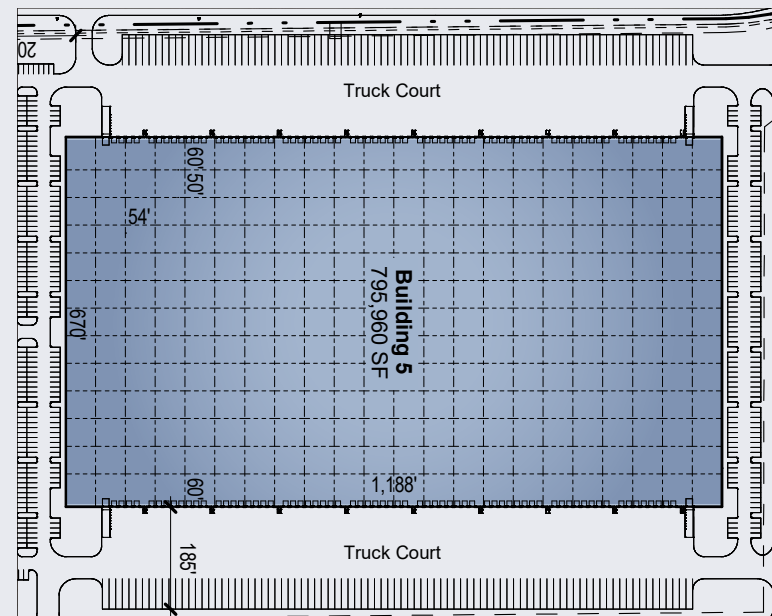
LOADING BAYS 54' x 60' deep

TRAILER STORAGE 175

CAR PARKING 459

SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED



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ACCESS

HUTTO CROSSING



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NEARBY AMENITIES

24 Hour Fitness
 Aaron Brothers Art
 Ace Cash Express
 AI's Formal Wear
 Amplify Credit Union
 Any's Frozen Custard
 Apollo Games
 Applebee's
 Approved Money
 At Home
 AT&T Wireless
 Austin Laser Dentistry
 Austin Professional
 Dental
 Austin Telco FCU
 Bake of America
 Barnes & Noble
 Bath & Body Works
 Batteries Plus
 Bed, Bath & Beyond
 Best Buy
 Bo Asian Bistro
 Brooklyn Pie Company
 Broth & Basil
 Cadiz Laser Spa
 Chase Bank
 Cheyenne Chir.
 Chick-fil-A
 Chili's
 Chipotle
 Chola Indian
 Cielo Spa
 Cinemark Movie
 Theatre

Claire's Boutique
 Costco
 Cost Plus
 Cunningham Chir.
 CVS
 Delux Cleaners
 Dick's Sporting
 Goods
 Dollar Tree
 Domino's
 Dress Barn
 Eco Box
 Edible Arrange-
 ments
 Einstein Bros.
 Bagels
 El Taquito
 Eye Masters
 Eyemart Express
 Family Dentistry
 Fred Loya Insurance
 Fire Bowl Cafe
 Five Below
 GameStop
 Garden Ridge
 Hallmark Gold
 Crown
 H&R Block
 Hobby Lobby
 Home Depot
 Hooter's
 IHOP
 In-N-Out Burger
 Jersey Mike's Subs

Jiffy Lube
 Jimmy Johns
 Justice
 Kirkland's
 Kohl's
 Kublai Khan Stir Fry
 Lamb's Tire
 Las Lomas
 Lane Bryant
 Laser Cosmetic Solu-
 tions
 Leslie's Pool Supplies
 Logan's Roadhouse
 Longhorn Steakhouse
 Lowe's
 Macaroni Grill
 Maggie Moo's Ice
 Cream
 Marshall's
 Mattress Firm
 McDonald's
 Men's Warehouse
 Menchie's Frozen
 Yogurt
 Mister Carewash
 MOD Pizza
 Mongolian Grille
 Morelia Mexican Grill
 Nothing Bundt Cakes
 Office Depot
 Office Max
 Old Navy
 Olive Garden
 Panda Express



LOCATION & DRIVE TIMES

Interstate 35 via Hwy 79

7 Miles

Interstate 35 North via Hwy 130

12 Miles

Samsung

8 Miles

Tesla Gigafactory

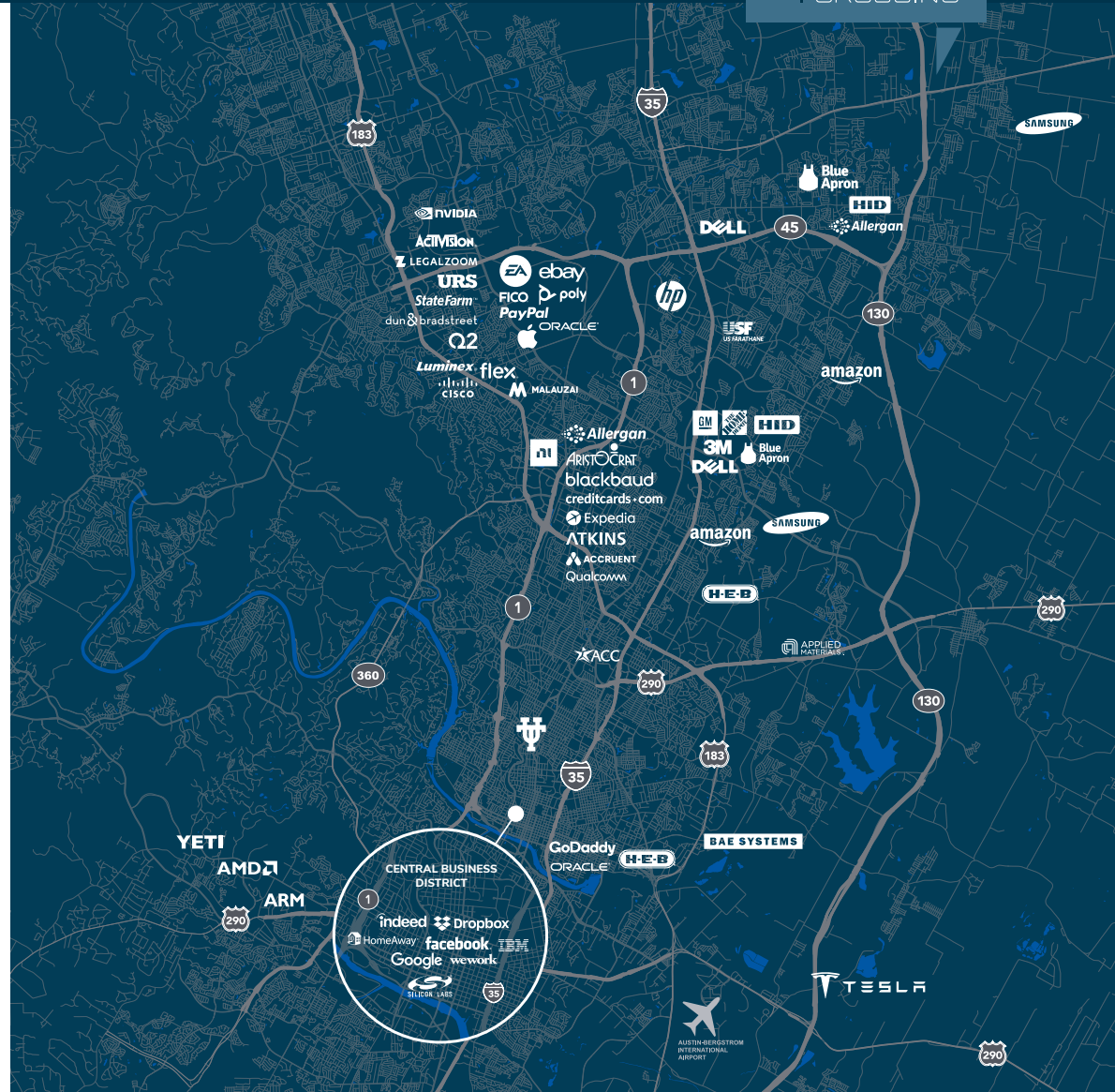
24 Miles

Airport

29 Miles

Downtown

27 Miles



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