

Taylor Industrial Park

FOR LEASE

1901 Industrial Dr.
Taylor, Texas 76574



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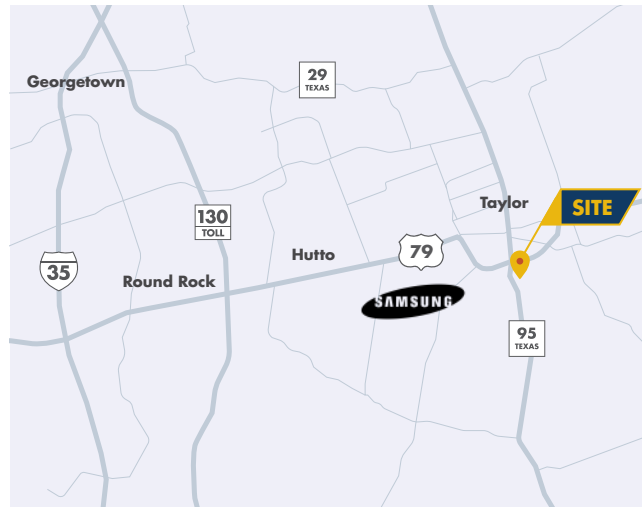
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Taylor Industrial Park is an multi-building industrial park in Taylor, Texas. Building A is a new spec industrial building within the park. The standalone building has 28,500 SF of divisible industrial space available for lease. The building recently delivered and is ready for immediate occupancy. The building has a 28' clear height and is just minutes away from Samsung's new plant in Taylor.



Property Size

Building A: 51,000 SF Building

- Availability: 28,500 (divisible)

Available Immediately

Delivered Q4 2025

Proximity to Samsung

Minutes away from Samsung's new chip-making plant in Taylor

Flexible Future Park Phasing

Ability to accommodate four smaller buildings or two larger buildings in Phase II

Clear Height

28'

Parking

105 spaces



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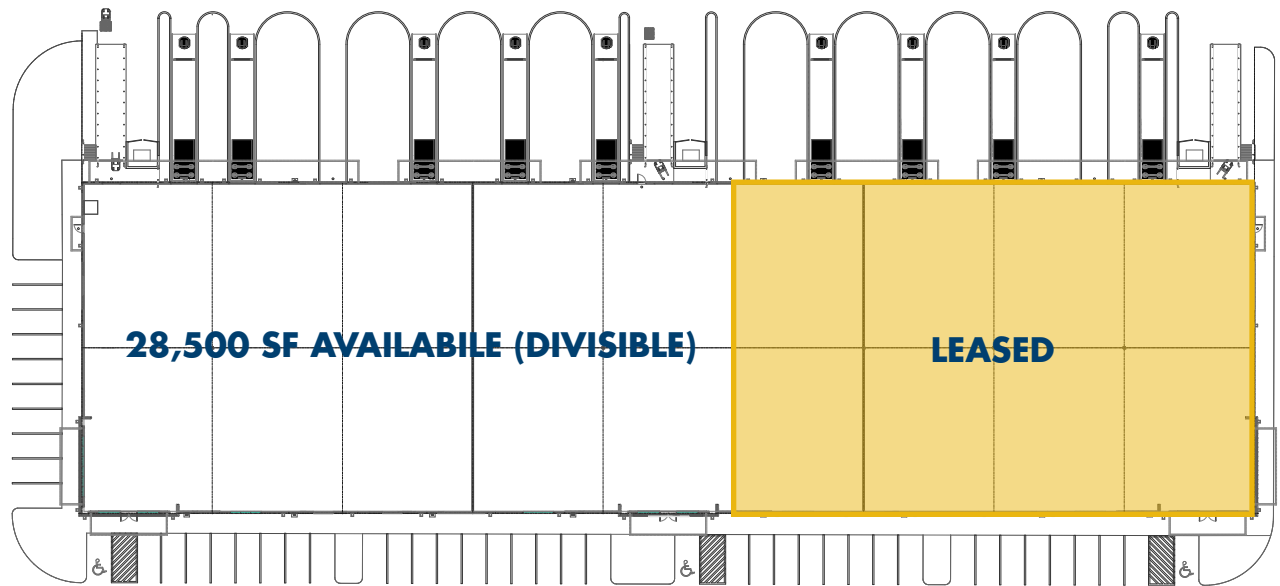
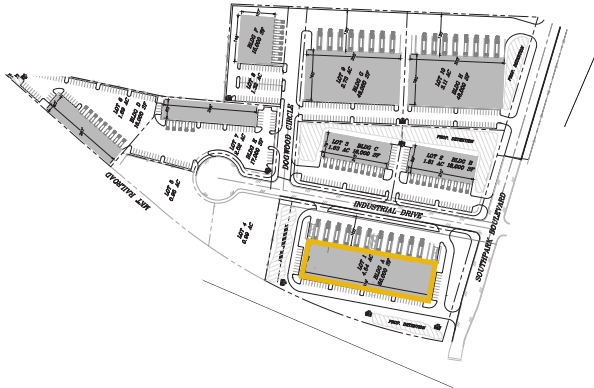
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BUILDING A SPECS

Total Size	51,000 SF
Availability	28,500 SF (divisible)
Building Type	Rear Load
Clear Height	28'
Dock Doors	5 docks, 2 ramps remaining
Truck Court Depth	100'
Building Size	120' x 425'
Column Spacing	47.2' x 60'
Sprinklers	ESFR
Power	3-Phase, 480V, 2,000 Amps
Parking	46 spaces remaining



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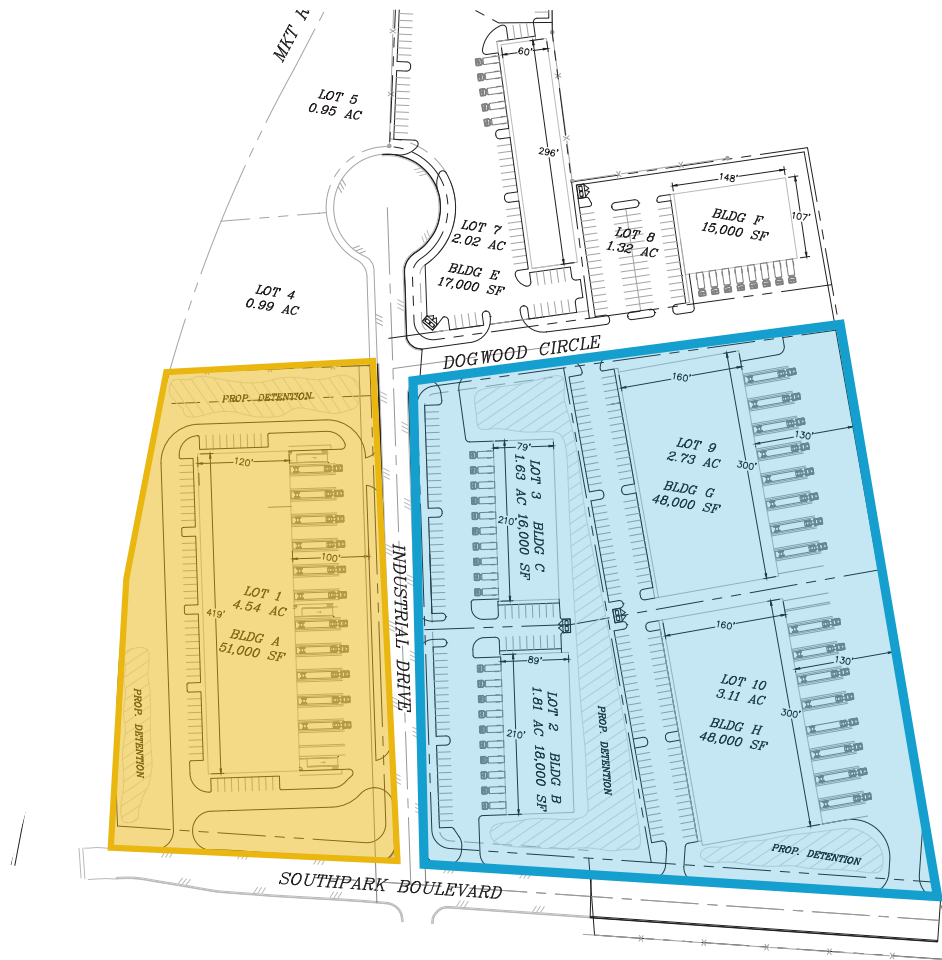
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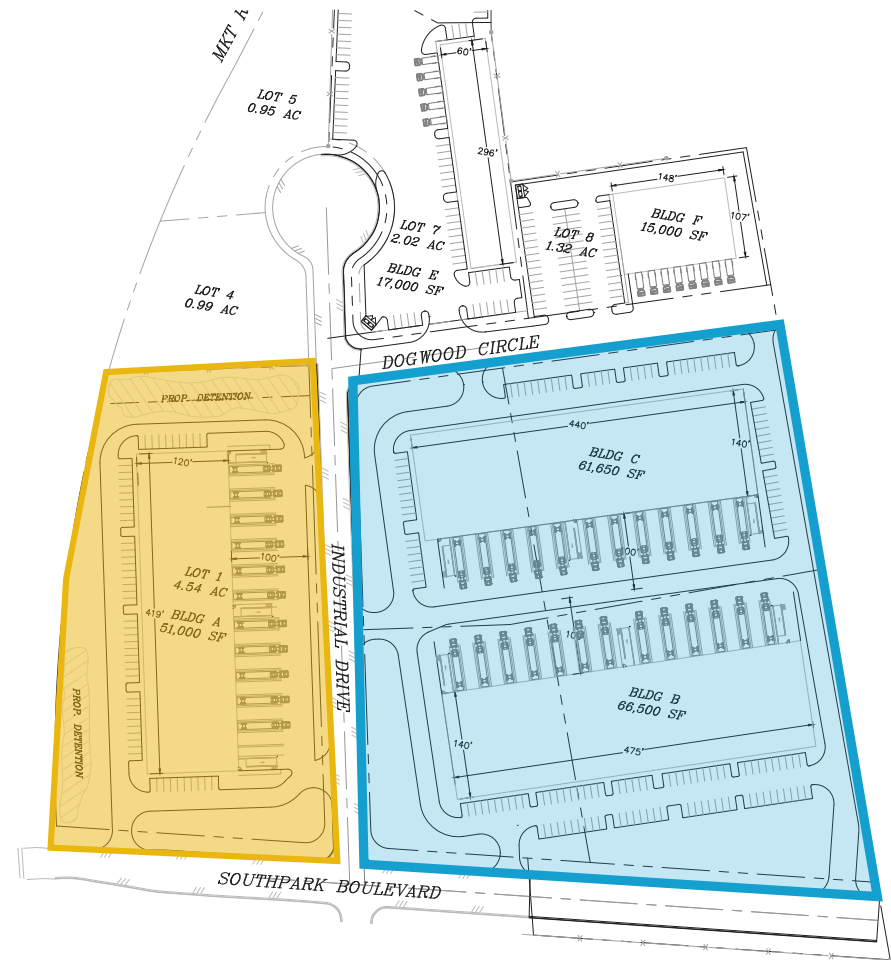
Potential Phase II Site Layout



Option A



Option B



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Nearby Destinations

Destination	Distance	Drive Time
Samsung Taylor	3.5 mi.	5 min.
Applied Materials	23 mi.	25 min.
Samsung Austin	25 mi.	30 min.
Tesla Gigafactory	30 mi.	32 min.
The Domain	30 mi.	35 min.
Downtown Austin	35 mi.	40 min.
ABIA Airport	35 mi.	38 min.
Temple/Belton	42 mi.	50 min.
San Antonio	125 mi.	2 hours
Houston	150 mi.	2.5 hours
Dallas/Ft. Worth	175 mi.	2.5 hours

