

WESTINGHOUSE 35 LOGISTICS

1310 BLUE RIDGE DRIVE, GEORGETOWN, TX 78626

FOR LEASE | 136,752 SF | 3,200 SF SPEC OFFICE





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OWNED BY



Property **FEATURES** **Total Building** 230,954 SF

3,200 SF

136,752 SF

Loading Bays Available Dock-High Doors

Available Dock

60' 32

130'

50

(4) 45,000 LB

Available Ramps

Rear Load

Config Sprinklers

ESFR

Power Remaining

1,000 amps at

480V 3 phase

Clear Height **Dimensions**

Column Spacing

Available Space

Office

32'

52' x 50'

520' Wide x 260' Deep

Spaces

Available Auto

Available Trailer 143

Spaces

Levelers

Truck Court

50 TRAILER SPACES 520' **AVAILABLE**

143 AUTO SPACES

136,752 SF

LEASED



OFFICE ±3,200 SF

260°

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230,954 SF 136,752 SF

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Available Trailer Spaces

Levelers

Truck Court

Available Auto

Spaces

143

50 TRAILER SPACES 520'

AVAILABLE 82,672 SF

18 Dock Doors & 1 Ramp 30 Trailer Spaces 86 Auto Spaces

AVAILABLE 54,080 SF

> 14 Dock Doors 20 Trailer Spaces 57 Auto Spaces

LEASED

143 AUTO SPACES



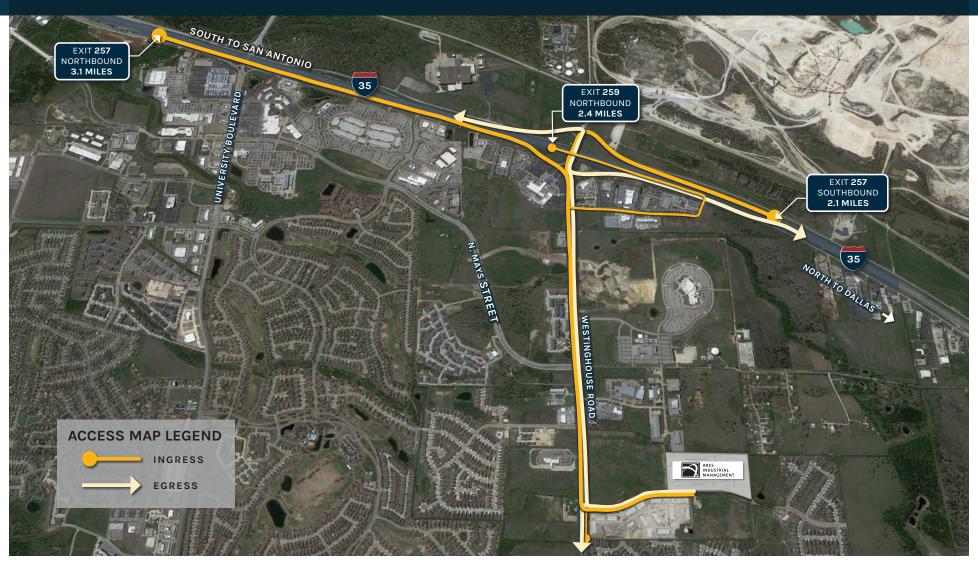
OFFICE ±3,200 SF

260,

Location HIGHLIGHTS

- Class A 230,954 SF Logistics Facility
- 25 Minutes From Downtown Austin
- Ideal Location For Distribution and Manufacturing Companies
- 2 Minute Drive Time to I-35 (1.5 Miles)
- Access to Dense Labor Supply and Rapidly Growing Population

- Exceptional Amenity & Food Options within a 5 Minute Drive
- Ideal Ingress/Egress with Lit Intersection, Providing Quick Access to I-35 via Westinghouse Rd (4 Lanes)
- Above Market Number of Trailer Spaces



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