



ARES
INDUSTRIAL
MANAGEMENT

WESTINGHOUSE 35 LOGISTICS

1310 BLUE RIDGE DRIVE, GEORGETOWN, TX 78626

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



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Property FEATURES

Total Building	230,954 SF
Available Space	136,752 SF
Office	3,200 SF
Clear Height	32'
Dimensions	520' Wide x 260' Deep
Column Spacing	52' x 50'

Loading Bays	60'
Available Dock-High Doors	32
Available Dock Levelers	(4) 45,000 LB
Truck Court	130'
Available Trailer Spaces	50
Available Auto Spaces	143

Available Ramps	1
Config	Rear Load
Sprinklers	ESFR
Power Remaining	1,000 amps at 480V 3 phase



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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



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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