

FOR SALE/LEASE

# Manor Business Park

12420 Entrada Blvd, Manor, TX 78754



**NEWMARK**

- 135,927 SF available now
- 2,482 SF spec office, spec LED warehouse lighting and 10 dock levelers
- Immediate access to Hwy 290 near the SH-130 interchange



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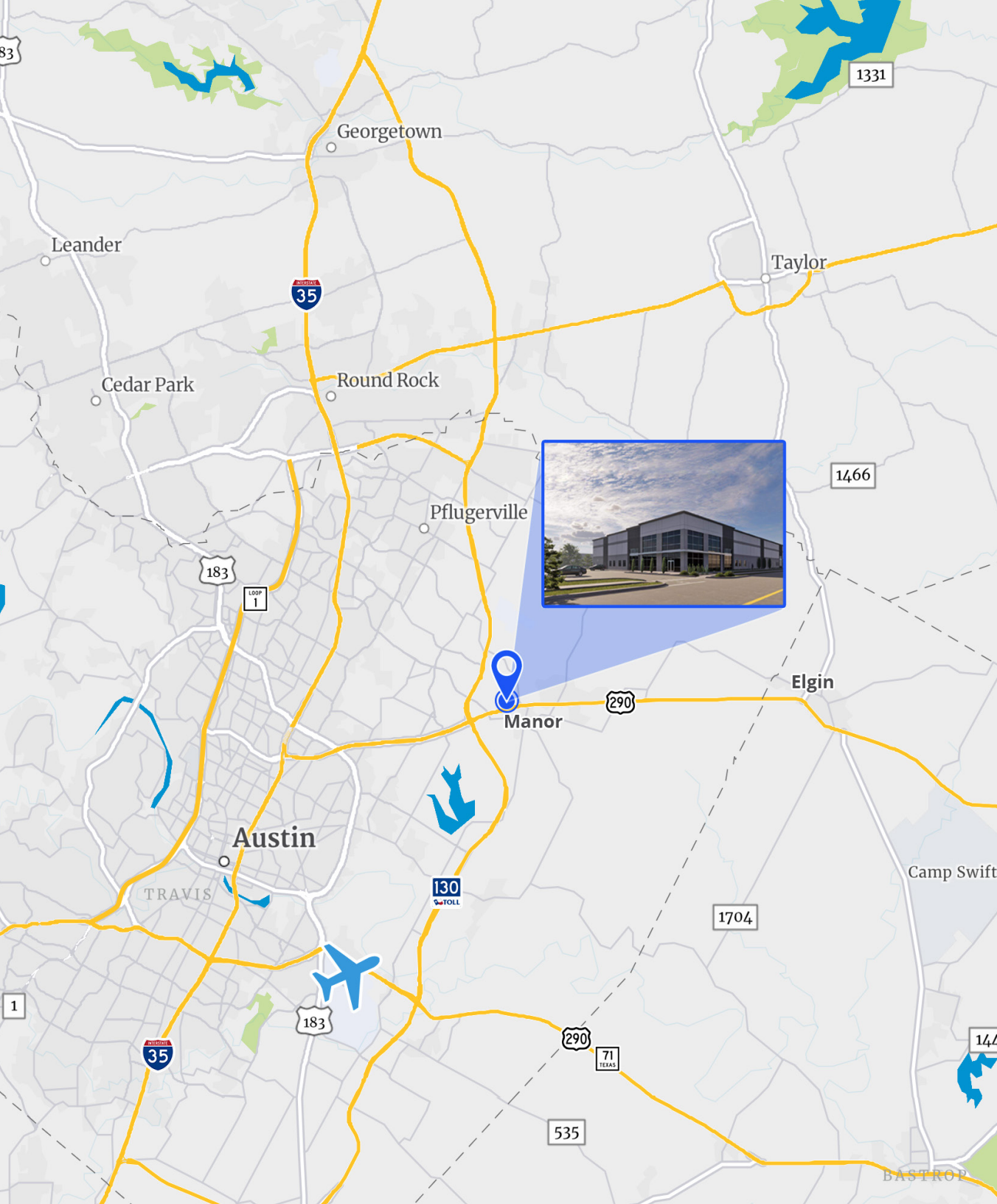
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# Property Highlights



Excellent location with immediate access to Hwy 290



Class A industrial design



Unique ability to fence and secure the entire property



Flexible ownership structure willing to lease or sell



2,482 SF spec office



LED warehouse lighting



10 dock levelers

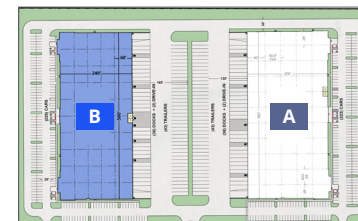
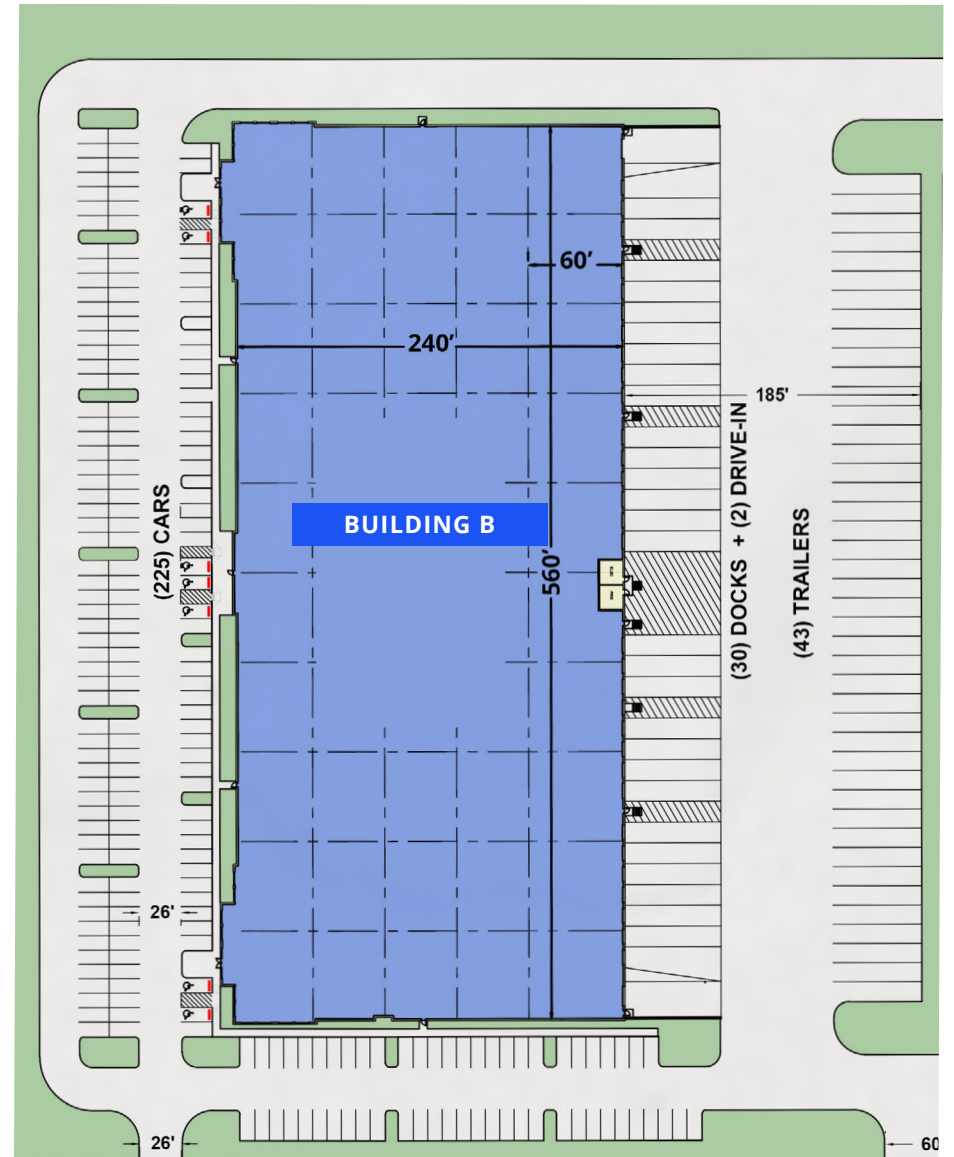


Flexible divisibility for small and large tenant requirements



# Property Overview

<b>Address</b>	12420 Entrada Blvd., Manor, TX 78754
<b>Availability</b>	Available for Immediate Occupancy
<b>Building Size</b>	Approximately 135,927 SF
<b>Spec Office</b>	2,482 SF spec office completed with spec warehouse lighting and 10 dock levelers
<b>Dimensions</b>	240' deep x 560' wide rear load building
<b>Column Spacing</b>	Speed Bays: 60' x 52' Regular Bays: 45' x 52'
<b>Clear Height</b>	32'
<b>Loading</b>	(31) 9'x10' dock doors (10) equipped dock positions throughout the building (2) 12'x14' drive in door ramps
<b>Trailer Parking</b>	(43) trailer parking stalls
<b>Parking</b>	225 Automobile Parking Spaces (1.66:1000)
<b>Security</b>	Ability to provide perimeter fencing and secured truck court if desired by tenant
<b>Sprinkler System</b>	ESFR sprinkler system
<b>Electrical</b>	480V 3-Phase Power, 2,000 Amps



# Site Location

Manor has become nearly unrecognizable over the past decade. In 2000, Manor had a population of just over 1,200. In 2020, Manor had grown to a population of just over 20,000.

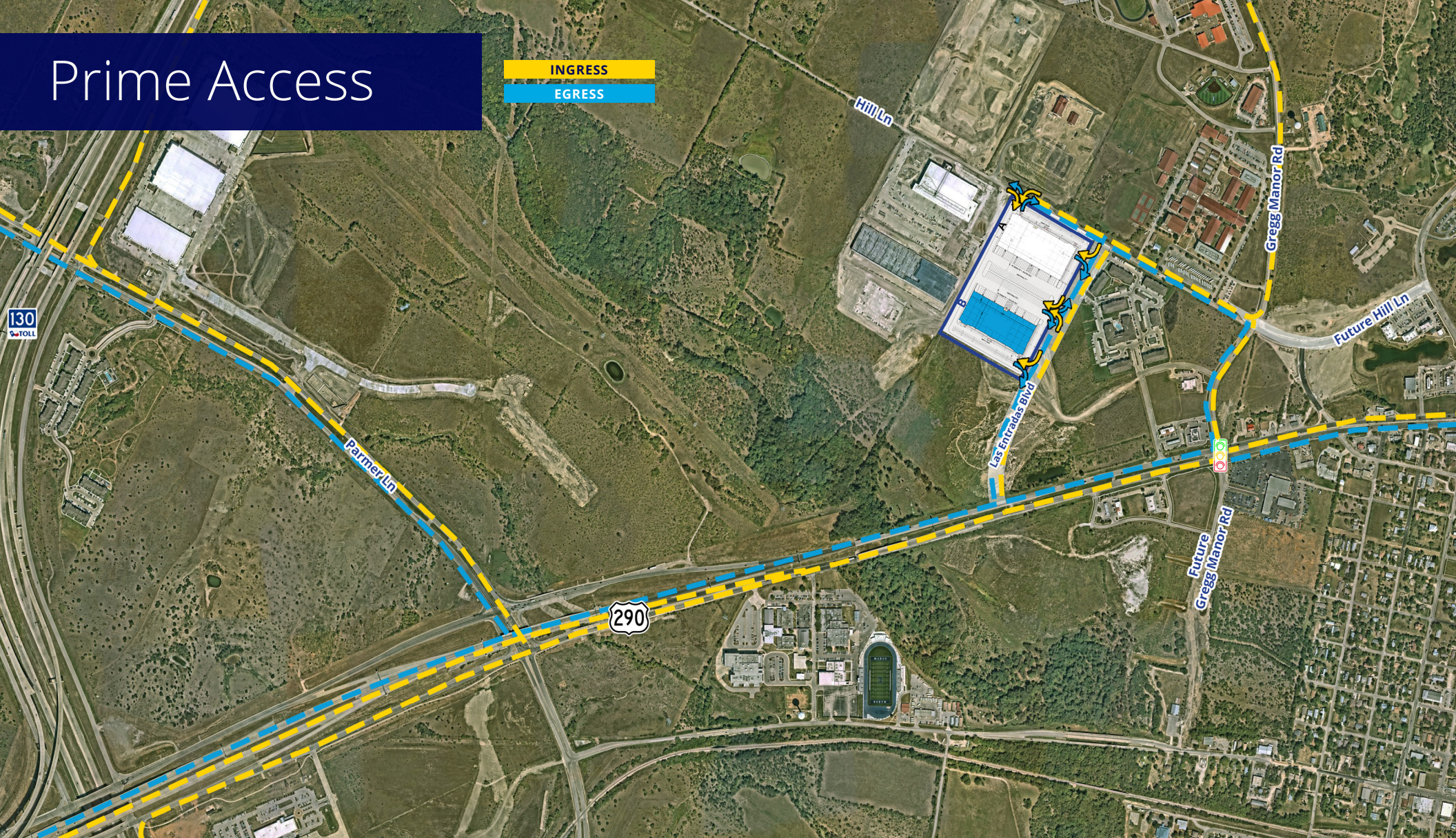
Employer	Drive Time
Applied Materials	9 min
Samsung	12 min
Tesla	15 min
Dell	16 min
NXP	17 min
IBM	21 min
Oracle	24 min



# Prime Access

INGRESS

EGRESS



## Drive Times & Distances

**Pflugerville**

🚗 11 mi ⌚ 15 min

**Austin-Bergstrom Int'l Airport**

🚗 14 mi ⌚ 16 min

**Elgin**

🚗 11 mi ⌚ 18 min

**Austin**

🚗 14 mi ⌚ 20 min

**Round Rock**

🚗 18 mi ⌚ 21 min

**San Antonio**

🚗 103 mi ⌚ 1 hr 30 min

**Houston**

🚗 148 mi ⌚ 2 hr 23 min

**Dallas**

🚗 191 mi ⌚ 2 hr 47 min



# NEWMARK

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