



# WESTINGHOUSE BUSINESS PARK

2800 SF – 5600 SF – 7200 SF – 8400 SF – 12,600 SF – 18,900 SF  
MOVE IN READY SUITES

GRADE LEVEL & DOCK HIGH SUITES  
AVAILABLE FOR OCCUPANCY IMMEDIATELY

**CLASS A FLEX / INDUSTRIAL DEVELOPMENT**

1301-1305 BLUE RIDGE DRIVE GEORGETOWN, TX 78626



# WESTINGHOUSE BUSINESS PARK



## THE PROJECT

Westinghouse Business Park is a Class A industrial and flex development located in the heart of booming Georgetown, Texas. With three buildings totaling 184,400 SF, the project will deliver fully equipped with “move-in ready” office pods, bathrooms, LED lights, ESFR sprinklers, fully insulated and HVAC ready warehouse space, and overhead roll-up glass doors on the front of each building. The business park sits in a prime location with easy access to and from I-35 as well as close proximity to surrounding retail, restaurants, parks, and entertainment.

## SITE SPECS

### LOCATION

1301-1305 BLUE RIDGE DRIVE

### TOTAL BUILDING AREA

184,400 SF

### BUILDING 1305

72,100 SF

### BUILDING 1303

61,800 SF

### BUILDING 1301

50,500 SF

### SITE ACREAGE

(+/-) 14.87 AC

### PARKING

BUILDING 1305: 1.0/1,000

BUILDING 1303: 1.3/1,000

BUILDING 1301: 3.0/1,000

### ZONING

BUSINESS PARK

# LOCATION MAPS



## DRIVE TIMES

- 10 MIN** AMAZON
- 10 MIN** TOLL 130
- 12 MIN** DELL TECHNOLOGIES
- 13 MIN** GEORGETOWN AIRPORT
- 20 MIN** DOMAIN
- 20 MIN** TESLA GIGA FACTORY
- 22 MIN** SAMSUNG TAYLOR CAMPUS
- 28 MIN** DOWNTOWN AUSTIN



# WESTINGHOUSE BUSINESS PARK

## BUILDING 1301

50,500 SF

24' Clear Height

3/1000 SF Parking Ratio

11' x 14' Front Load Grade Level Glass Doors

12' x 14' Rear Load Grade Level Metal Doors

## BUILDING 1303

61,800 SF

28' Clear Height

1.3/1,000 SF Parking Ratio

12' x 14' Front Load Grade Level Glass Doors

9' x 10' Rear Load Dock High Metal Doors

## BUILDING 1305

72,100 SF

28' Clear Height

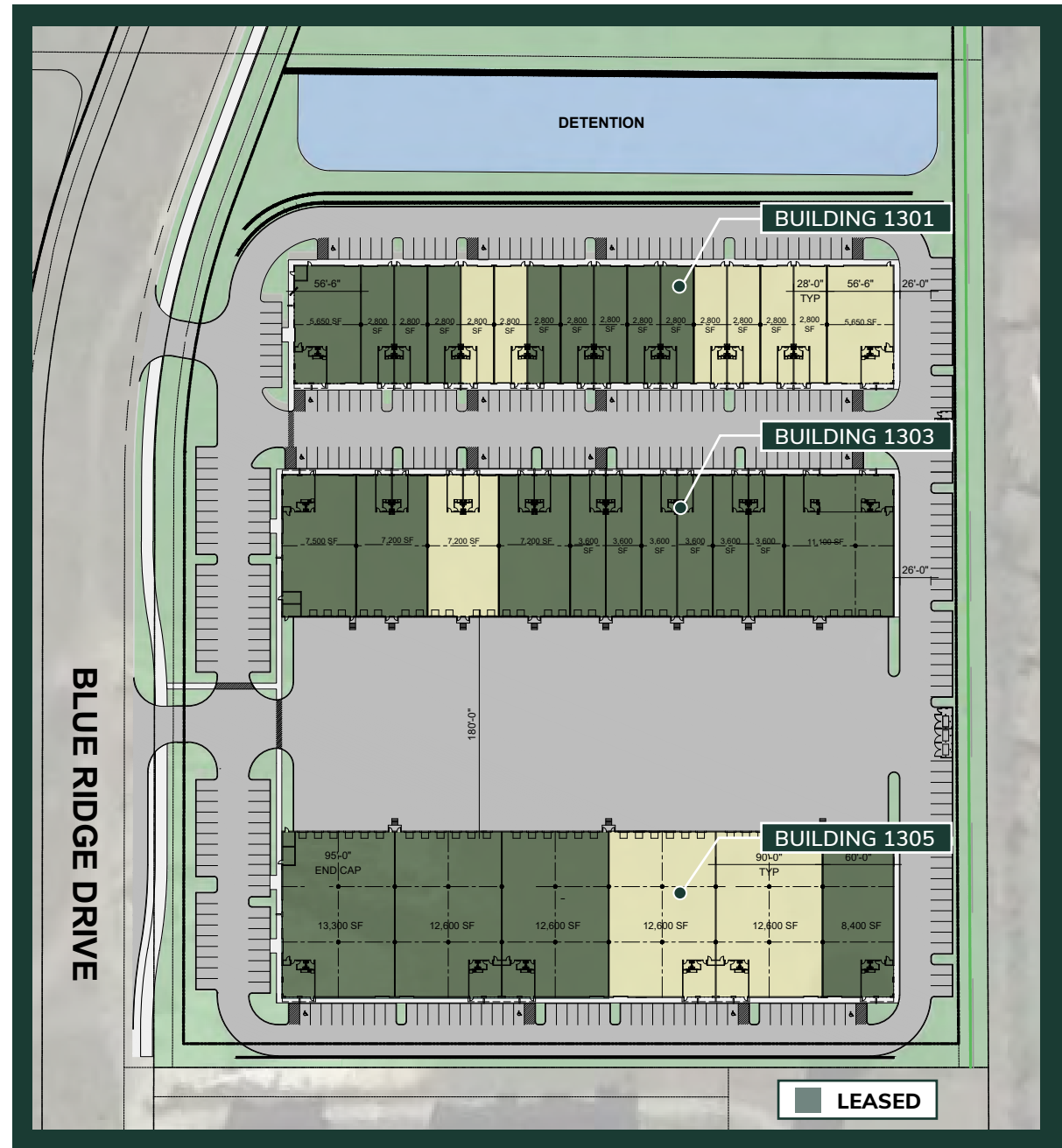
1/1,000 SF Parking Ratio

12' x 14' Front Load Grade Level Glass Doors

9' x 10' Rear Load Dock High Metal Doors

## ALL SUITES

- Office: Move in ready with solid surface counters, polished concrete floors, 2'x2' "Second look" ceiling tiles, LED lighting; Office, Breakroom, Counter, Bathroom, & Mop Sink
- 200 Amp 3 phase electric panel per suite (100 Amps at 208V and 100 Amps at 480V)
- HVAC ready warehouse: No additional insulation and no power upgrade needed to fully condition warehouse



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**INTERIOR  
PHOTOS**



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# BUILDING 1301

1301 BLUE RIDGE DRIVE  
GEORGETOWN, TX 78626

## Total Building SF

- 50,500 SF

## Suite Size Options

- 2,800 SF
- 5,650 SF
- 8,450 SF

## Office SF Options

- 430 SF
- 880 SF

## Loading

- 11' x 14' Front Load  
Grade Level Glass Doors
- 12' x 14' Rear Load  
Grade Level Metal Doors

## Clear Height

- +/- 24'

## Parking

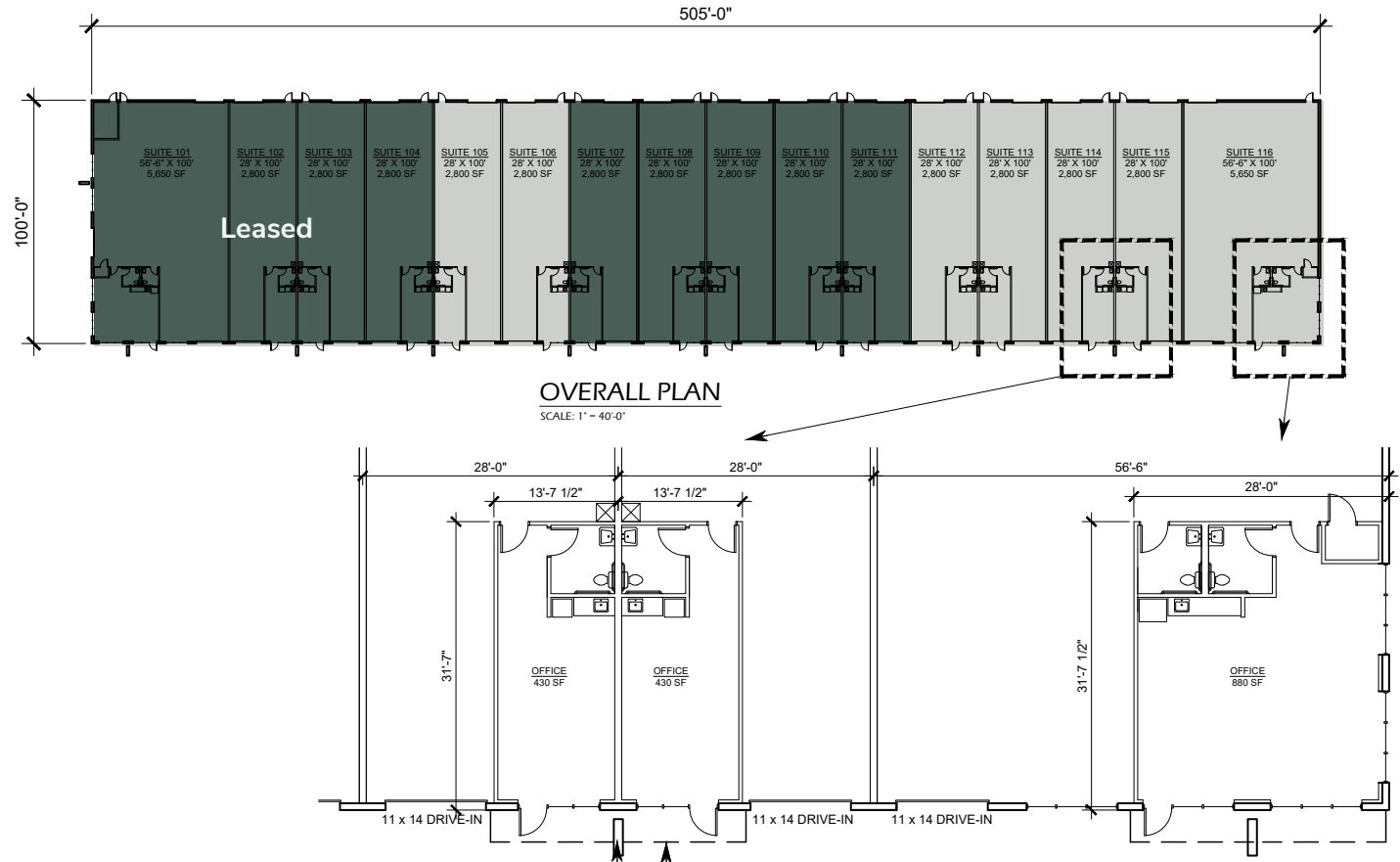
- 3/1,000

## Building Depth

- 100'

## Column Width

- 56'



# BUILDING 1303

1303 BLUE RIDGE DRIVE  
GEORGETOWN, TX 78626

## Total Building SF

- 61,800 SF

## Suite Size Options

- 3,600 SF
- 7,200 SF

## Office SF Options

- 430 SF
- 880 SF

## Loading

- 12' x 14' Front Load Grade Level Glass Doors
- 9' x 10' Rear Load Dock High Metal Doors

## Clear Height

- +/- 28'

## Parking

- 1.33/1,000

## Building Depth

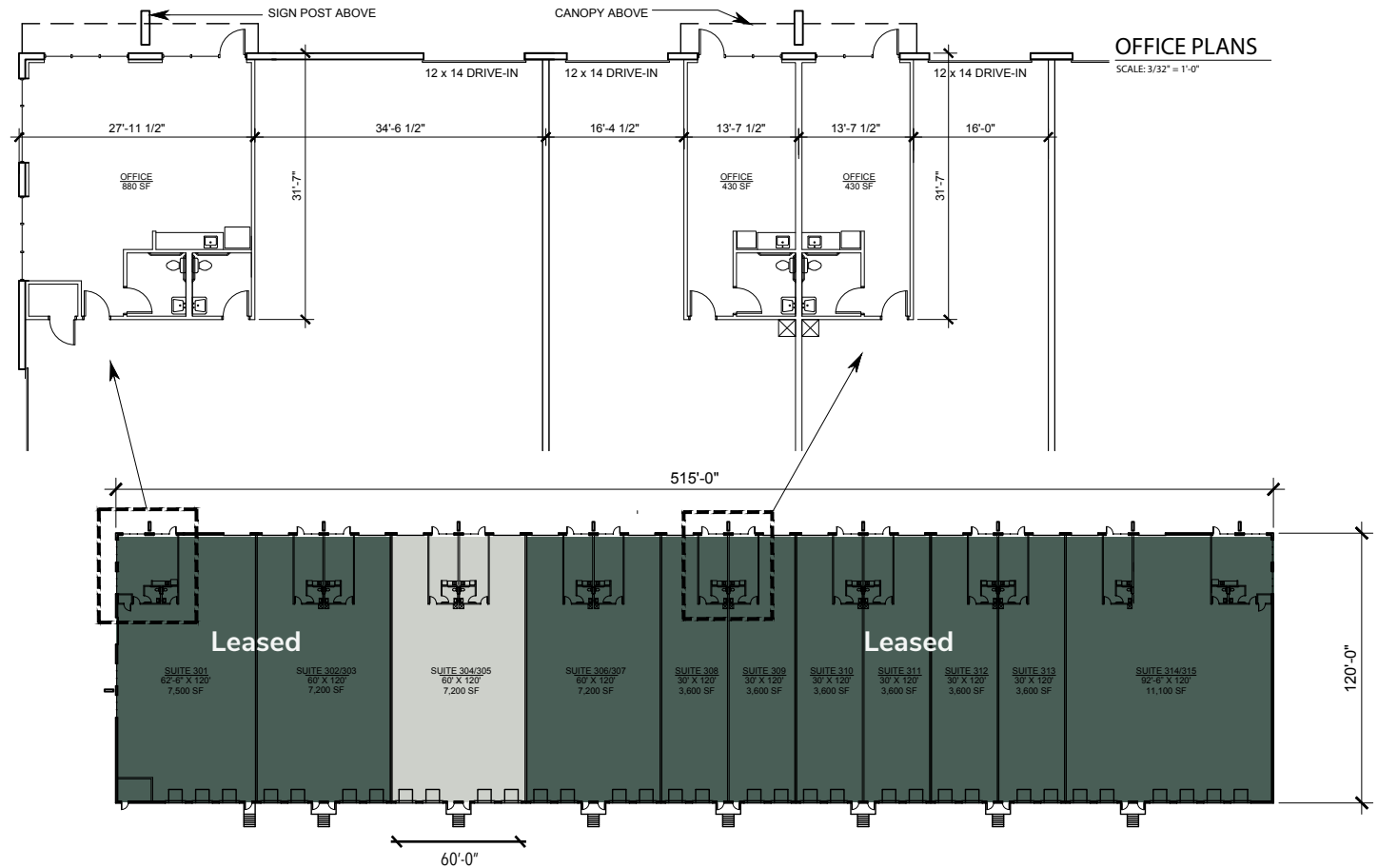
- 120'

## Column Width

- 60'

## Truck Court Depth

- 180' Shared



# BUILDING 1305

1305 BLUE RIDGE DRIVE  
GEORGETOWN, TX 78626

## Total Building SF

- 72,100 SF

## Suite Size Options

- 6,300 SF
- 12,600 SF
- 18,900 SF
- 25,200 SF

## Office SF Options

- 880 SF
- 1,760 SF

## Loading

- 12' x 14' Front Load  
Grade Level Glass Doors
- 9' x 10' Rear Load Dock  
High Metal Doors

## Clear Height

- +/- 28'

## Parking

- 1/1,000

## Building Depth

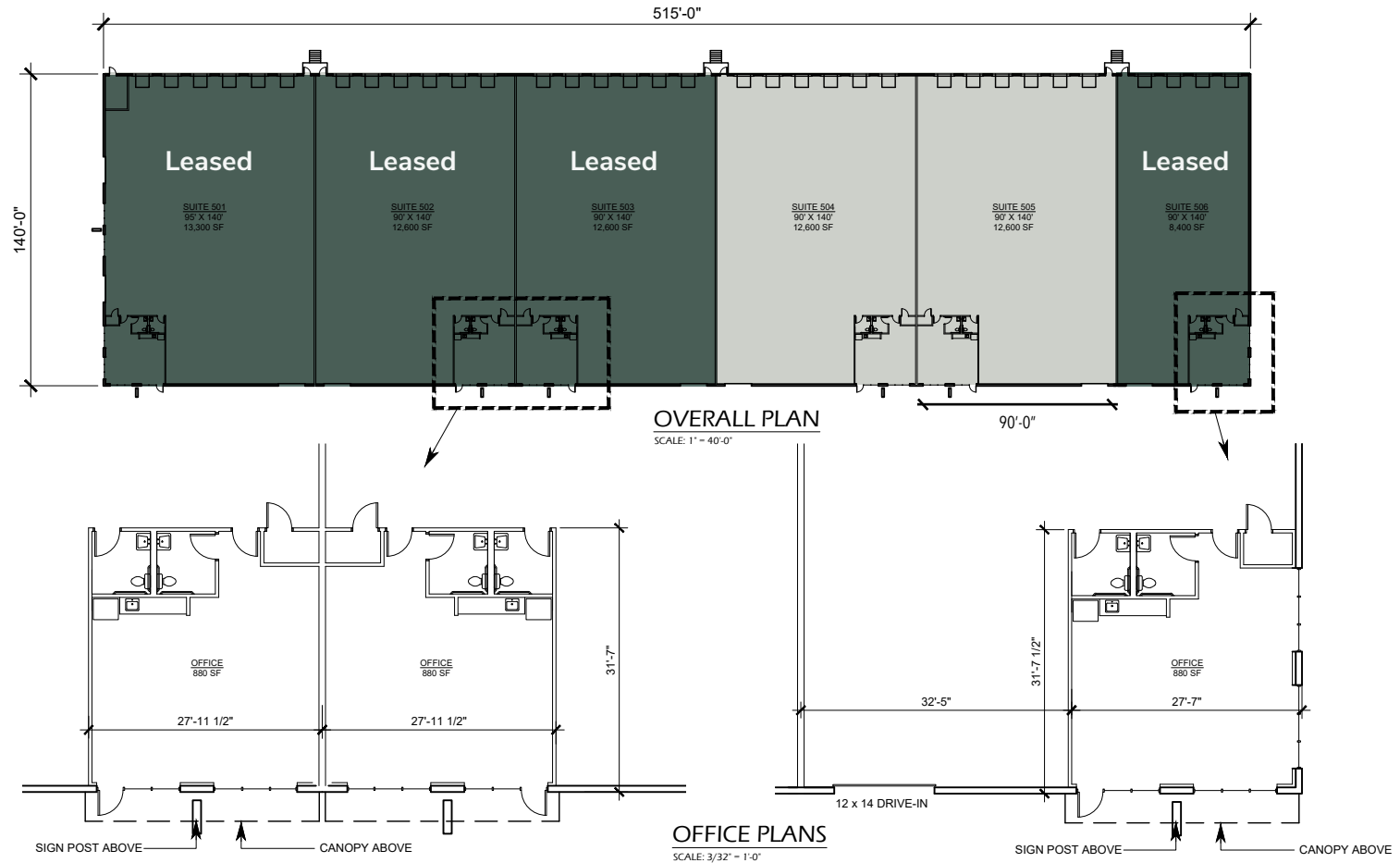
- 140'

## Column Width

- 45'

## Truck Court Depth

- 180' Shared

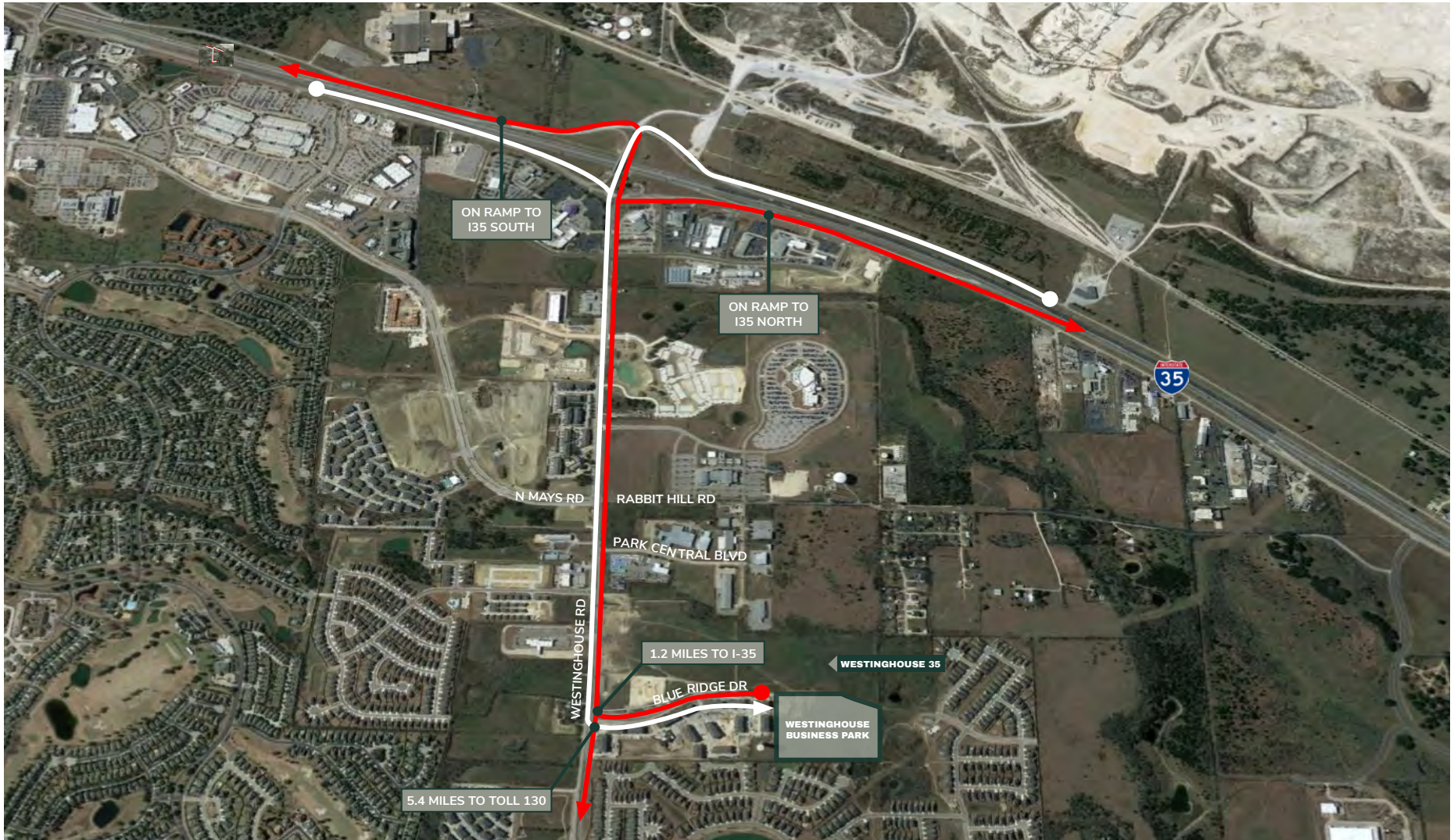


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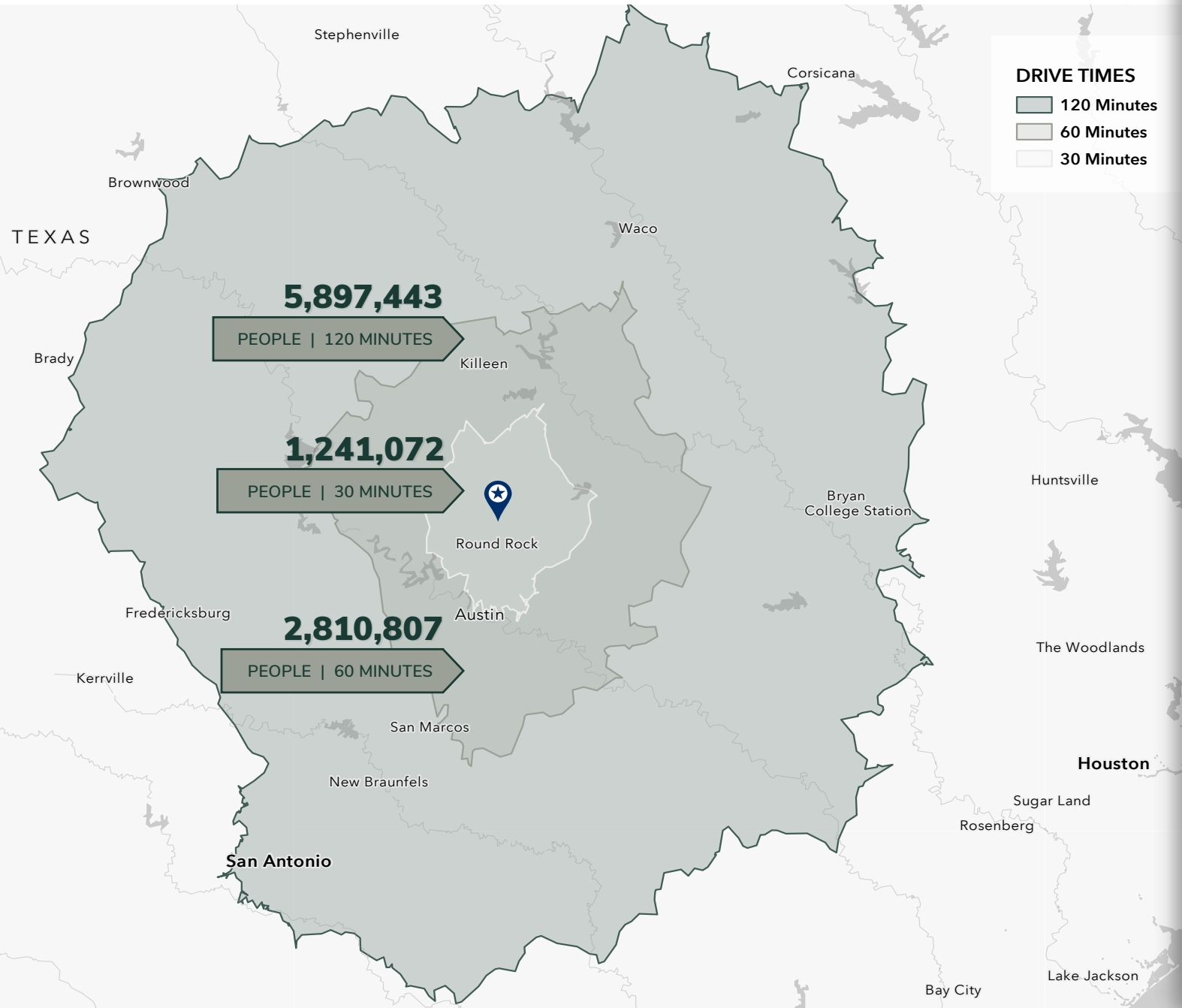


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# AREA POPULATION 30, 60, 120 RADIUS MARKERS

## AREA POPULATION



**DRIVE TIMES**

- 120 Minutes
- 60 Minutes
- 30 Minutes

30 MINUTE DRIVE TIME

**1,241,072**  
People

60 MINUTE DRIVE TIME

**2,810,807**  
People

120 MINUTE DRIVE TIME

**5,897,443**  
People



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