



## NEW CLASS A INDUSTRIAL PARK

## IN GEORGETOWN TEXAS

604,064 Square Feet  
Delivering January 2024



CONTACT  
INFO

**Carter Thurmond**  
210.255.0644  
Carter.Thurmond@transwestern.com

**Witt Westbrook**  
254.595.1407  
Witt.Westbrook@transwestern.com

**Nash Frisbie**  
512.314.5204  
Nash.Frisbie@transwestern.com

604,064 SQUARE FEET  
DELIVERING JANUARY 2024

Blue Springs  
BUSINESS PARK

SITE AERIAL

PHOTO CAPTURED: 9.22.23



## PROPERTY FEATURES

- 3 State-of-the-art Class A distribution buildings totaling **604,064 square feet** with 32' to 36' clear heights.
- Immediate North and South bound access to I-35.
- Rear load and cross dock building design provides maximum flexibility and can accommodate users from 20,700 to 604,064 square feet.

## SPECS

### CLEAR HEIGHTS

**32' to 36'**

### REAR LOAD

**129,914 SF**

Building Depth: 180'

**168,784 SF**

Building Depth: 210'

*\*Available Trailer Parking\**

### CROSS DOCK

**310,366 SF**

Building Depth: 360'

*\*Available Trailer Parking\**

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# 610 Blue Springs Blvd

Georgetown, TX 78626

<b>Spec Office SF</b>	2,567 SF
<b>Speed Bay</b>	52 x 60
<b>Typical Bay</b>	52 x 50
<b>Regular Parking</b>	190 Spaces
<b>Overhead Doors</b>	46
<b>Grade Level Ramps</b>	2
<b>Building Depth</b>	180' 160' 130'
<b>Power</b>	2,500 Amps
<b>Sprinkler</b>	ESFR
<b>Slab</b>	6" Reinforced
<b>Warehouse Lighting</b>	LED
<b>Warehouse</b>	Painted



<b>Spec Office SF</b>	2,011 SF
<b>Speed Bay</b>	54 x 60
<b>Typical Bay</b>	54 x 60
<b>Regular Parking</b>	197 Spaces
<b>Trailer Parking</b>	59 Spaces
<b>Overhead Doors</b>	80
<b>Grade Level Ramps</b>	4
<b>35k lb (Mechanical) Dock Levelers</b>	40
<b>Building Depth</b>	360'
<b>Power</b>	3,000 Amps
<b>Sprinkler</b>	ESFR
<b>Slab</b>	7" Reinforced
<b>Warehouse Lighting</b>	LED
<b>Warehouse</b>	Painted

<b>Spec Office SF</b>	2,467 SF
<b>Speed Bay</b>	52 x 60
<b>Typical Bay</b>	52 x 50
<b>Regular Parking</b>	193 Spaces
<b>Trailer Parking</b>	31 Spaces
<b>Overhead Doors</b>	44
<b>Grade Level Ramps</b>	2
<b>35k lb (Mechanical) Dock Levelers</b>	15
<b>Building Depth</b>	210'
<b>Power</b>	2,500 Amps
<b>Sprinkler</b>	ESFR
<b>Slab</b>	6" Reinforced
<b>Warehouse Lighting</b>	LED
<b>Warehouse</b>	Painted

# ACCESS OVERVIEW



## Blue Springs

BUSINESS PARK

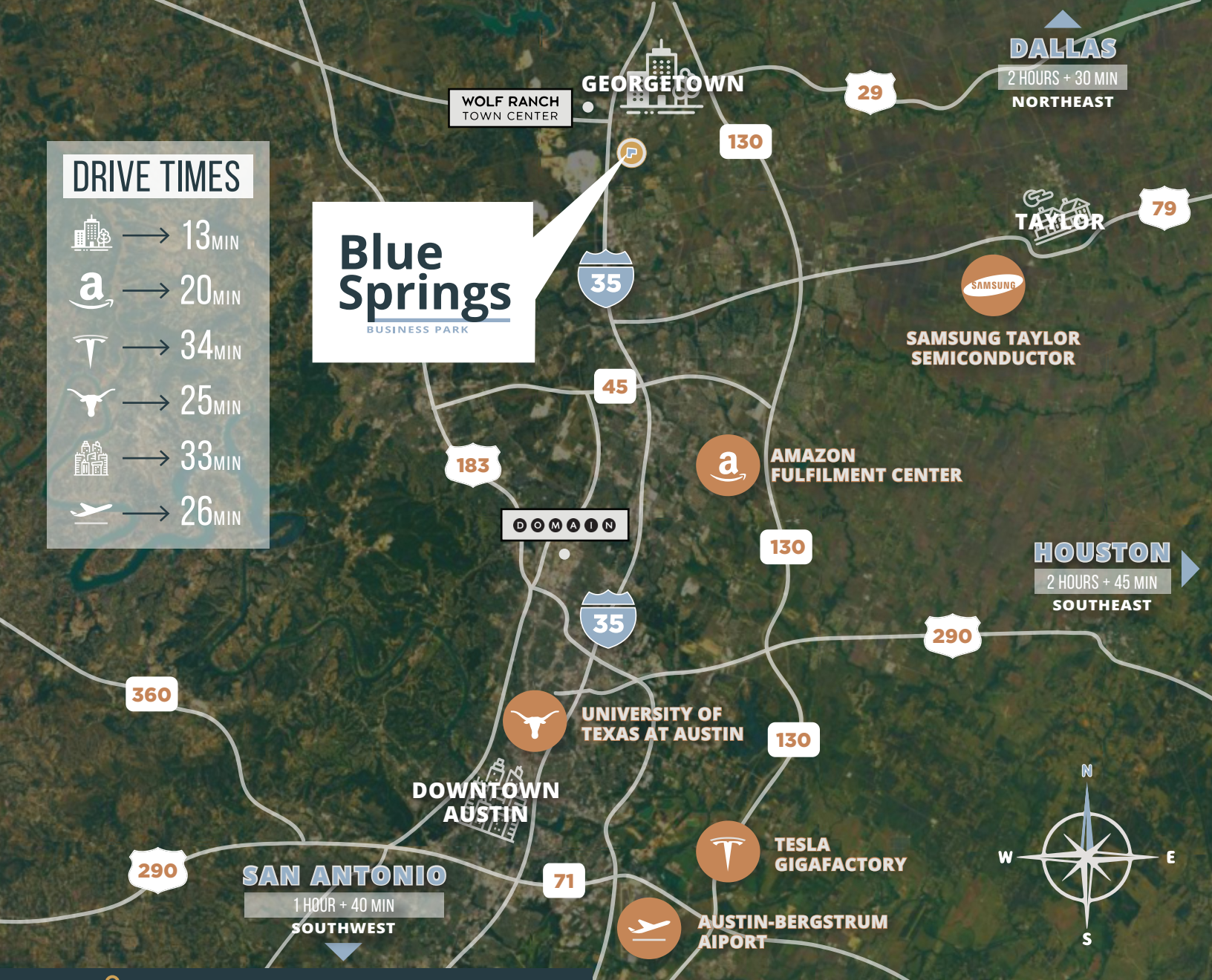


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# NEARBY DESTINATIONS



University of Texas at Austin



Downtown Austin



Tesla Gigafactory



Georgetown



Austin-Bergstrum International Aiport



Amazon Fulfillment Center

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# Blue Springs

BUSINESS PARK

610 BLUE SPRINGS BLVD  
Georgetown, Tx 78626

Developed by

**MOLTO**   
**PROPERTIES**

[moltoproperties.com](http://moltoproperties.com)

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FOR MORE INFORMATION:

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**TRANSWESTERN**

901 South MoPac Expressway | Building 4, Suite 250 | Austin, Texas 78746  
512.328.5600 | [transwestern.com/austin](http://transwestern.com/austin)