



Crosswave Business Park

Hutto, Texas

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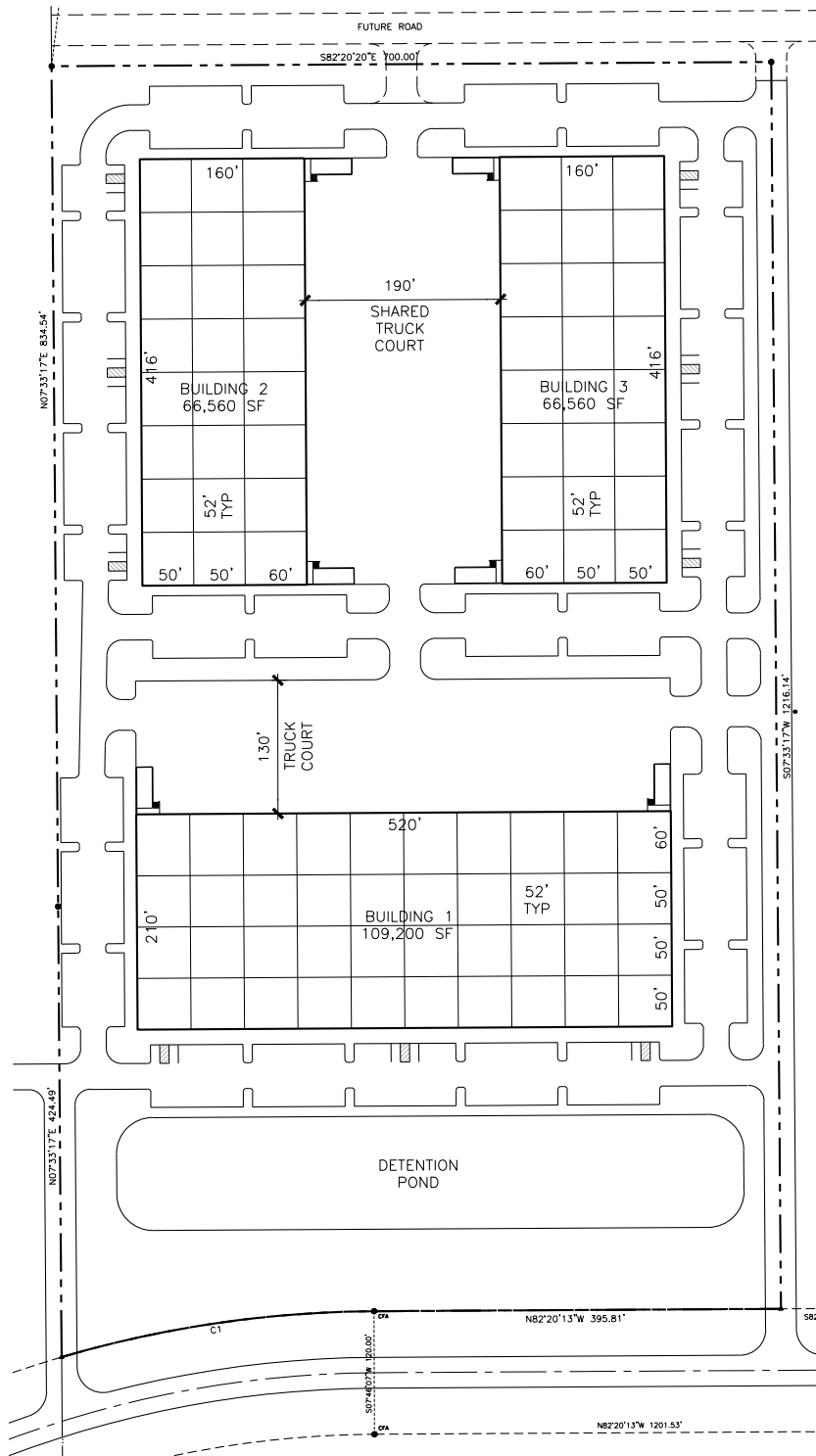
For lease/sale

3 shallow bay rear load designed buildings for tenants in the 16,640 SF to 109,200 SF range

Located within the Hutto Mega Site just a 5 minutes' drive to Samsung's new \$45B semiconductor manufacturing facility and just west of an active dual service rail site from Union Pacific and BNSF. Hutto is located just 30 miles north of downtown Austin and provides easy access to SH-130, US Highway 79 and Interstate 35. Hutto's fast growing population provides access to a plentiful and highly educated labor pool.

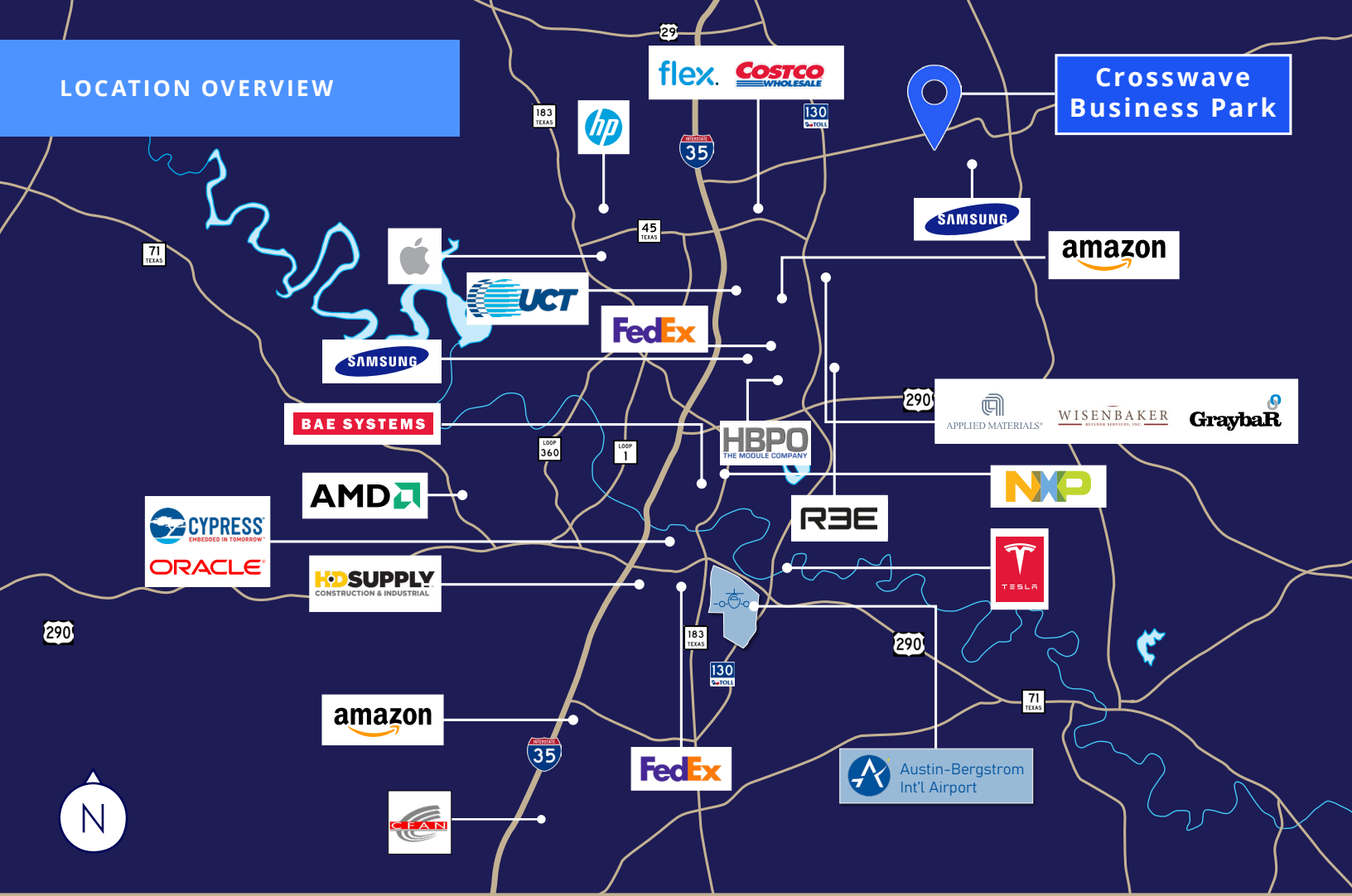
SITE PLAN & BUILDING DETAILS

- 3 Buildings totaling approximately 242,320 SF
- Shallow-bay, Rear Load Design
- Two 160' deep 66,560 SF buildings and one 210' deep 109,200 SF building
- Buildings can easily demise to accommodate tenants from 16,640 SF (2 bays) to 109,200 SF
- 28' Clear Heights



*This is a preliminary site plan and is subject to revisions

LOCATION OVERVIEW



TRAVEL DISTANCES

	Distance	Time
Samsung	3.8 mi	5 min
SH 130	6.5 mi	10 min
Downtown Austin	32 mi	35 min
Austin Bergstrom Intl Airport	35 mi	37 min
Houston, TX	157 mi	2 hr 30 min
Dallas, TX	180 mi	2 hr 30 min

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