

OFFICE // WAREHOUSE // SHOWROOM
FROM 9,000 - 55,457 SF

1300

WESTINGHOUSE

GEORGETOWN, TX 78626



99,986 SF AVAILABLE NOW
FOR LEASE

177,546 SF

FOUR CLASS A LIGHT INDUSTRIAL BUILDINGS

T TRANSWESTERN
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FREEHILL
DEVELOPMENT COMPANY



GEORGETOWN

DALLAS

2 HOURS + 30 MIN
NORTHEAST

ROUND ROCK OUTLET MALL

1300
VV

1300
WESTINGHOUSE

The Project is located just off I-35 and along Westinghouse Road. The property's convenient location allows for easy access to both I-35 and 130 Toll Road. 1300 Westinghouse is also minutes away from the Round Rock Outlet Mall, providing a multitude of eating and shopping options for employees.

SAN ANTONIO

1 HOUR + 40 MIN
SOUTHWEST

AUSTIN

HOUSTON

2 HOURS + 45 MIN
SOUTHEAST

LOCATION MAPS

University of Texas at Austin
20 min | 25 mi

Downtown Austin
30 min | 25 mi

Downtown Georgetown
10 min | 5 mi

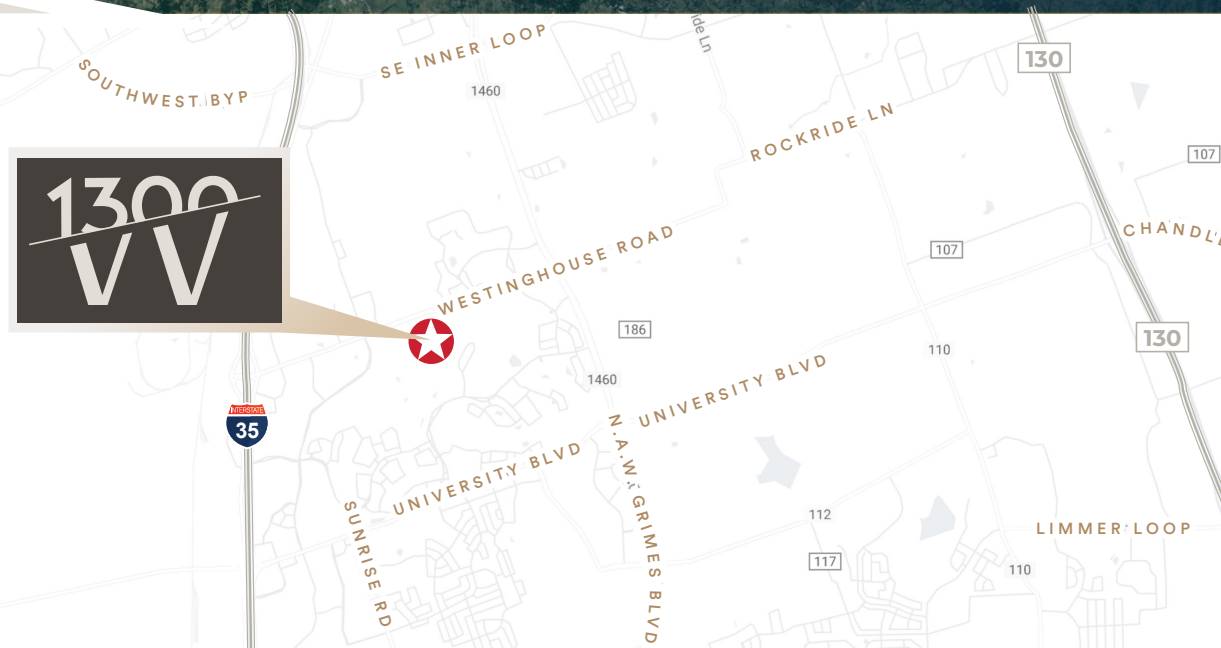
Austin-Bergstrom International Airport
30 min | 30 mi

Tesla Giga Factory
35 min | 33 mi

Amazon Fulfillment Center
10 min | 5 mi

Domain
20 min | 16 mi

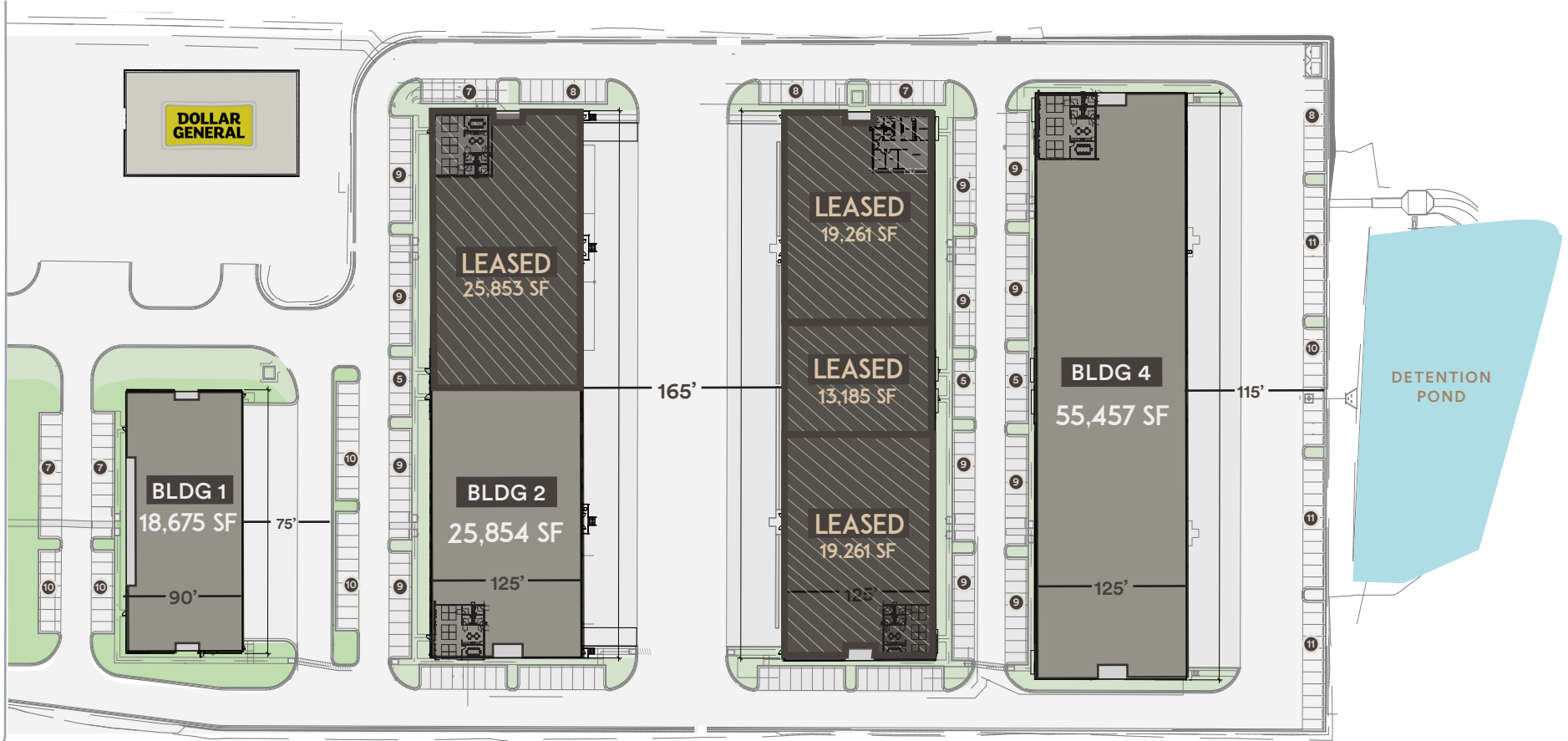
Samsung
30 min | 18 mi



WESTINGHOUSE ROAD



1 MILE



Building 1

- » 18,675 SF
- » ESFR
- » 6 Grade Level Doors
- » 20' Clear Height
- » 34 Parking Spaces
- » 90' Deep
- » 1200 Amps of Power

Building 2

- » 51,707 SF
- » 25,854 SF Remaining
- » 1,951 SF Spec Office
- » ESFR
- » 16 Dock High Doors
- » (2) 12'x14' Overhead Doors w/Ramps
- » 28' Clear Height
- » 92 Parking Spaces
- » 125' Deep
- » 1200 Amps of Power

Building 3

- » 51,707 SF - **FULLY LEASED**
- » ESFR
- » 22 Dock High Doors
- » (2) 12'x14' Overhead Doors w/Ramps
- » 28' Clear Height
- » 72 Parking Spaces
- » 125' Deep
- » 1200 Amps of Power

Building 4

- » 55,457 SF
- » 2,300 SF Spec Office
- » ESFR
- » 16 Dock High Doors
- » (2) 12'x14' Overhead Doors w/Ramps
- » 28' Clear Height
- » 92 Parking Spaces
- » 125' Deep
- » 1200 Amps of Power
- » Ability to Fence & Secure

» BUILDING ONE SPECS



20' Clear Height



34 Parking Spaces



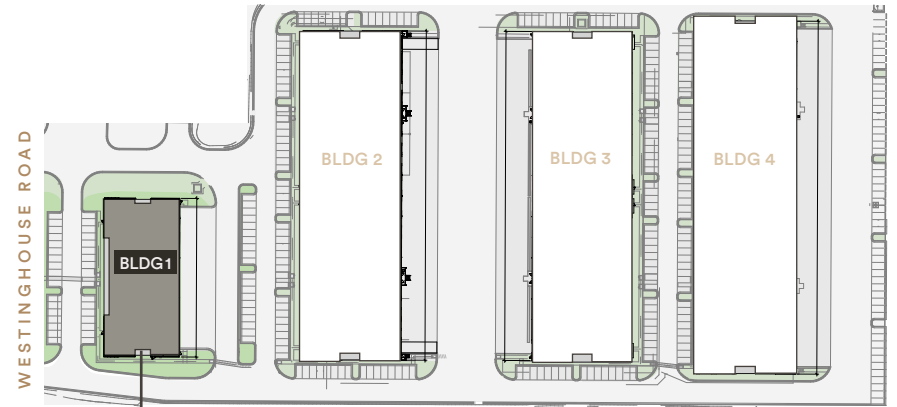
6 Grade Level Doors



75' Truck Court Depth

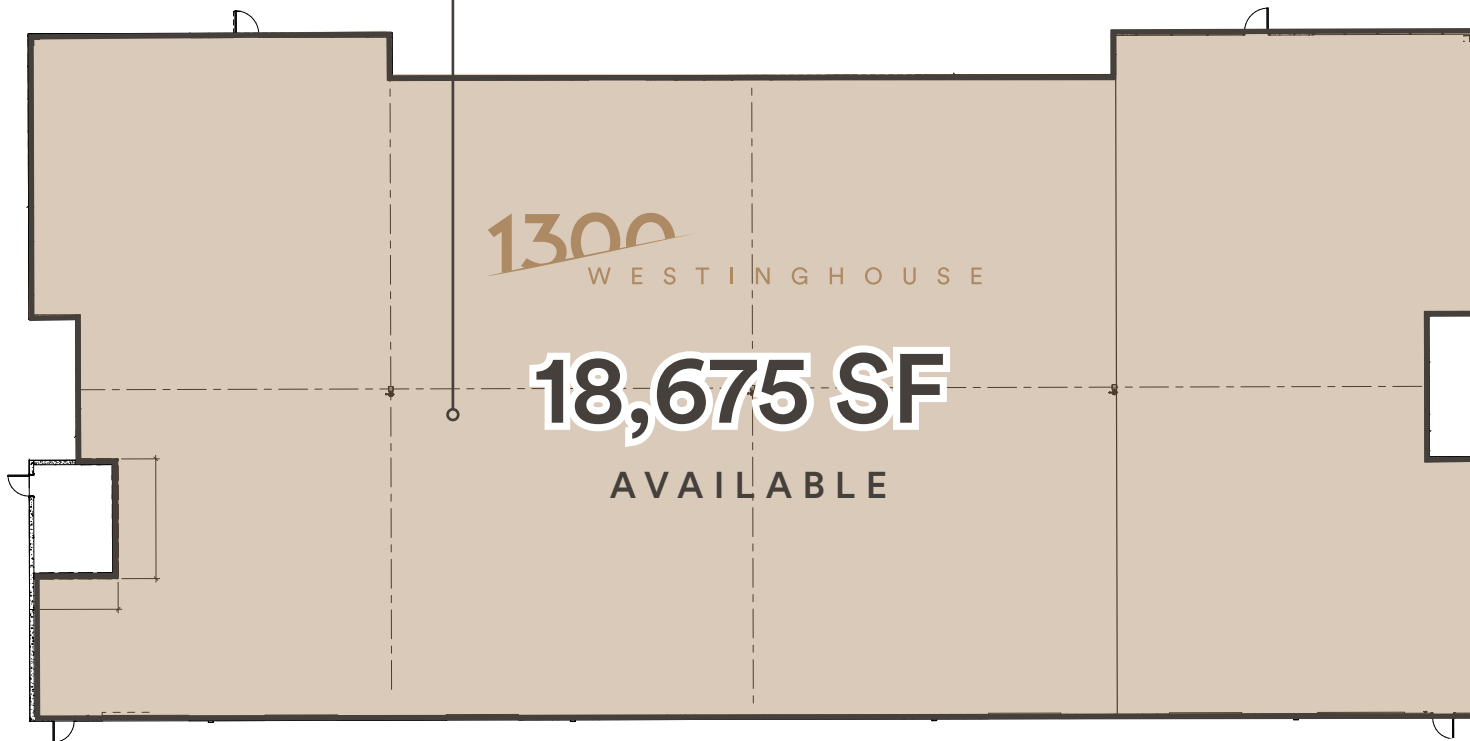


ESFR Fire Sprinkler



*ABILITY TO ACCOMMODATE 9,000 SF AND 18,675 SF USERS

 BUILDING ONE



» BUILDING TWO SPECS



28' Clear Height



47 Parking Spaces



8 Dock High



1,951 SF Spec Office



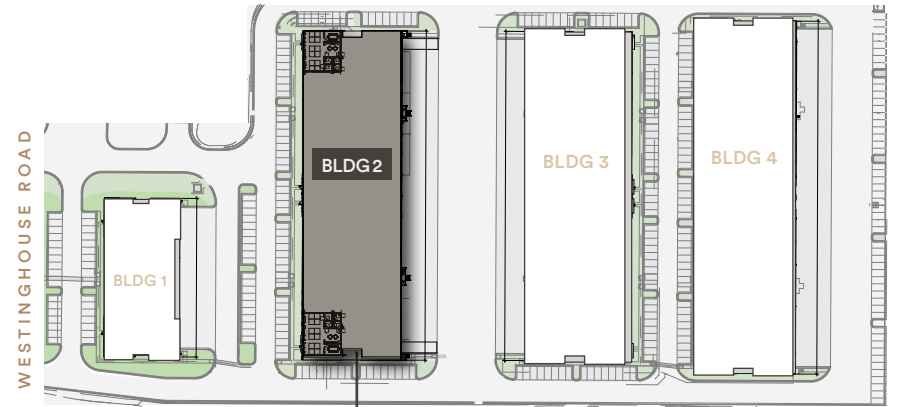
1 Ramp with Oversized Doors



165' Shared Court Truck Depth



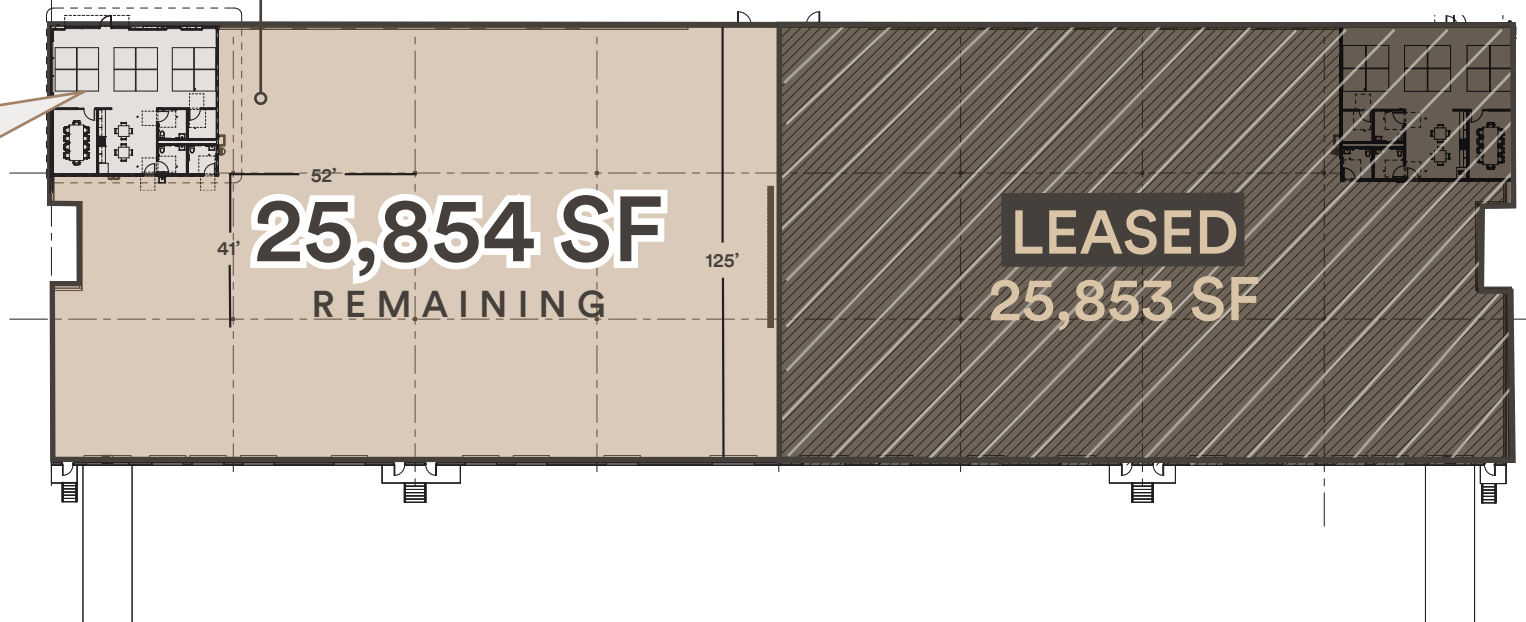
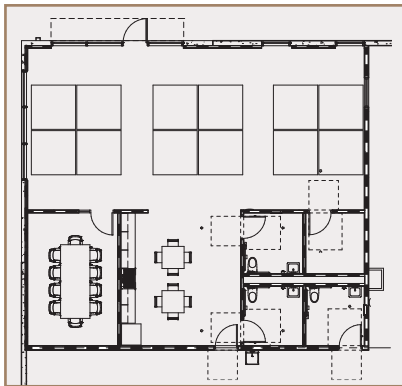
ESFR Fire Sprinkler



*ABILITY TO DEMISE TO 12,778 SF

BUILDING TWO

SPEC OFFICE
1,951 SF



» BUILDING THREE: *FULLY LEASED*



28' Clear Height



72 Parking Spaces



22 Dock High



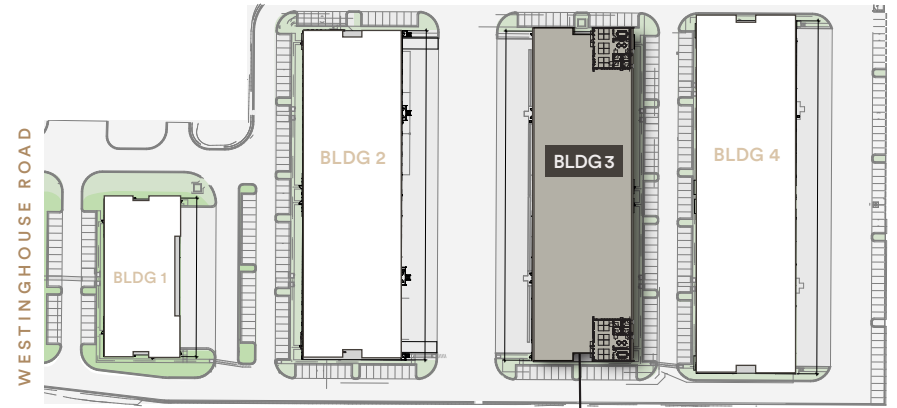
2 Ramps with Oversized Doors



165' Shared Court Truck Depth



ESFR Fire Sprinkler



» BUILDING FOUR SPECS



28' Clear Height



92 Parking Spaces



16 Dock High



2,300 SF Spec Office



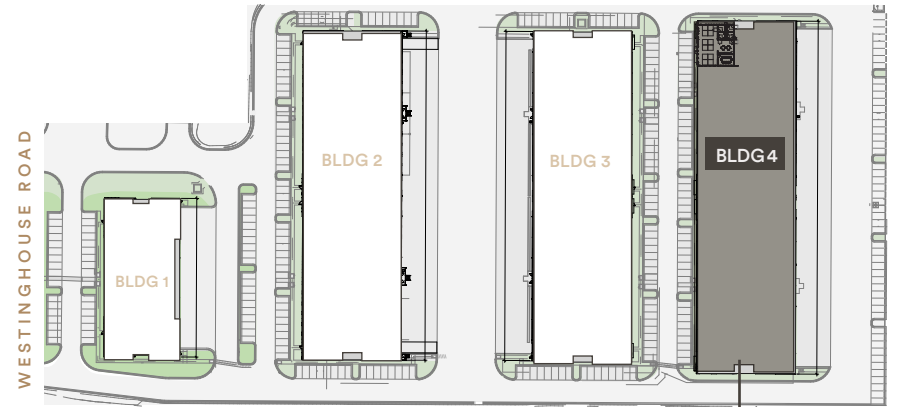
2 Ramps with Oversized Doors



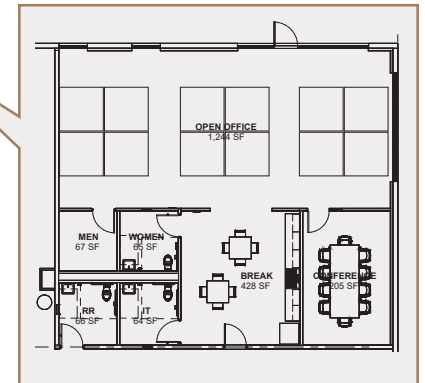
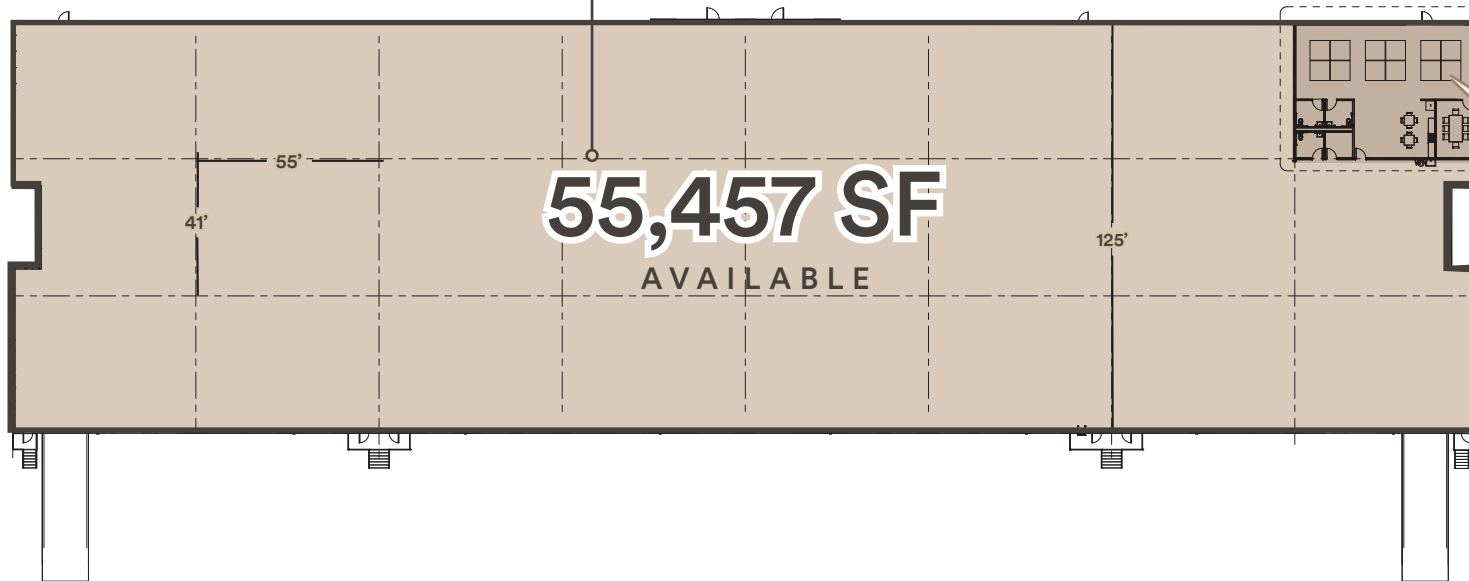
115' Truck Court Depth



ESFR Fire Sprinkler



BUILDING FOUR



SPEC OFFICE
2,300 SF