

HUTTO CROSSING

131,560 - 1,458,355 SF INDUSTRIAL DEVELOPMENT
AVAILABLE FOR LEASE OR PURCHASE



Pursuing LEED Certification
Upon Completion

Building 2 | 148 Parker Way
Building 3 | 160 Parker Way
Building 4 | 151 Alliance Blvd

Hutto, TX 78634

PHASE I DELIVERED

For Leasing Information:

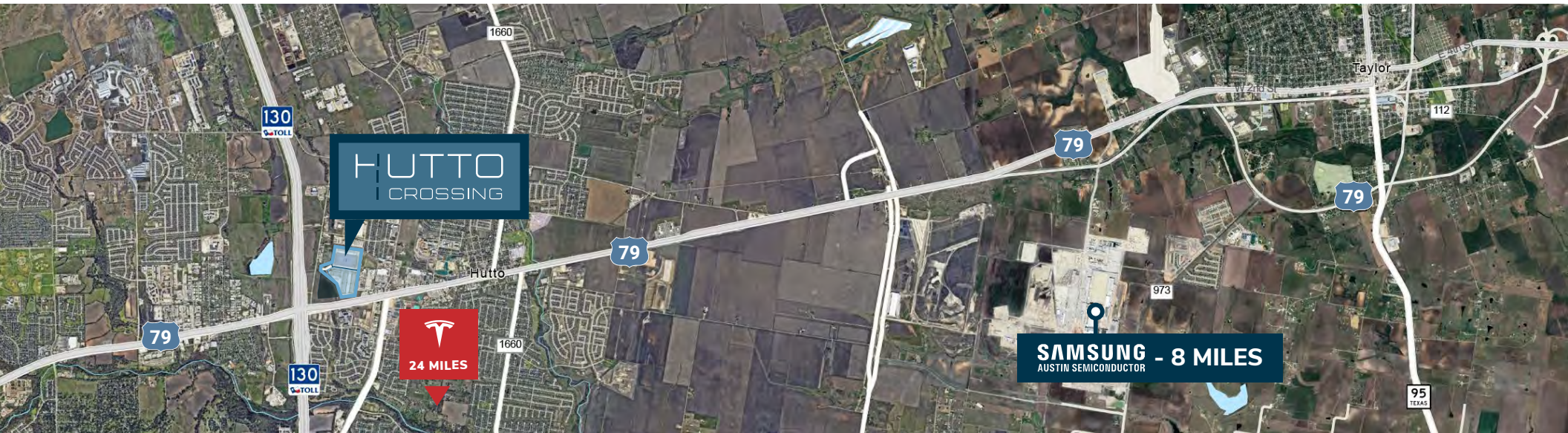
Sam Owen | 512.481.3030 | sowen@streamrealty.com
Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



BIG BUSINESS IN THE HEART OF HUTTO

Hutto Crossing is a large Class-A industrial park located in Hutto, Texas, featuring 3 existing state-of-the-art buildings totaling 662,395 SF with future build to suit opportunities. The development is well-situated in the heart of one of Austin's most sought-after industrial markets on a prime corner with easy access from SH 130 and Highway 79.

Hutto, located just Northeast of Austin, is one of the fastest growing communities in Texas. The town has earned the reputation as the top place to raise a family in Texas due to housing affordability and excellent schools. It has also been named one of the "Top 100 Places in Major Markets to Locate your Business" by Southern Business and Development.



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



HUTTO CROSSING

PHASE I

Building 2 - 131,560 SF

32 Dock Doors
2 Ramp Doors
Clear Height +/- 32'
125 Car Parking
27 Trailer Stalls

Building 3 - 280,229 SF

70 Dock Doors
2 Ramp Doors
Clear Height +/- 36'
297 Car Parking

Building 4 - 250,606 SF

65 Dock Doors
2 Ramp Doors
Clear Height +/- 36'
226 Car Parking

PHASE II

Building 5 - 795,960 SF

Build to Suit
136 Dock Doors
4 Ramp Doors
459 Car Parking
175 Trailer Stalls



CLICK TO WATCH VIDEO



SITE PLAN

For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



HUTTO CROSSING

BUILDING 2 SPECS

TOTAL SQUARE FEET 131,560 SF

SPEC OFFICE 2,791 SF

LOADING Rear Load

CLEAR HEIGHT 32'

DOCK DOORS 32

DOCK LEVELERS 10

RAMPS 2

BUILDING DEPTH 230'

TYPICAL COLUMN SPACING 52' x 56'-8" deep

LOADING BAYS 52' x 60' deep

TRUCK COURT DEPTH 185' Standalone

CAR PARKING 125

TRAILER PARKING 27

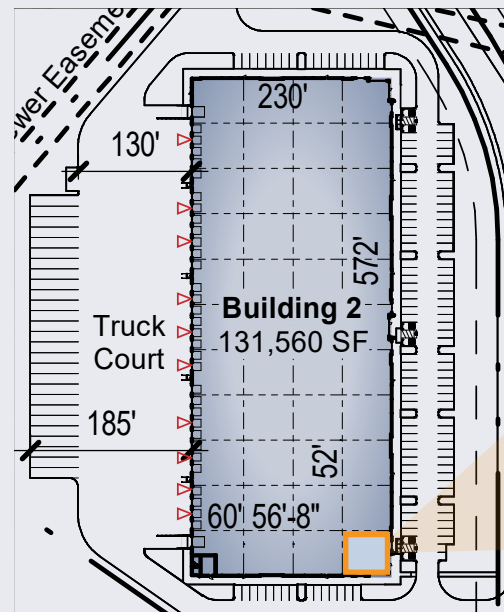
SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED

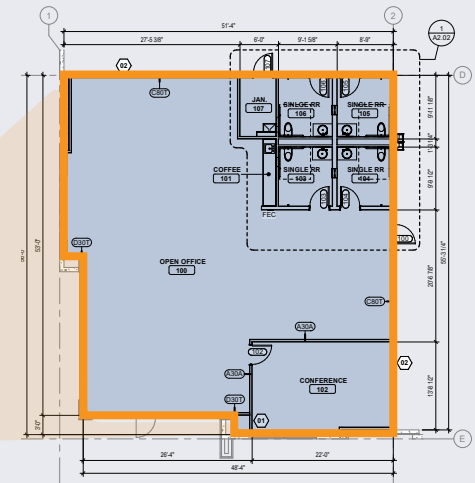
SLAB THICKNESS 6" concrete



BUILDING 2
131,560 SF



Spec Office - 2,791 SF



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
 Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
 Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



HUTTO CROSSING

BUILDING 3 SPECS

TOTAL SQUARE FEET 280,229 SF

SPEC OFFICE 3,739 SF

LOADING Rear Load

CLEAR HEIGHT 36'

DOCK DOORS 70

DOCK LEVELERS 19

RAMPS 2

BUILDING DEPTH 240'

TYPICAL COLUMN SPACING 52' x 60' deep

LOADING BAYS 52' x 60' deep

TRUCK COURT DEPTH 220' Shared

CAR PARKING 297

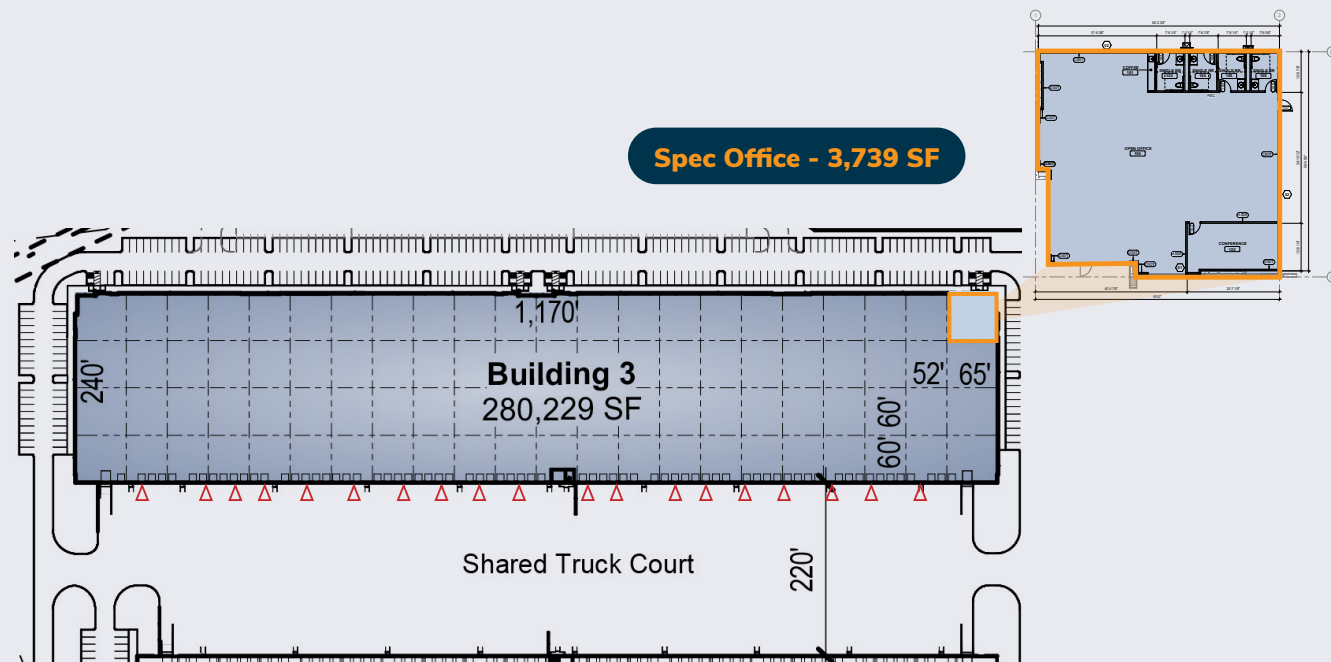
SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED

SLAB THICKNESS 7" concrete



BUILDING 3 280,229 SF



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
 Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
 Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



HUTTO CROSSING

BUILDING 4 SPECS

TOTAL SQUARE FEET 250,606 SF

SPEC OFFICE 2,728 SF

LOADING Rear Load

CLEAR HEIGHT 36'

DOCK DOORS 65

DOCK LEVELERS 17

RAMPS 2

BUILDING DEPTH 230'

TYPICAL COLUMN SPACING 52' x 56'-8" deep

LOADING BAYS 52' x 60' deep

TRUCK COURT DEPTH 220' Shared

CAR PARKING 226

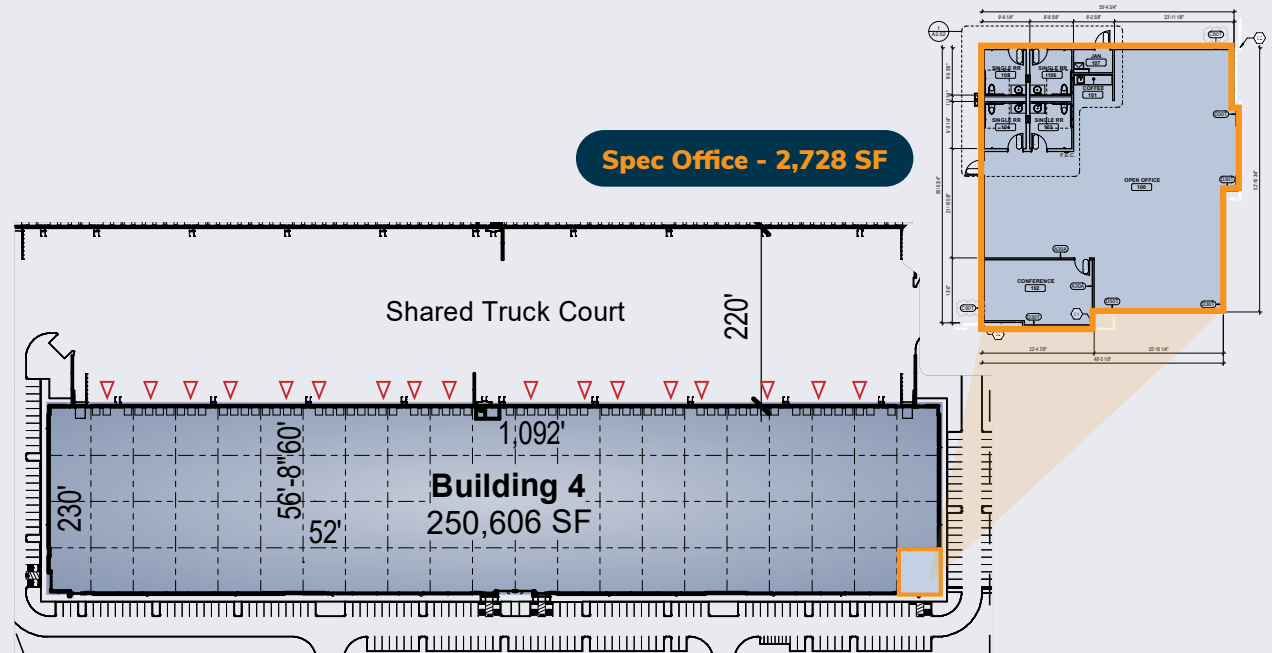
SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED

SLAB THICKNESS 7" concrete



BUILDING 4
250,606 SF



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
 Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
 Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



HUTTO CROSSING

BUILDING 5 SPECS - Build to Suit

TOTAL SQUARE FEET 795,960 SF

LOADING Cross-Dock

LOT SIZE +/- 43 AC

CLEAR HEIGHT 36'-40'

DOCK DOORS 136

RAMPS 4

BUILDING DEPTH 670'

TYPICAL COLUMN SPACING 54' x 50' deep

LOADING BAYS 54' x 60' deep

TRAILER STORAGE 175

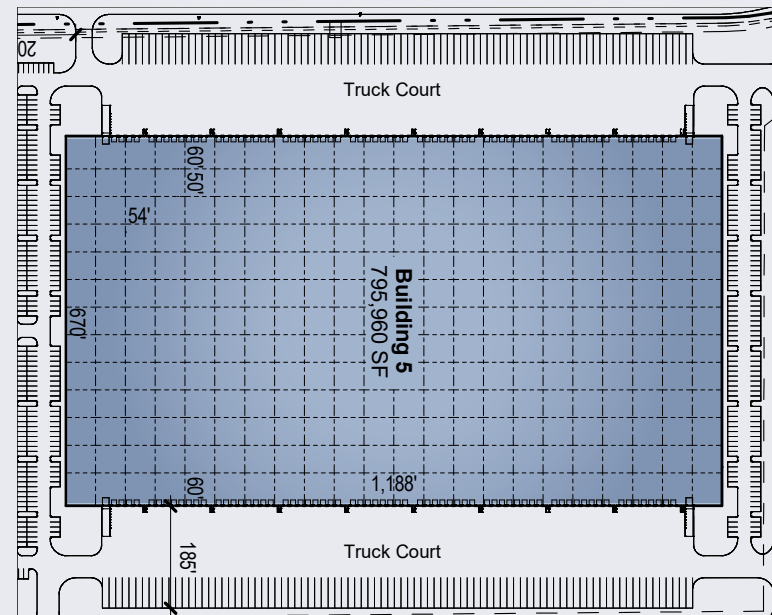
CAR PARKING 459

SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED



BUILDING 5
795,960 SF



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



ACCESS

HUTTO
CROSSING



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com
Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



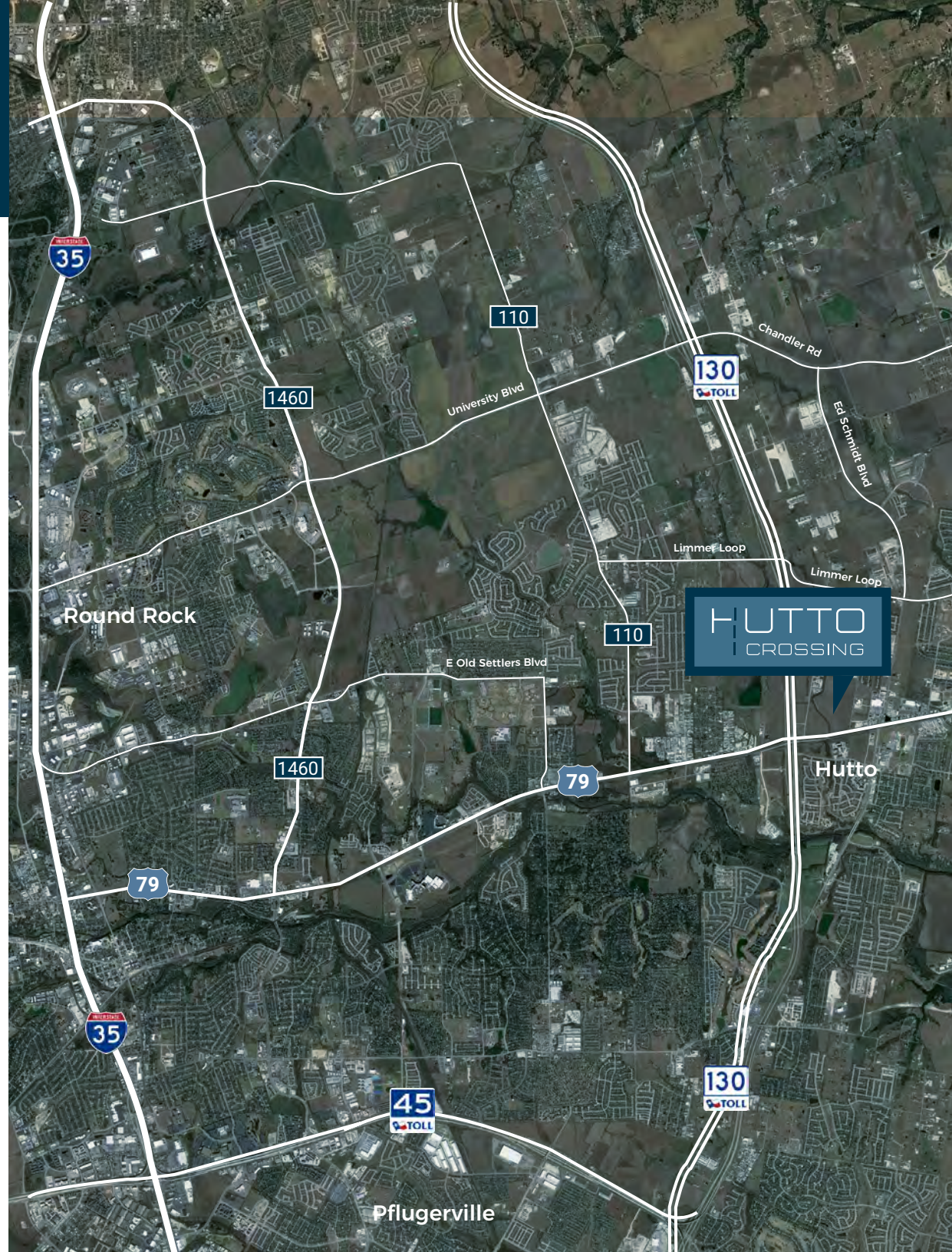
HUTTO CROSSING

NEARBY AMENITIES

24 Hour Fitness
Aaron Brothers Art
Ace Cash Express
Al's Formal Wear
Amplify Credit Union
Any's Frozen Custard
Apollo Games
Applebee's
Approved Money
At Home
AT&T Wireless
Austin Laser Dentistry
Austin Professional Dental
Austin Telco FCU
Bake of America
Barnes & Noble
Bath & Body Works
Batteries Plus
Bed, Bath & Beyond
Best Buy
Bo Asian Bistro
Brooklyn Pie Company
Broth & Basil
Cadiz Laser Spa
Chase Bank
Cheyenne Chir.
Chick-fil-A
Chili's
Chipotle
Chola Indian
Cielo Spa
Cinemark Movie Theatre

Claire's Boutique
Costco
Cost Plus
Cunningham Chir.
CVS
Delux Cleaners
Dick's Sporting Goods
Dollar Tree
Domino's
Dress Barn
Eco Box
Edible Arrangements
Einstein Bros.
Bagels
El Taquito
Eye Masters
Eyemart Express
Family Dentistry
Fred Loya Insurance
Fire Bowl Cafe
Five Below
GameStop
Garden Ridge
Hallmark Gold Crown
H&R Block
Hobby Lobby
Home Depot
Hooter's
IHOP
In-N-Out Burger
Jersey Mike's Subs

Jiffy Lube
Jimmy Johns
Justice
Kirkland's
Kohl's
Kublai Khan Stir Fry
Lamb's Tire
Las Lomas
Lane Bryant
Laser Cosmetic Solutions
Leslie's Pool Supplies
Logan's Roadhouse
Longhorn Steakhouse
Lowe's
Macaroni Grill
Maggie Moo's Ice Cream
Marshall's
Mattress Firm
McDonald's
Men's Warehouse
Menchie's Frozen Yogurt
Mister Carewash
MOD Pizza
Mongolian Grille
Morelia Mexican Grill
Nothing Bundt Cakes
Office Depot
Office Max
Old Navy
Olive Garden
Panda Express





CLICK TO WATCH VIDEO

LOCATION & DRIVE TIMES

Interstate 35 via Hwy 79

7 Miles

Interstate 35 North via Hwy 130

12 Miles

Samsung

8 Miles

Tesla Gigafactory

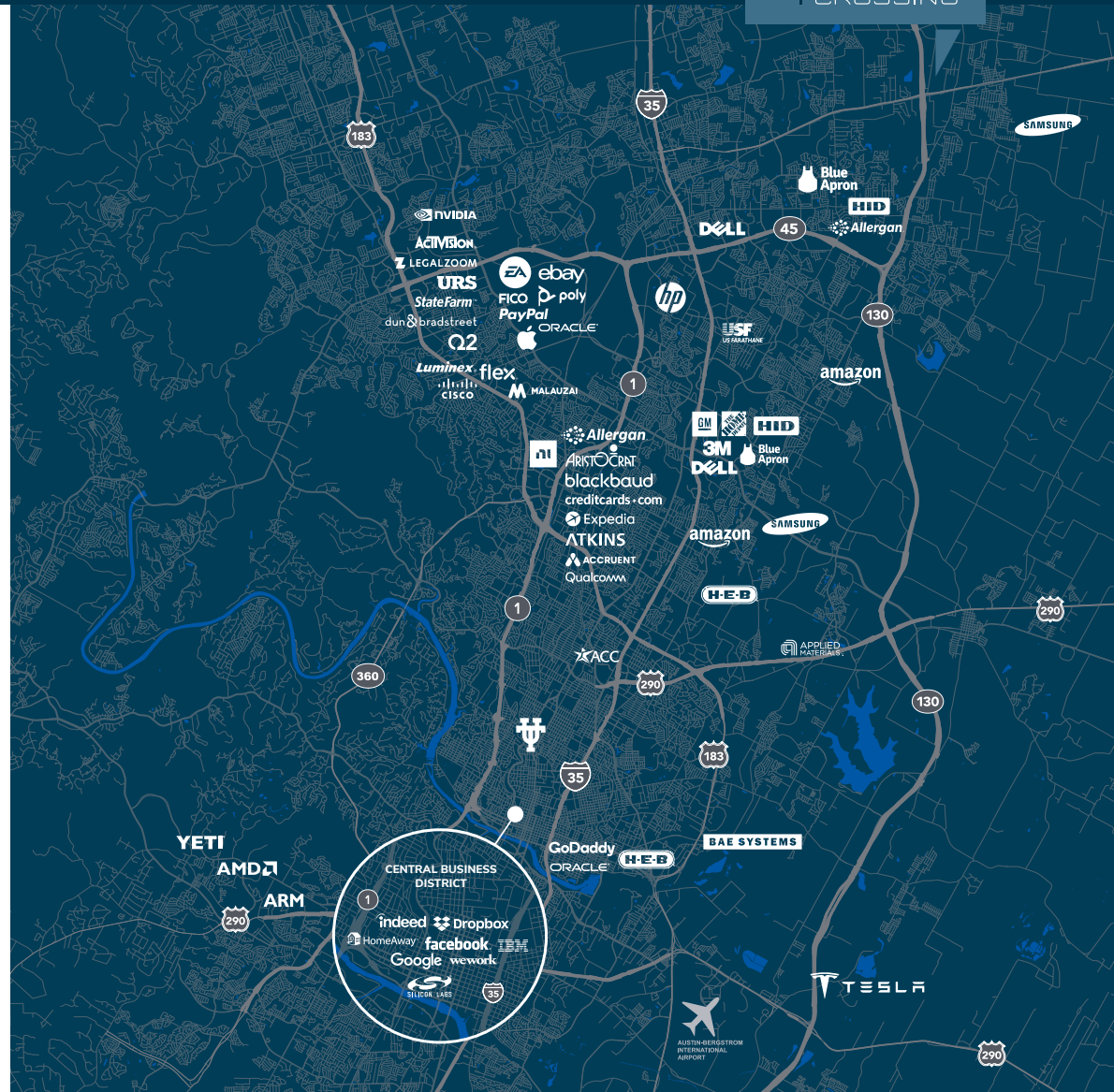
24 Miles

Airport

29 Miles

Downtown

27 Miles



For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com

Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com

Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



MBK
INDUSTRIAL
PROPERTIES
AN MKR REAL ESTATE COMPANY

VELOCIS

IRONWOOD
REALTY PARTNERS LLC

STREAM

HUTTO CROSSING





HUTTO CROSSING

SAM OWEN | 512.481.3030 | sowen@streamrealty.com

TUCKER RICE | 512.481.3057 | tucker.rice@streamrealty.com

CLAUDIA TAYLOR | 512.481.3021 | claudia.taylor@streamrealty.com

