

Competitive Rates  
and LOW NNNs

3100 FM 972  
Georgetown, TX 78626

2,880 - 30,000 SF Warehouse Spaces Available

New Build 2024 (Never Occupied)



 **WALBURG**  
BUSINESS PARK

## BUSINESS PARK OVERVIEW

### WALBURG BUSINESS PARK

- Building 1** - 7200 sq ft
- Building 2** - 30,000 sq ft
- Building 3** - 30,000 sq ft
- Building 4** - 11,520 sq ft
- Building 5** - 11,520 sq ft
- Building 6** - 11,520 sq ft
- Storage 7** - (15) 320 sq ft



**BUILDING 1 – 7,200 sq ft**

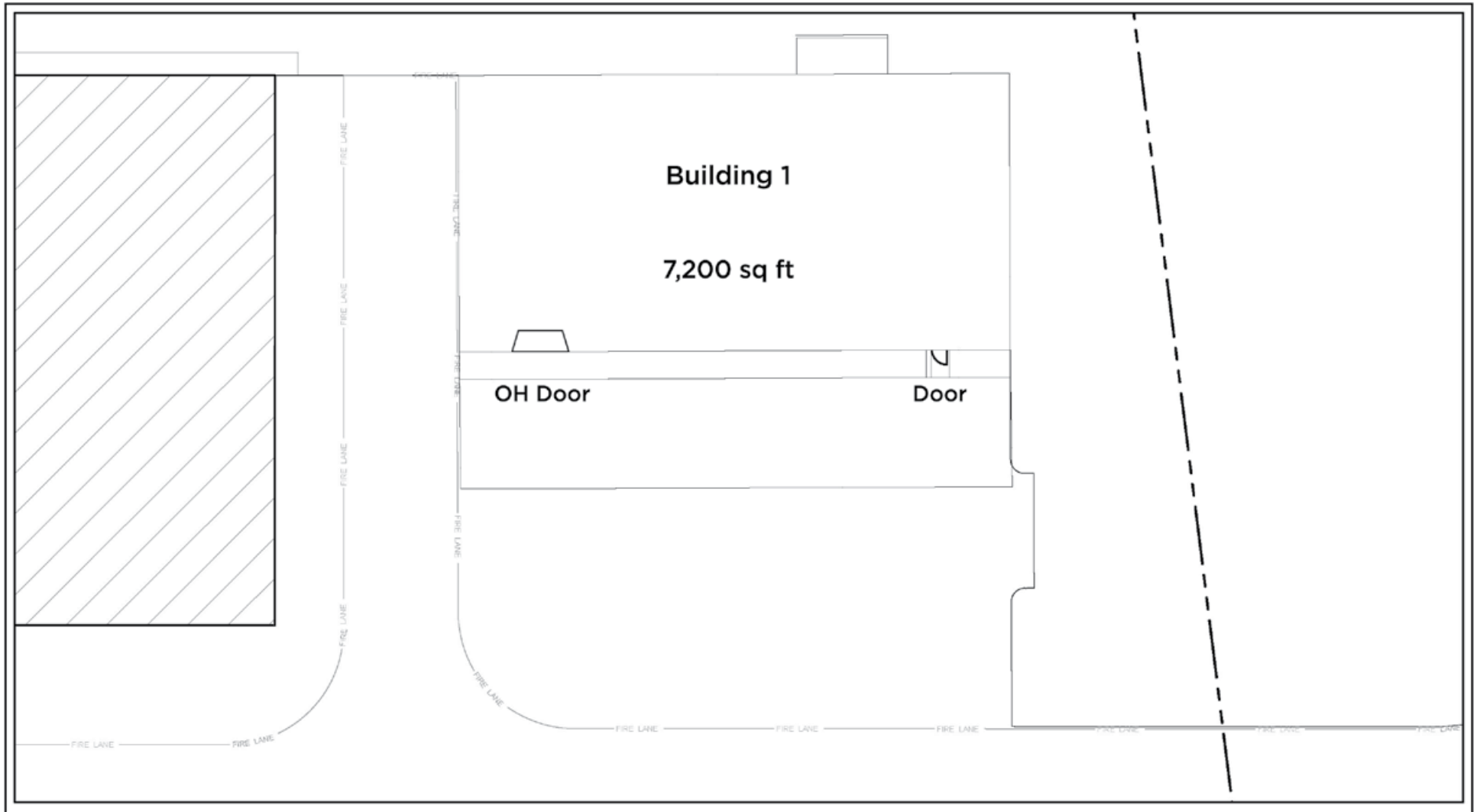
- Existing Office Space and Warehouse
- 7,200 sq ft
- 16 ft eave height
- 14 foot Rollup OH Door
- 3 Phase Power Included

**BUILDING 1 - 7,200 sq ft**



## BUILDING 1

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



*Floorplans are not shown to scale.*

**BUILDING 2 - 30,000 sq ft**

- Suite 201 - 9,000 sq ft
- Suite 202 - 9,000 sq ft
- Suite 203 - 12,000 sq ft

**BUILDING 2 – 30,000 sq ft**



**SPECS:**



**Brand New Construction**

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



**120 ft Deep Building**

- Reduces Dead Space Around Doorways. Ideal Depth for Warehousing/Storage



**Loading Dock  
Extended Loading Zone**

- Provides Ample & Flexible Parking



**Insulated**

- 1 Inch High Density Closed-Cell Spray Foam Insulation



**Fire Sprinkler System Installed**

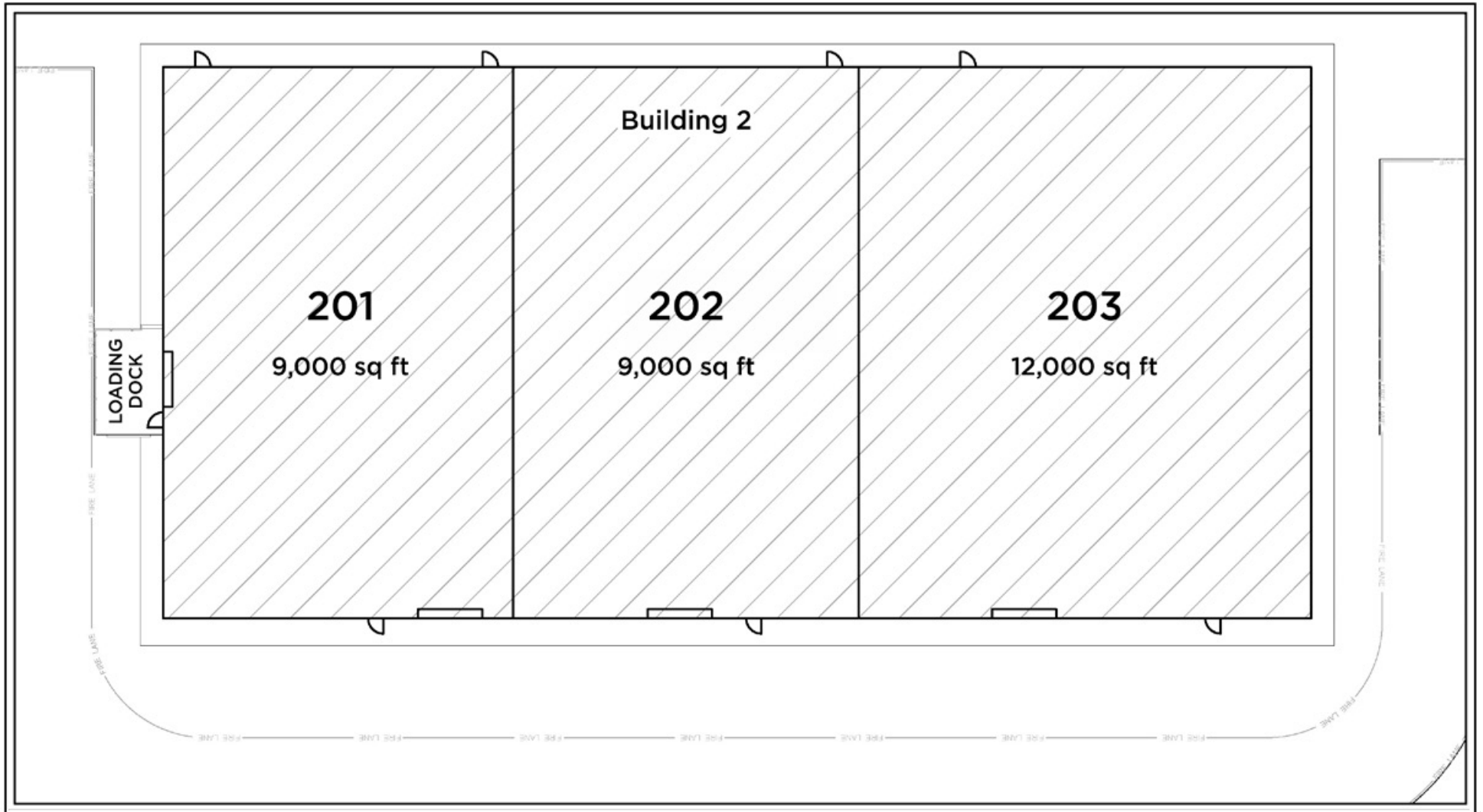


**3 Phase Power Included**

- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout  
*\*Available Upgrade*

## BUILDING 2

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



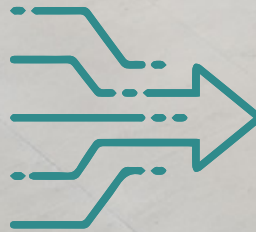
*Floorplans are not shown to scale.*



**BUILDING 3 - 30,000 sq ft**



- Suite 301 - 12,000 sq ft
- Suite 302 - 9,000 sq ft
- Suite 303 - 9,000 sq ft



**COMBINE  
MULTIPLE  
SUITES**

**BUILDING 3 – 30,000 sq ft**



**SPECS:**



**Brand New Construction**

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



**120 ft Deep Building**

- Reduces Dead Space Around Doorways. Ideal Depth for Warehousing/Storage



**2 Loading Docks**  
**Extended Loading Zone**

- Provides Ample & Flexible Parking



**Insulated**

- 1 Inch High Density Closed-Cell Spray Foam Insulation



**Fire Sprinkler System Installed**

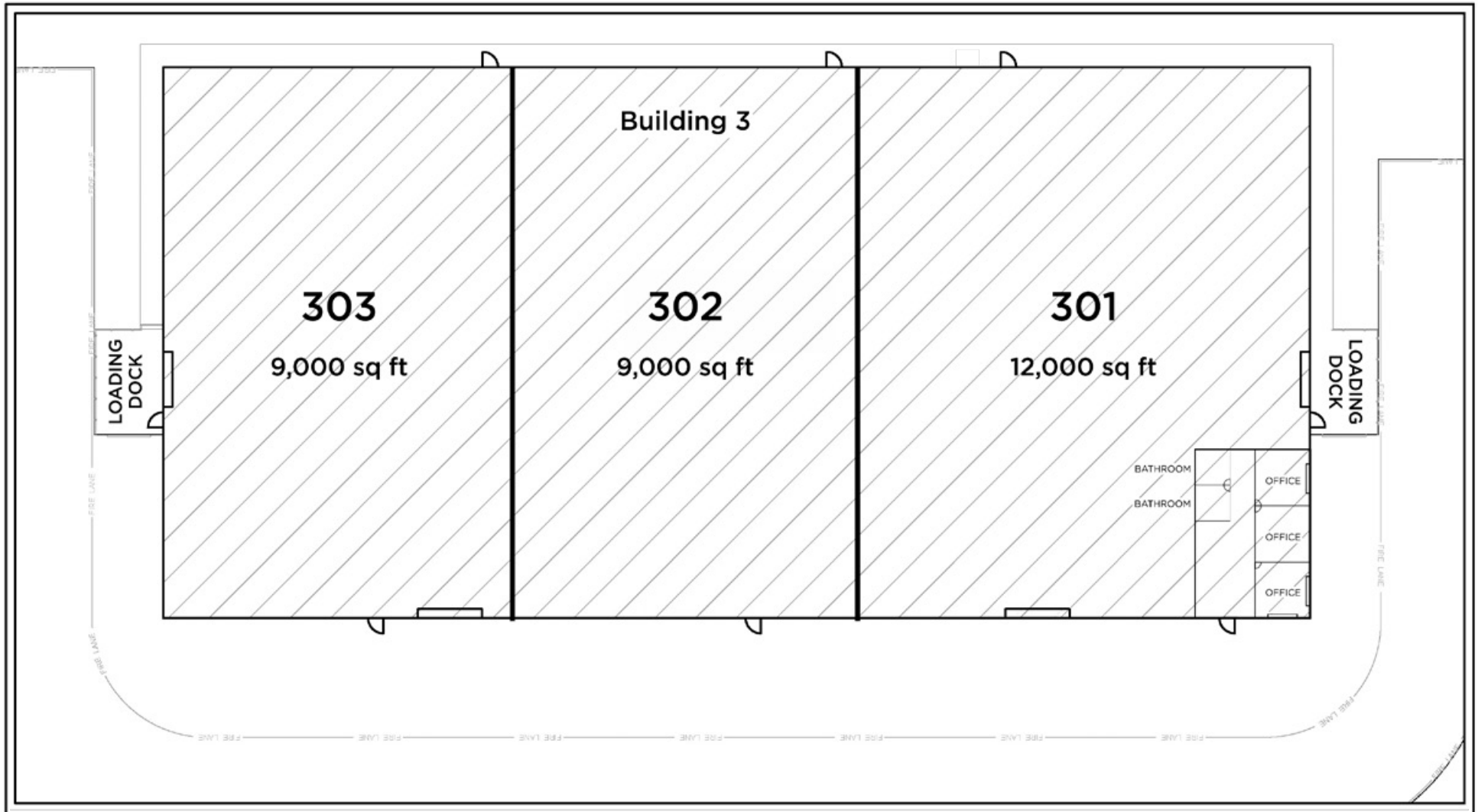


**3 Phase Power Included**

- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout  
*\*Available Upgrade*

**BUILDING 3**

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



*Floorplans are not shown to scale.*

**BUILDING 4 - 11,520 sq ft**

- Suite 401 - 2,880 sq ft
- Suite 402 - 2,880 sq ft
- Suite 403 - 2,880 sq ft
- Suite 404 - 2,880 sq ft



**COMBINE  
MULTIPLE  
SUITES**

**BUILDING 4 - 11,520 sq ft**



**SPECS:**



**Brand New Construction**

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



**Extended Loading Zone**

- Provides Ample & Flexible Parking



**Insulated**

- 2 Inch High Density Closed-Cell Spray Foam Insulation

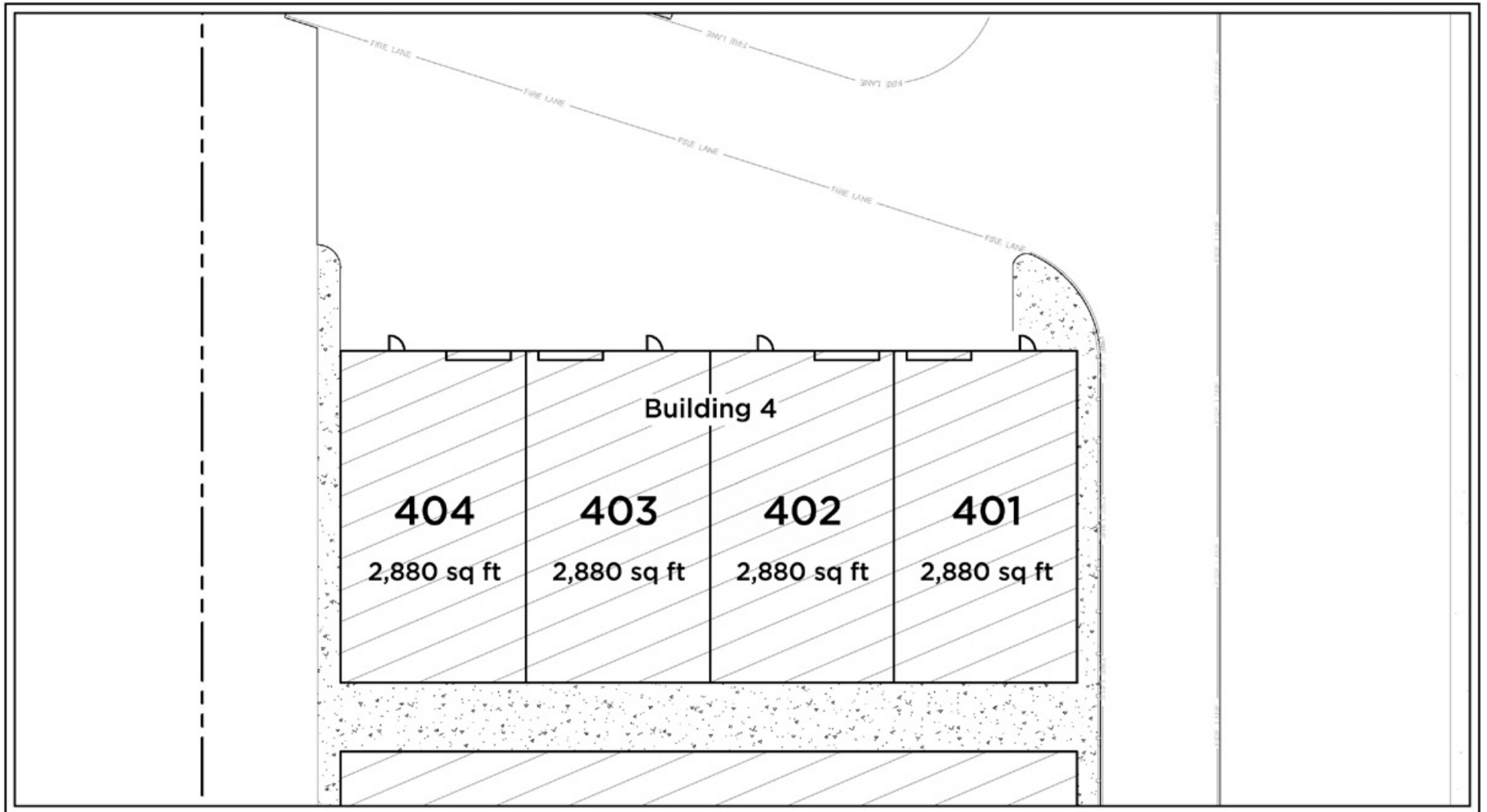


**3 Phase Power Included**

- Fire Sprinkler System Option  
*\*Available Upgrade*
- 300 Amp 2 Phase Included, 3 Phase Power *\*Available Upgrade*
- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout  
*\*Available Upgrade*

## BUILDING 4

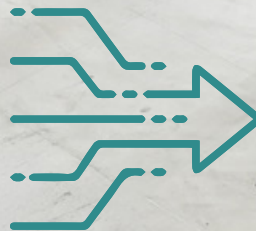
Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



*Floorplans are not shown to scale.*

**BUILDING 5 - 11,520 sq ft**

- Suite 501 - 2,880 sq ft
- Suite 502 - 2,880 sq ft
- Suite 503 - 2,880 sq ft
- Suite 504 - 2,880 sq ft



**COMBINE  
MULTIPLE  
SUITES**

**BUILDING 5 – 11,520 sq ft**



**SPECS:**



**Brand New Construction**

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



**Extended Loading Zone**

- Provides Ample & Flexible Parking



**Insulated**

- High Density Closed-Cell Spray Foam Insulation



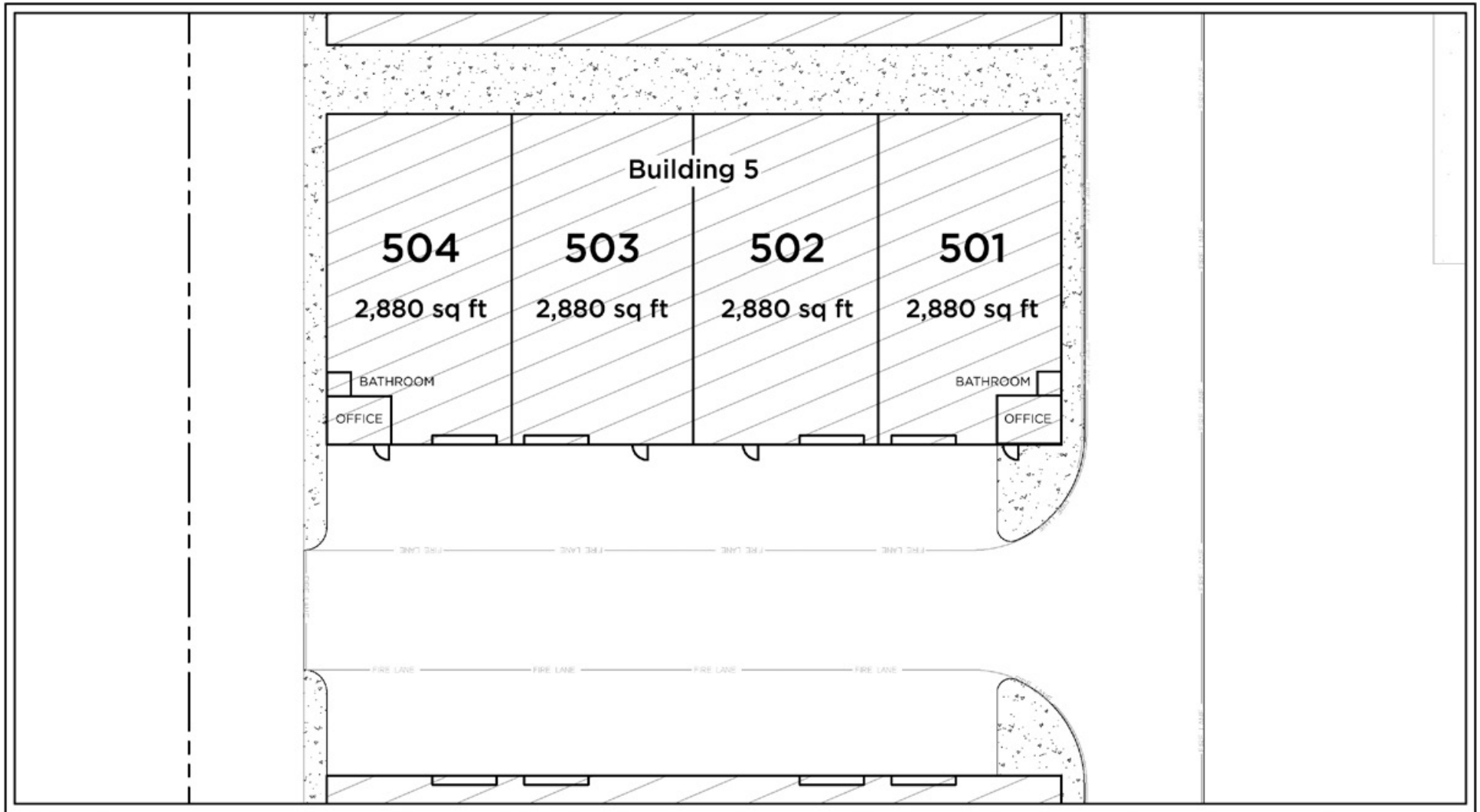
**3 Phase Power Included**

- Fire Sprinkler System Option  
*\*Available Upgrade*
- 300 Amp 2 Phase Included, 3 Phase Power *\*Available Upgrade*
- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout  
*\*Available Upgrade*



## BUILDING 5

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



*Floorplans are not shown to scale.*

**BUILDING 6 - 11,520 sq ft**



- Suite 601 - 2,880 sq ft
- Suite 602 - 2,880 sq ft
- Suite 603 - 2,880 sq ft
- Suite 604 - 2,880 sq ft



**COMBINE  
MULTIPLE  
SUITES**

**BUILDING 6 – 11,520 sq ft**



**SPECS:**



**Brand New Construction**

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



**Extended Loading Zone**

- Provides Ample & Flexible Parking



**Insulated**

- High Density Closed-Cell Spray Foam Insulation

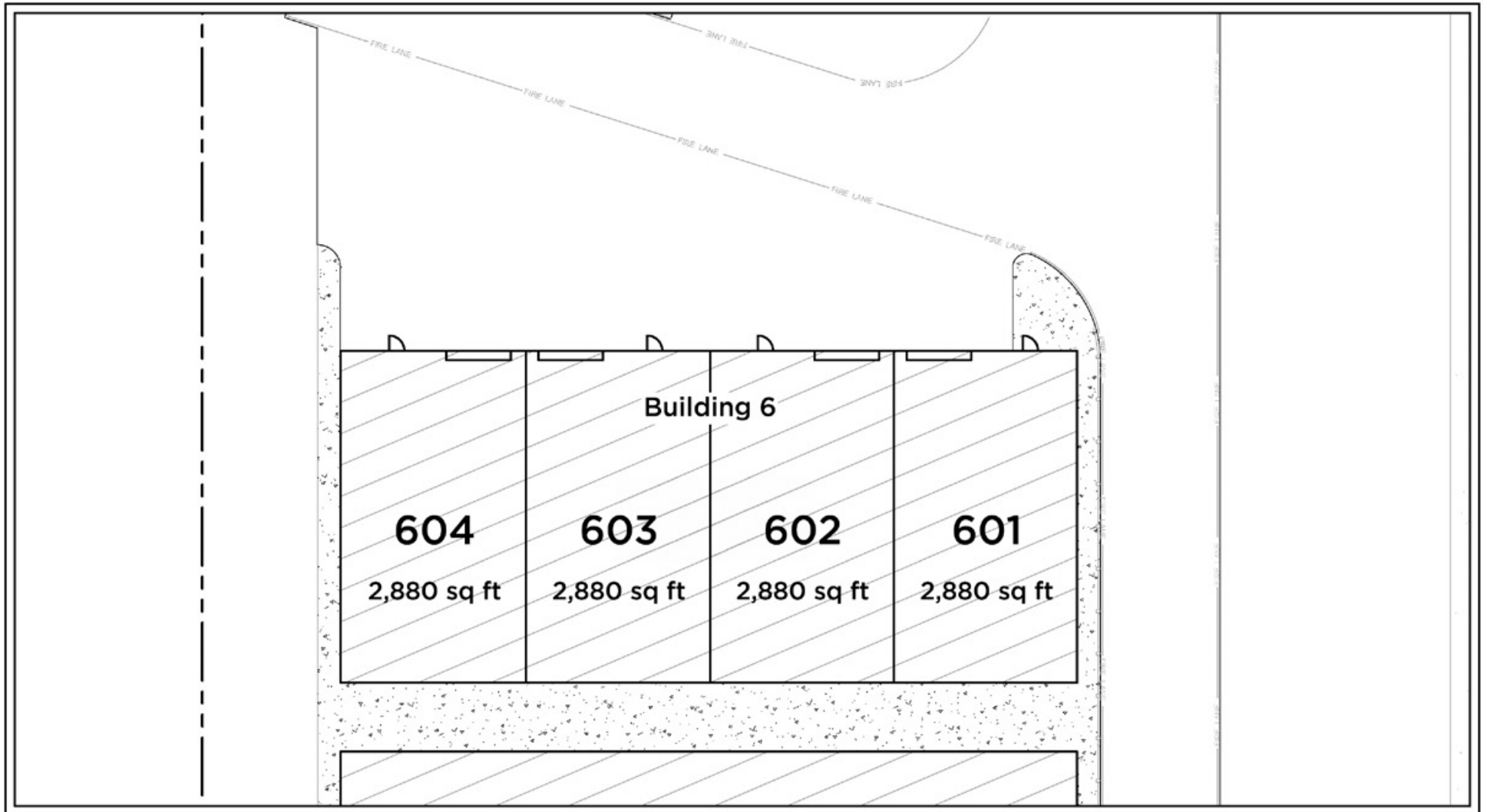


**3 Phase Power Included**

- Fire Sprinkler System Option  
*\*Available Upgrade*
- 300 Amp 2 Phase Included, 3 Phase Power *\*Available Upgrade*
- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout  
*\*Available Upgrade*

## BUILDING 6

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



*Floorplans are not shown to scale.*

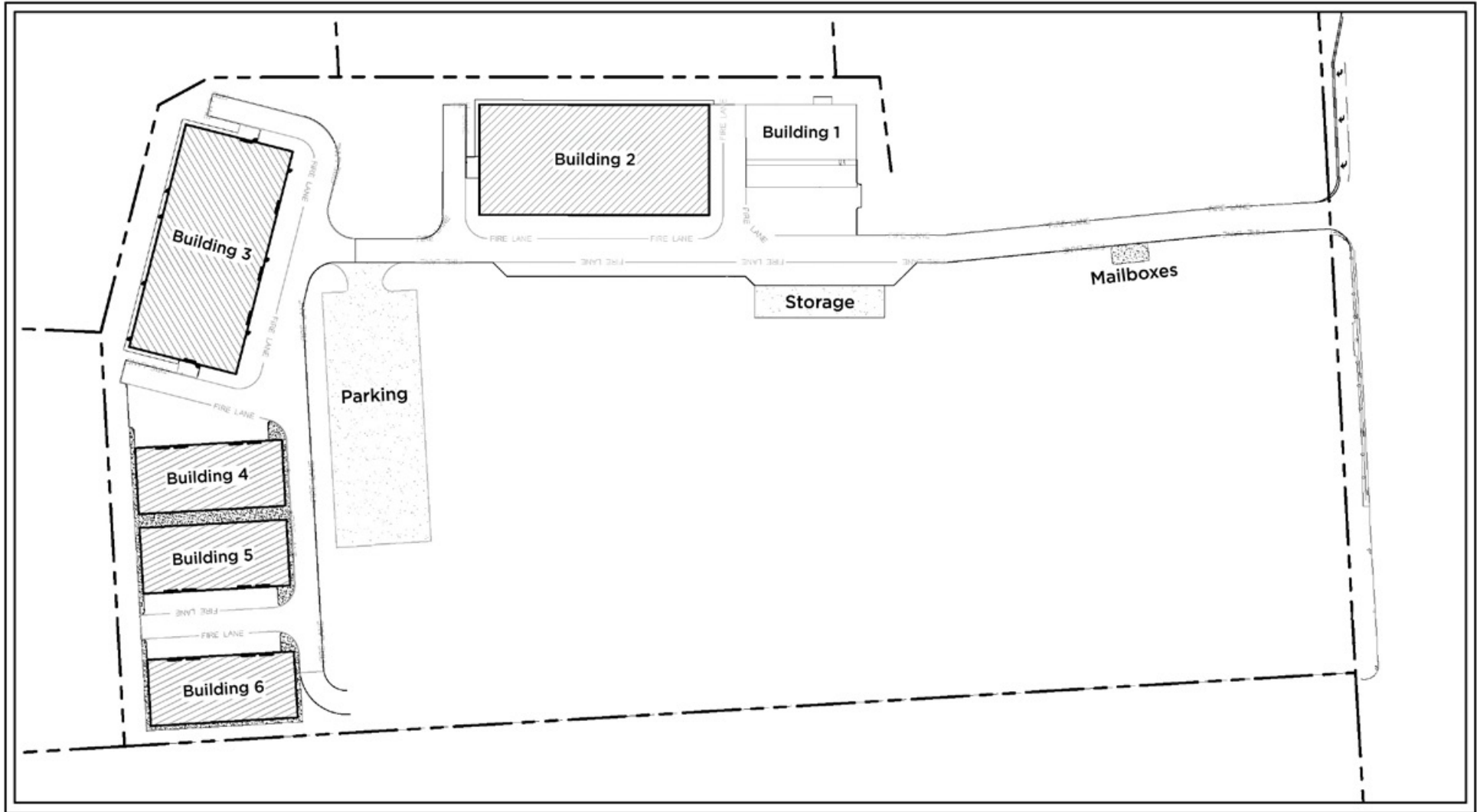
## ONSITE OVER FLOW STORAGE

(15) 40 ft Storage Conex Boxes

- Month-to-month rentals
- 40 ft x 8 ft conex boxes
- 320 sq ft
- Lockable
- Forklift easy access

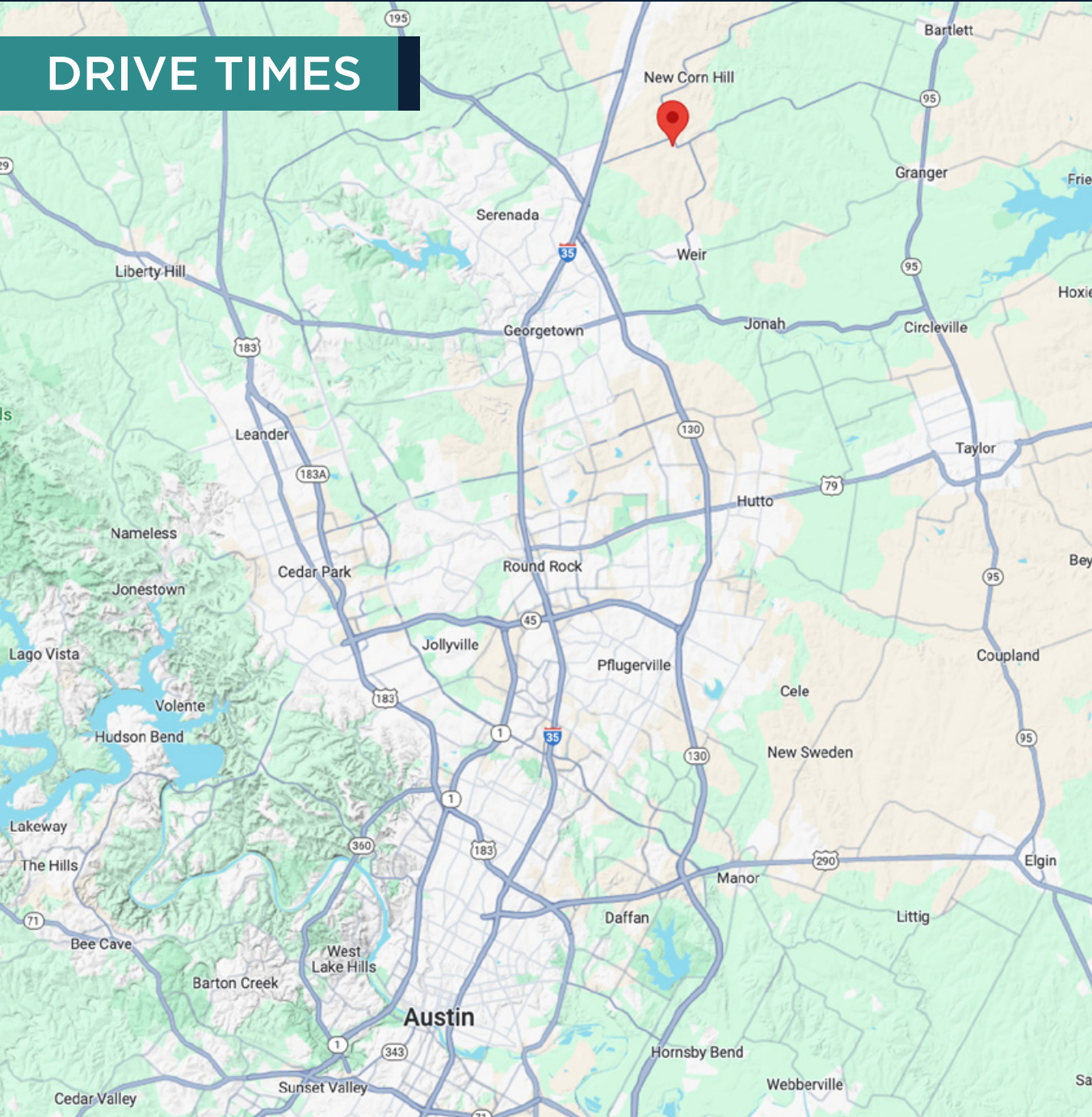
## SITEPLAN

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



*Floorplans are not shown to scale.*

## DRIVE TIMES



### DRIVE TIMES:

*IN MINUTES, APPROXIMATE*

#### Major Cities

- Jarrell - 5
- Downtown Georgetown - 10
- Round Rock - 18
- Hutto - 20
- Taylor - 25
- Temple - 25

#### Major Thoroughfares

- IH - 35 - 4
- SH - 29 - 5
- US - 130 - 5
- Tx - 45 - 19

## PROPERTY SUMMARY



## SUMMARY

- 6 Warehouse Spaces
- Onsite Overflow Storage
- Combine Multiple Suites
- 2024 Construction (1st Tenant Opportunity)
- Office and Build to Suit Available
- 3 Phase Power



### CONTACT FOR AVAILABILITY AND LEASING:



*Walburg Business Park Manager*

**SCOTT BURGER**

512-861-2995