



WESTINGHOUSE BUSINESS PARK

CLASS A FLEX / INDUSTRIAL DEVELOPMENT

1301-1305 BLUE RIDGE DRIVE GEORGETOWN, TX 78626

2,800 SF – 5,600 SF – 7,200 SF – 12,600 SF
MOVE IN READY SUITES

GRADE LEVEL & DOCK HIGH SUITES
AVAILABLE FOR OCCUPANCY IMMEDIATELY



Balcones
REAL ESTATE GROUP

STREAM

WESTINGHOUSE BUSINESS PARK



THE PROJECT

Westinghouse Business Park is a Class A industrial and flex development located in the heart of booming Georgetown, Texas. With three buildings totaling 184,400 SF, the project will deliver fully equipped with “move-in ready” office pods, bathrooms, LED lights, ESFR sprinklers, fully insulated and HVAC ready warehouse space, and overhead roll-up glass doors on the front of each building. The business park sits in a prime location with easy access to and from I-35 as well as close proximity to surrounding retail, restaurants, parks, and entertainment.

SITE SPECS

LOCATION

1301-1305 BLUE RIDGE DRIVE

TOTAL BUILDING AREA

184,400 SF

BUILDING 1305

72,100 SF

BUILDING 1303

61,800 SF

BUILDING 1301

50,500 SF

SITE ACREAGE

(+/-) 14.87 AC

PARKING

BUILDING 1305: 1.0/1,000

BUILDING 1303: 1.3/1,000

BUILDING 1301: 3.0/1,000

ZONING

BUSINESS PARK

LOCATION MAPS



DRIVE TIMES



10 MIN
AMAZON



20 MIN
DOMAIN



10 MIN
TOLL 130



20 MIN
TESLA GIGA
FACTORY



12 MIN
DELL
TECHNOLOGIES



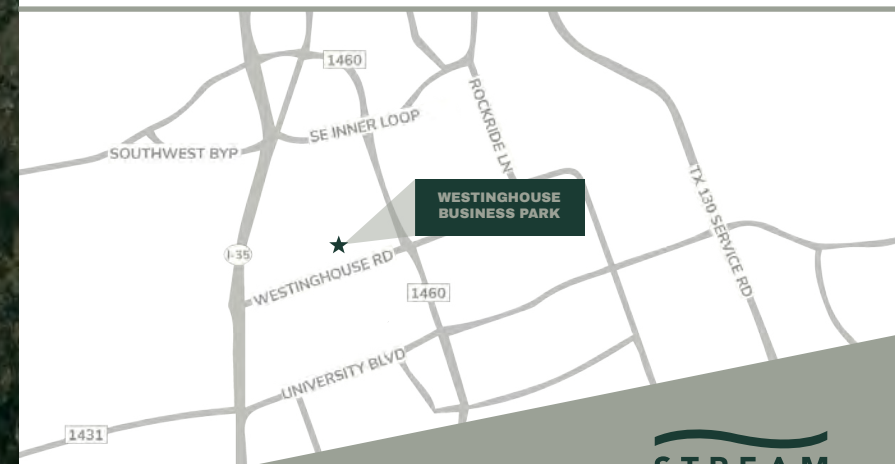
22 MIN
SAMSUNG TAYLOR
CAMPUS



13 MIN
GEORGETOWN
AIRPORT



28 MIN
DOWNTOWN
AUSTIN



WESTINGHOUSE BUSINESS PARK

BUILDING 1301

50,500 SF

24' Clear Height

3/1000 SF Parking Ratio

11' x 14' Front Load Grade Level Glass Doors

12' x 14' Rear Load Grade Level Metal Doors

BUILDING 1303

61,800 SF

28' Clear Height

1.3/1,000 SF Parking Ratio

12' x 14' Front Load Grade Level Glass Doors

9' x 10' Rear Load Dock High Metal Doors

BUILDING 1305

72,100 SF

28' Clear Height

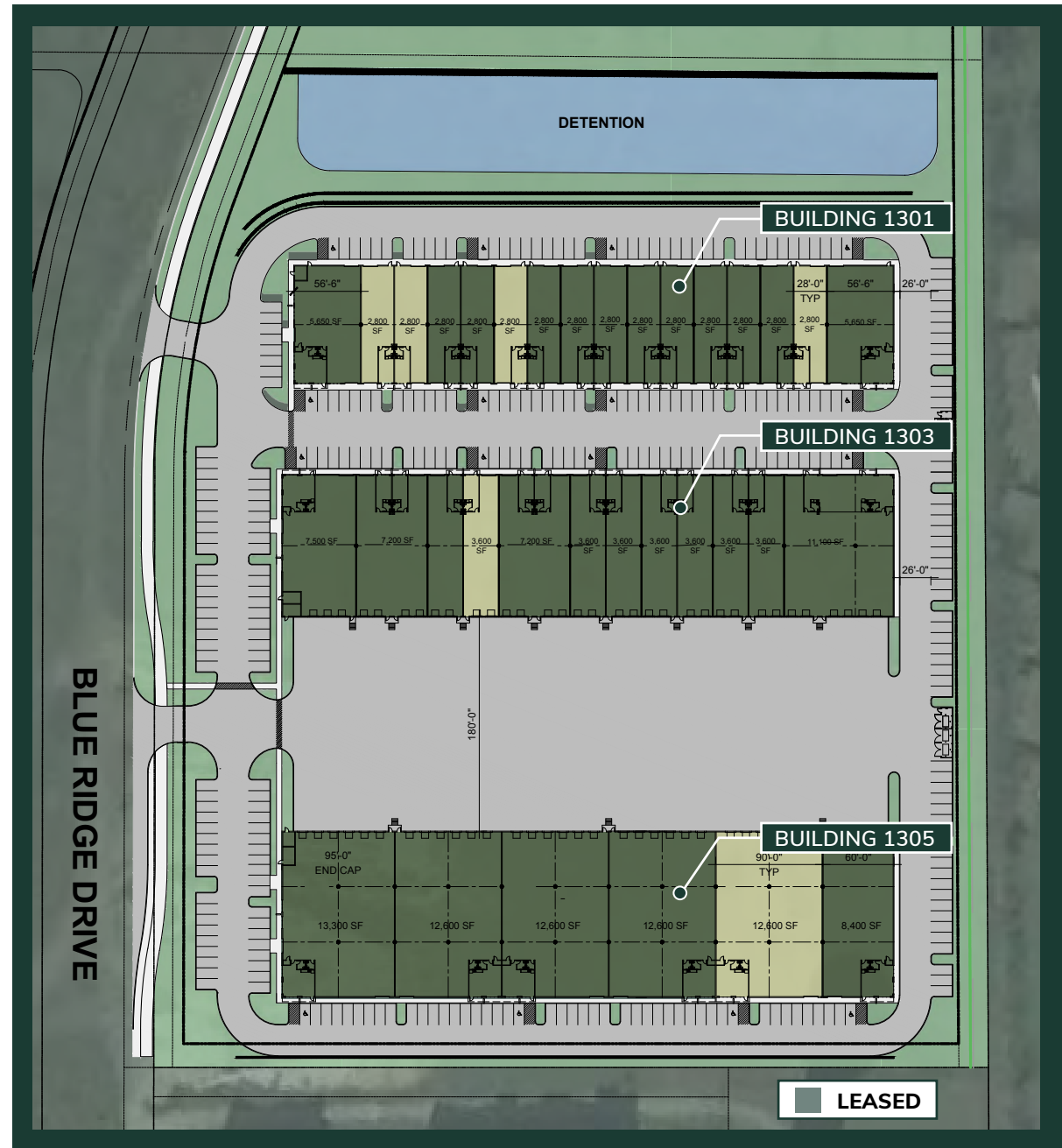
1/1,000 SF Parking Ratio

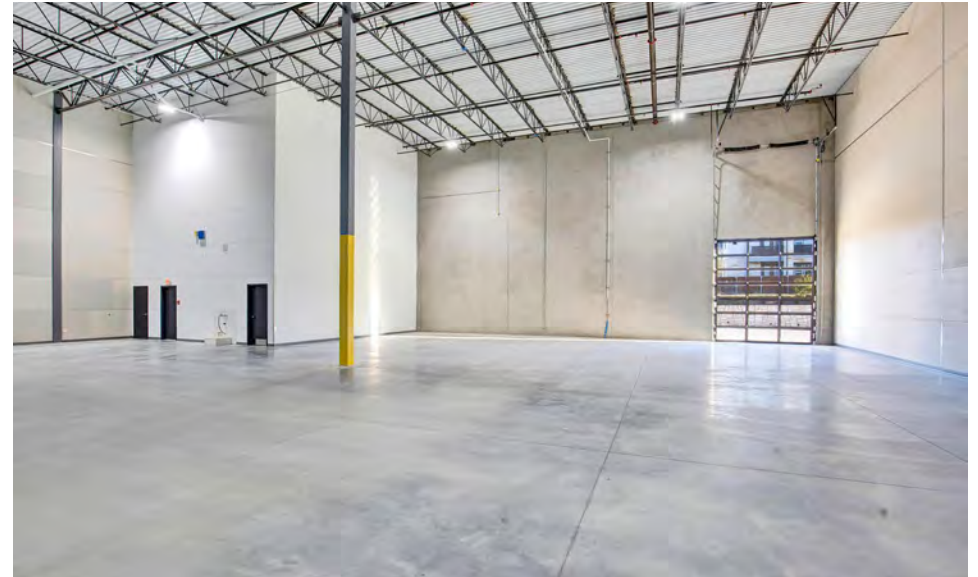
12' x 14' Front Load Grade Level Glass Doors

9' x 10' Rear Load Dock High Metal Doors

ALL SUITES

- Office: Move in ready with solid surface counters, polished concrete floors, 2'x2' "Second look" ceiling tiles, LED lighting: Office, Breakroom, Counter, Bathroom, & Mop Sink
- 200 Amp 3 phase electric panel per suite (100 Amps at 208V and 100 Amps at 480V)
- HVAC ready warehouse: No additional insulation and no power upgrade needed to fully condition warehouse





INTERIOR PHOTOS



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STREAM

BUILDING 1301

1301 BLUE RIDGE DRIVE
GEORGETOWN, TX 78626

Total Building SF

- 50,500 SF

Suite Size Options

- 1,400 SF
- 2,800 SF
- 5,600 SF

Office SF Options

- 430 SF
- 880 SF

Loading

- 11' x 14' Front Load
Grade Level Glass Doors
- 12' x 14' Rear Load
Grade Level Metal Doors

Clear Height

- +/- 24'

Parking

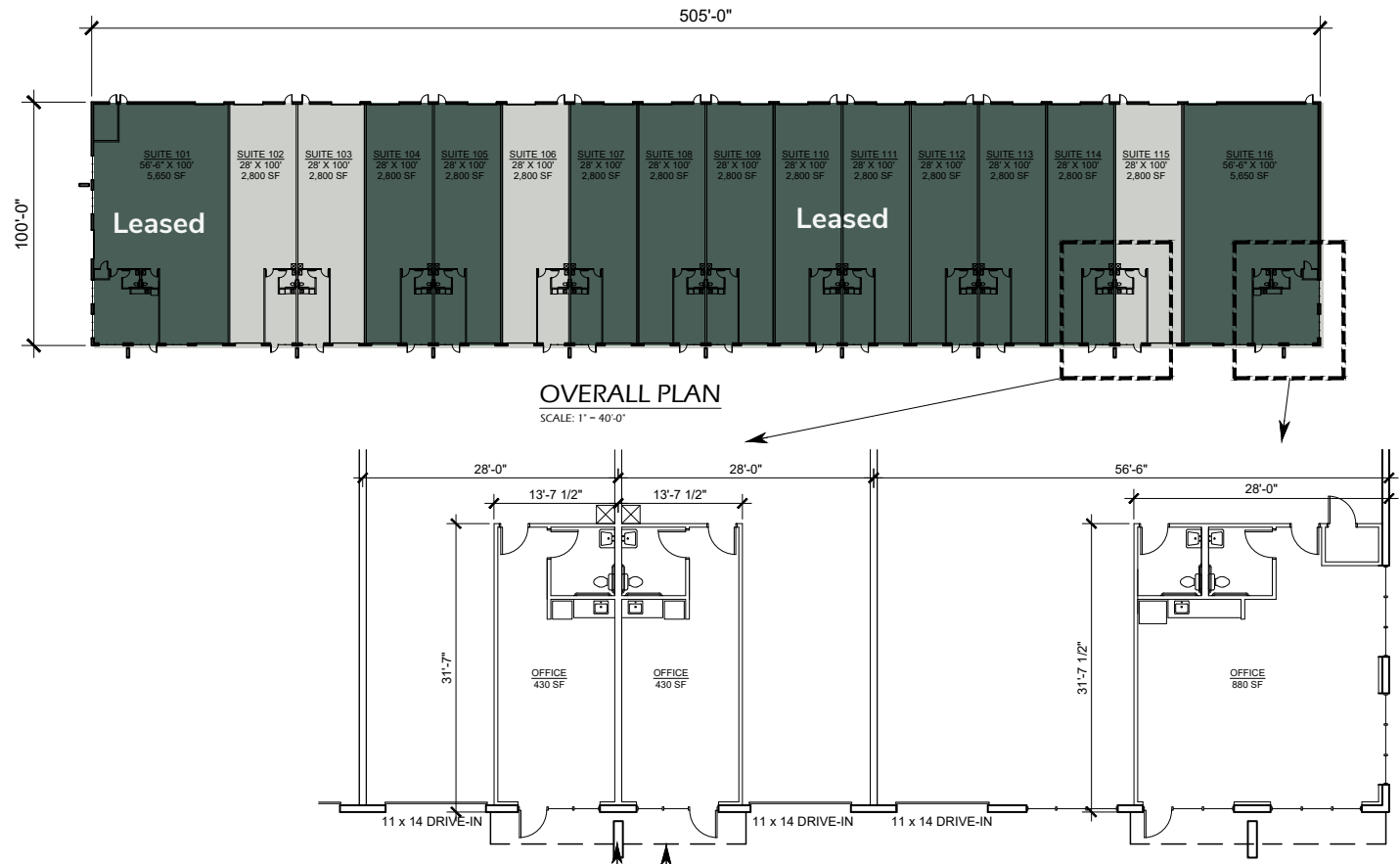
- 3/1,000

Building Depth

- 100'

Column Width

- 56'



BUILDING 1303

1303 BLUE RIDGE DRIVE
GEORGETOWN, TX 78626

Total Building SF

- 61,800 SF

Suite Size Options

- 3,600 SF

Office SF Options

- 430 SF
- 880 SF

Loading

- 12' x 14' Front Load
Grade Level Glass Doors
- 9' x 10' Rear Load Dock
High Metal Doors

Clear Height

- +/- 28'

Parking

- 1.33/1,000

Building Depth

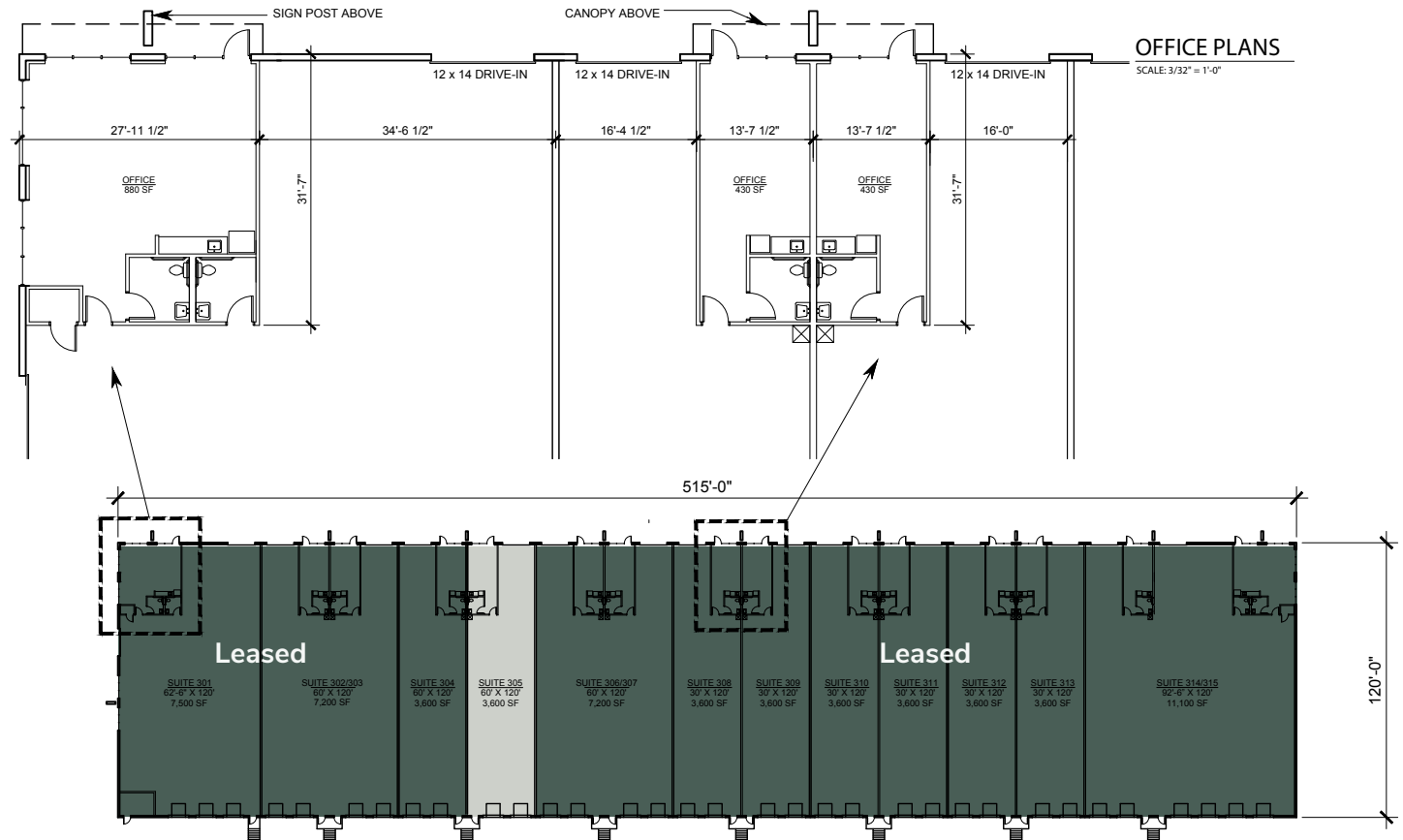
- 120'

Column Width

- 60'

Truck Court Depth

- 180' Shared



BUILDING 1305

**1305 BLUE RIDGE DRIVE
GEORGETOWN, TX 78626**

Total Building SF

- 72,100 SF

Suite Size Options

- 12,600 SF

Office SF Options

- 880 SF

Loading

- 12' x 14' Front Load
Grade Level Glass Doors
- 9' x 10' Rear Load Dock
High Metal Doors

Clear Height

- $\pm 28'$

Parking

- 1/1,000

Building Depth

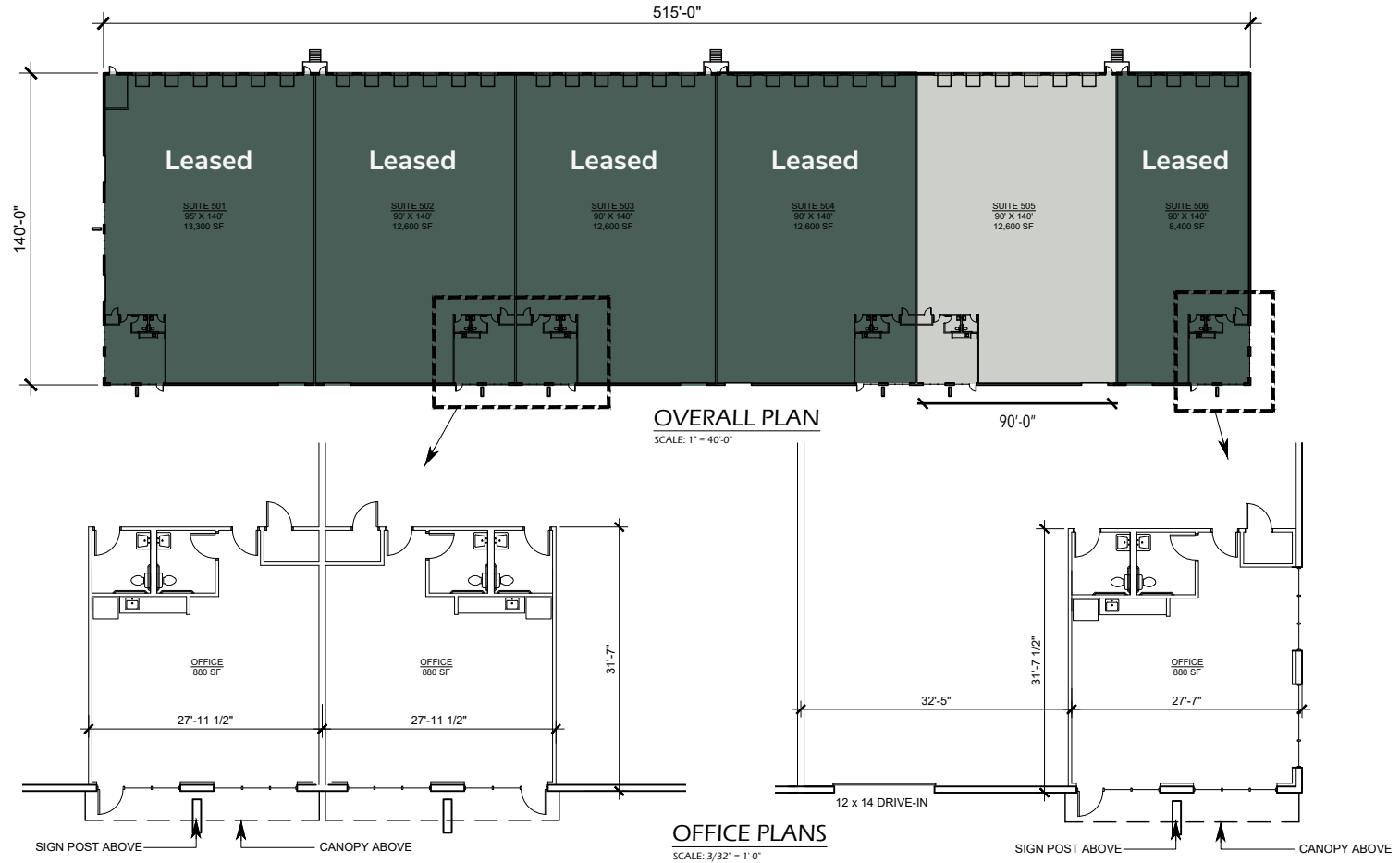
- 140'

Column Width

- 45'

Truck Court Depth

- 180' Shared



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WESTINGHOUSE BUSINESS PARK

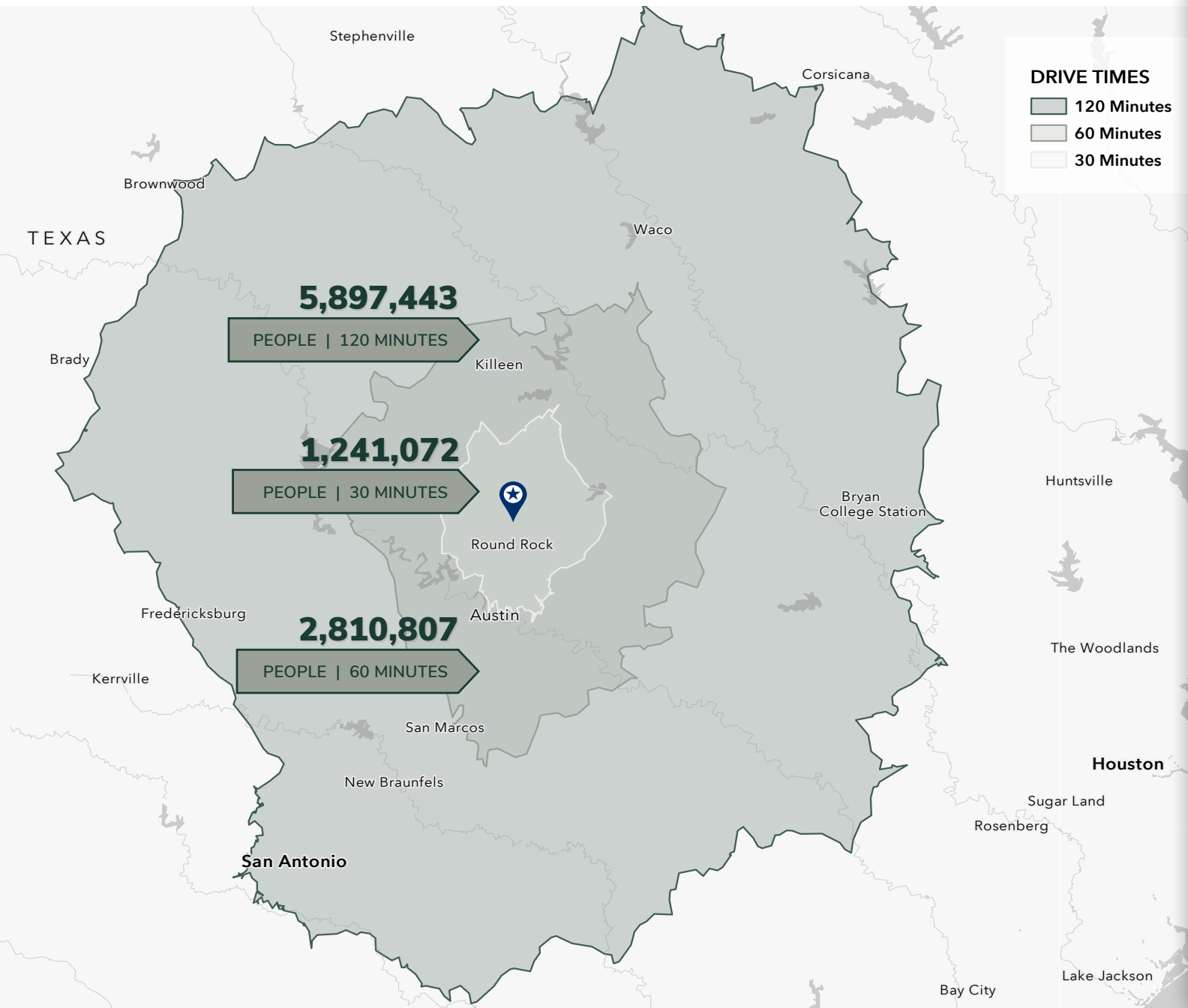


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AREA POPULATION

30, 60, 120 RADIUS MARKERS



AREA POPULATION

30 MINUTE DRIVE TIME

1,241,072

People

60 MINUTE DRIVE TIME

2,810,807

People

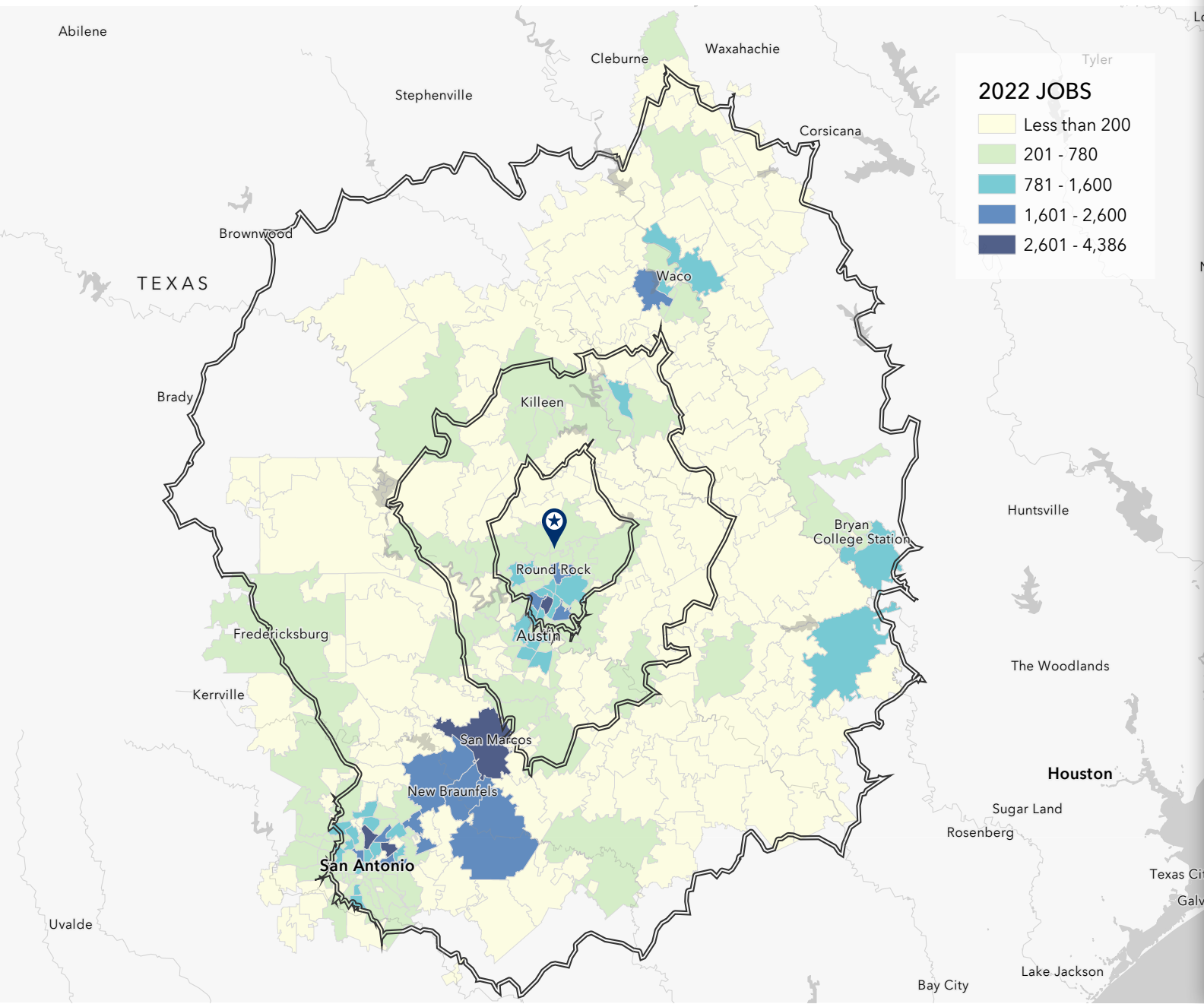
120 MINUTE DRIVE TIME

5,897,443

People

ABUNDANT LABOR PROJECTED JOB GROWTH

WAREHOUSE & DISTRIBUTION WORKFORCE



30 MINUTE DRIVE TIME

682,156

Labor Force

\$17.16

Average Hourly Wage

\$35,743

Average Annual Income

60 MINUTE DRIVE TIME

1,480,495

Labor Force

\$17.33

Average Hourly Wage

\$36,136

Average Annual Income

120 MINUTE DRIVE TIME

2,963,449

Labor Force

\$16.95

Average Hourly Wage

\$35,294

Average Annual Income

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