



For Lease or Sale

Riverstone Crossing | Two Class A Industrial Buildings

Building A | 43,200 SF

Divisible to 12,240 SF

601 SH 130
Georgetown, TX 78626

Building B | 60,310 SF

Divisible to 16,952 SF

605 SH 130
Georgetown, TX 78626



Project Overview

Property Highlights



Immediate Highway Access

Immediate access to the SH-130 Frontage Road with highway visibility.



Class A Construction

New, Class A industrial buildings with 28' clear heights.



Smaller Buildings with Enhanced Divisibility

Two buildings totaling 43,200 SF and 60,310 SF respectively, with the ability to demise for smaller users in the +/- 12,240 SF to 16,952 SF range.



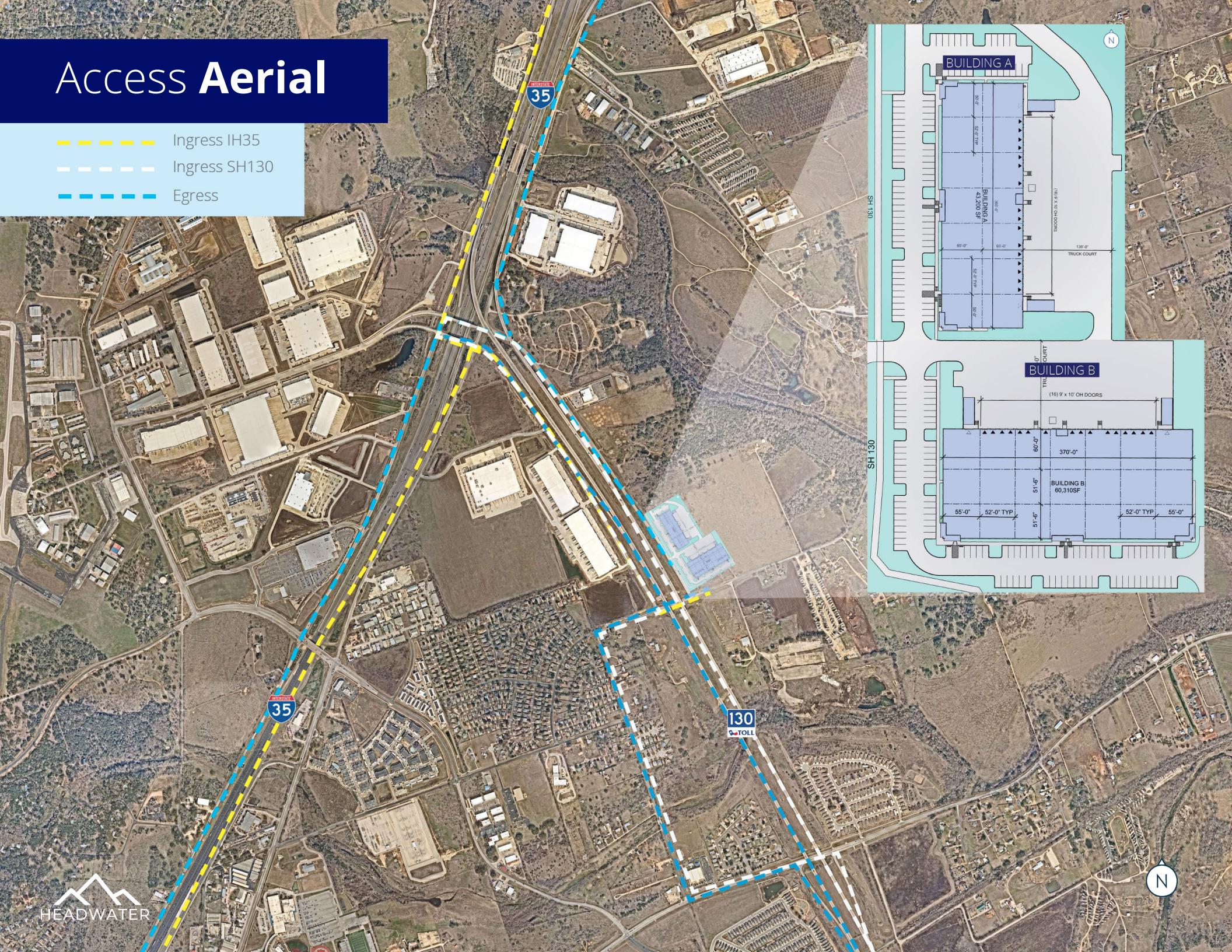
Buildings Available for Lease or Sale

Unique owner-user purchase opportunity in buildings that are smaller than much of the development pipeline and well situated for purchase.



Access Aerial

- Ingress IH35
- Ingress SH130
- Egress

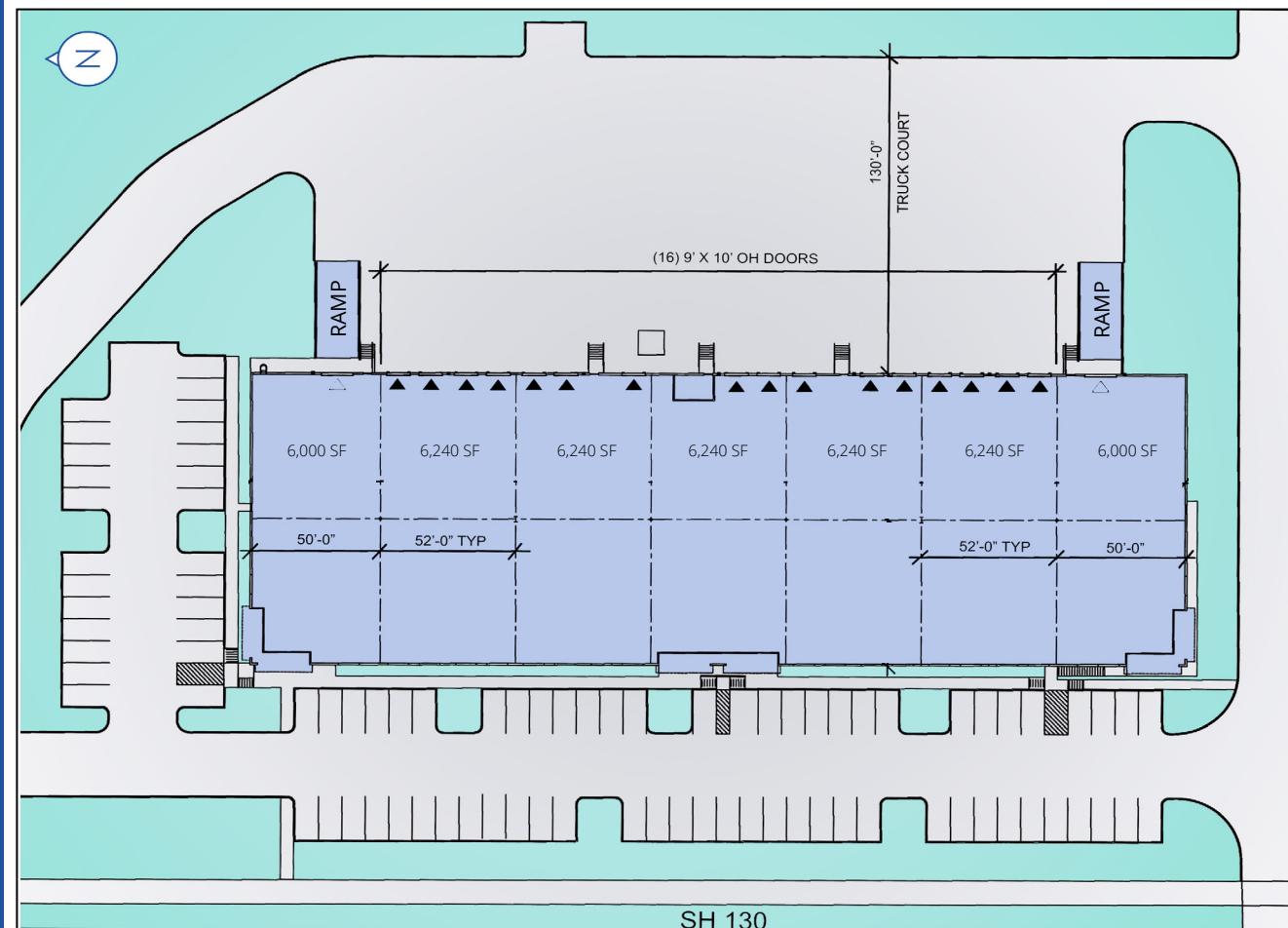


Building A Details

601 SH 130, Georgetown, TX 78626



Building Size	43,200 SF
Minimum Divisibility	12,240 SF
Spec Office	1,658 SF
Clear Height	28'
Building Depth	120'
Column Spacing	60' x 52'
Speed Bays	60' deep
Dock Doors	16 (9' x 11')
Drive-in Doors	2 (12' x 14')
Automobile Parking	87 Spaces
Slab Depth & PSI Rating	6" reinforced slab 3,000 PSI
Roof Construction	60 Mil TPO R-25 Rating
Insulation	R-25 (HVAC Ready)
Power	1,500 KVA Transformer 1,680 amps (upgradeable to 3,300 amps)

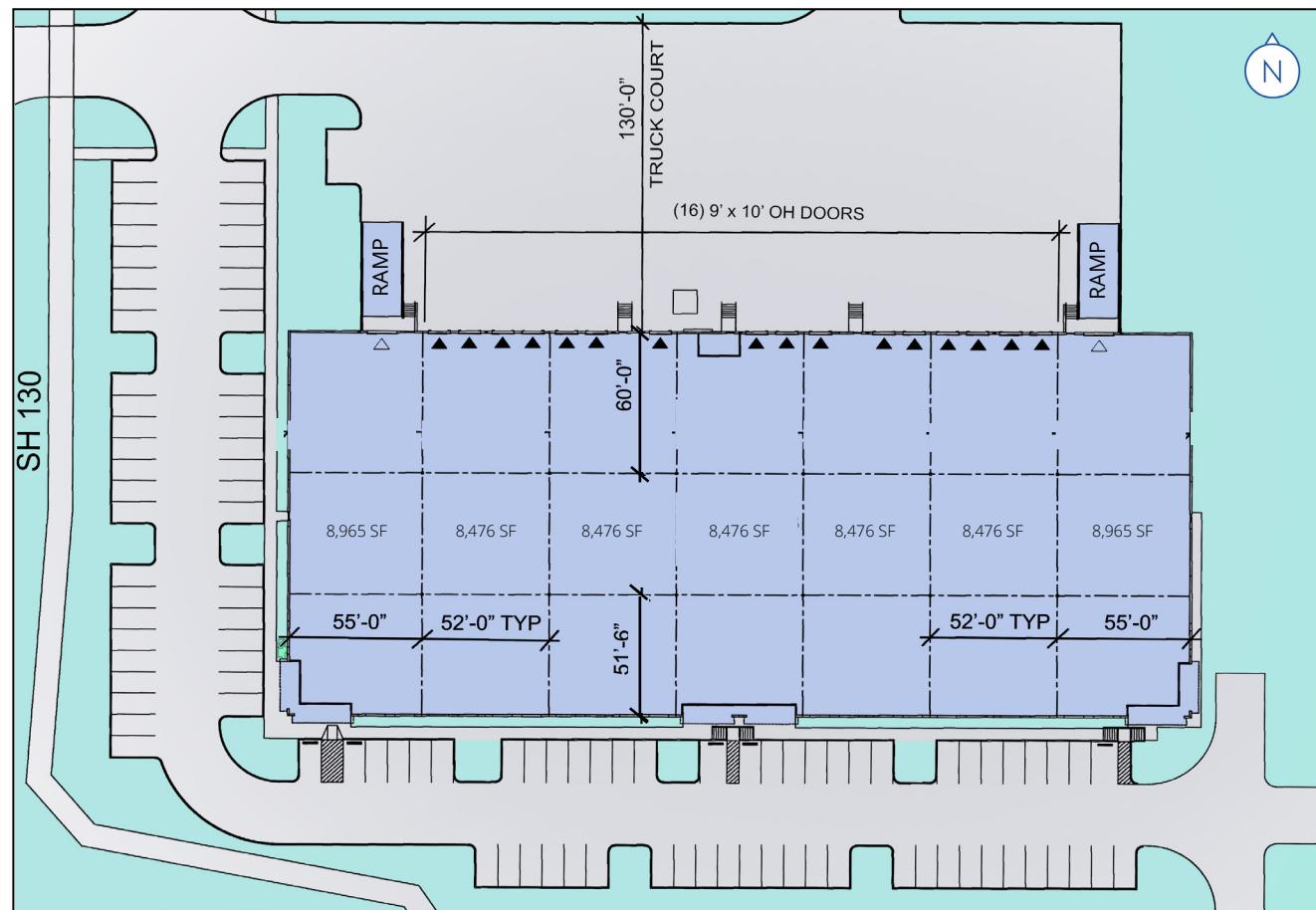


Building B Details

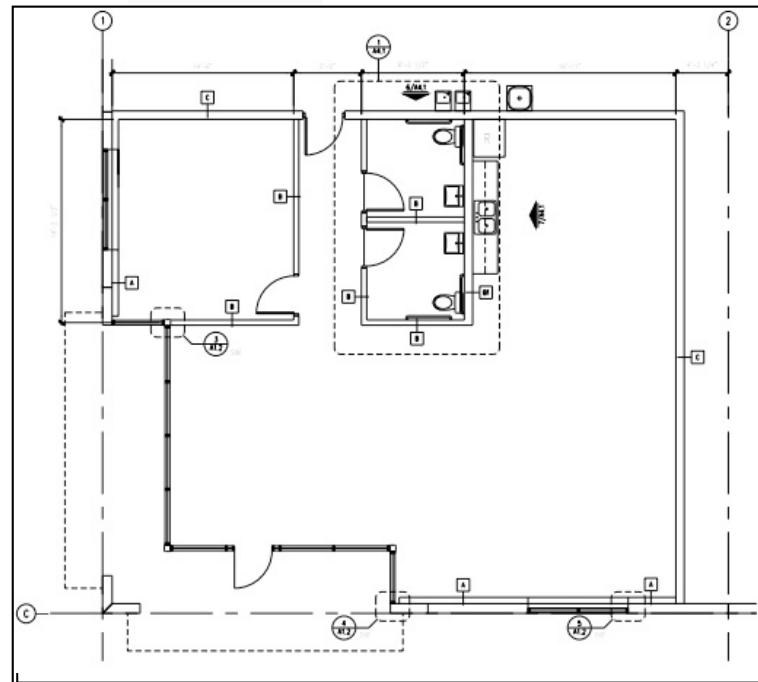
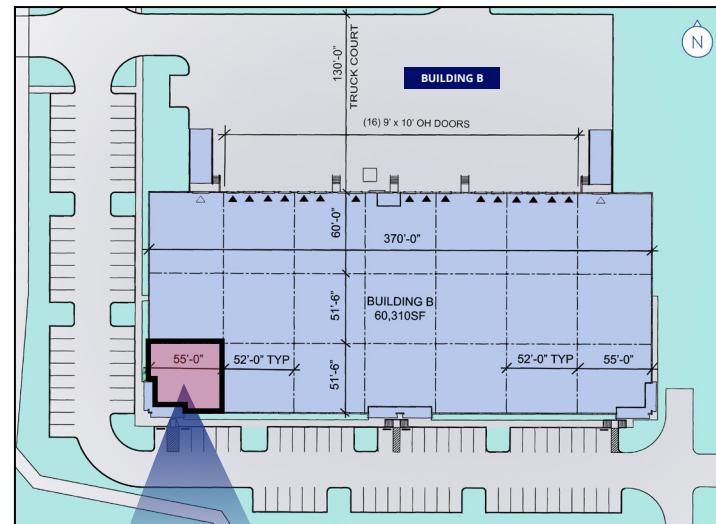
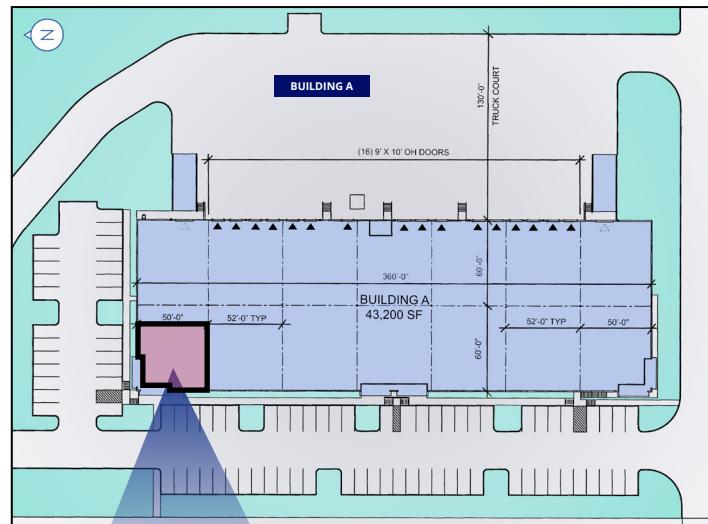
605 SH 130, Georgetown, TX 78626



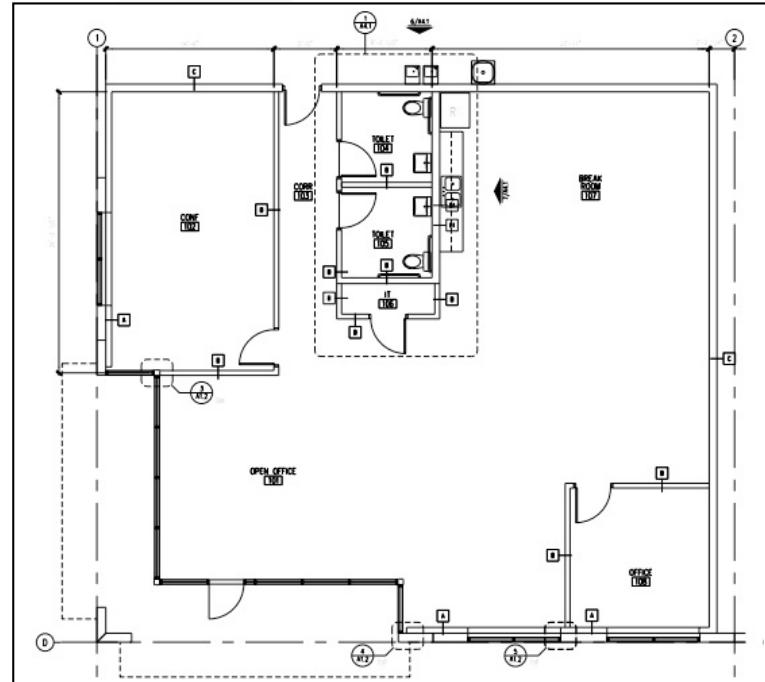
Building Size	60,310 SF
Minimum Divisibility	16,952 SF
Spec Office	2,350 SF
Clear Height	28'
Building Depth	163'
Column Spacing	51.5' x 52'
Speed Bays	60' deep
Dock Doors	16 (9' x 11')
Drive-in Doors	2 (12' x 14')
Automobile Parking	101 Spaces
Slab Depth & PSI Rating	6" reinforced slab 3,000 PSI
Roof Construction	60 Mil TPO R-25 Rating
Insulation	R-25 (HVAC Ready)
Power	1,500 KVA Transformer 1,680 amps (upgradeable to 3,300 amps)



Spec Offices

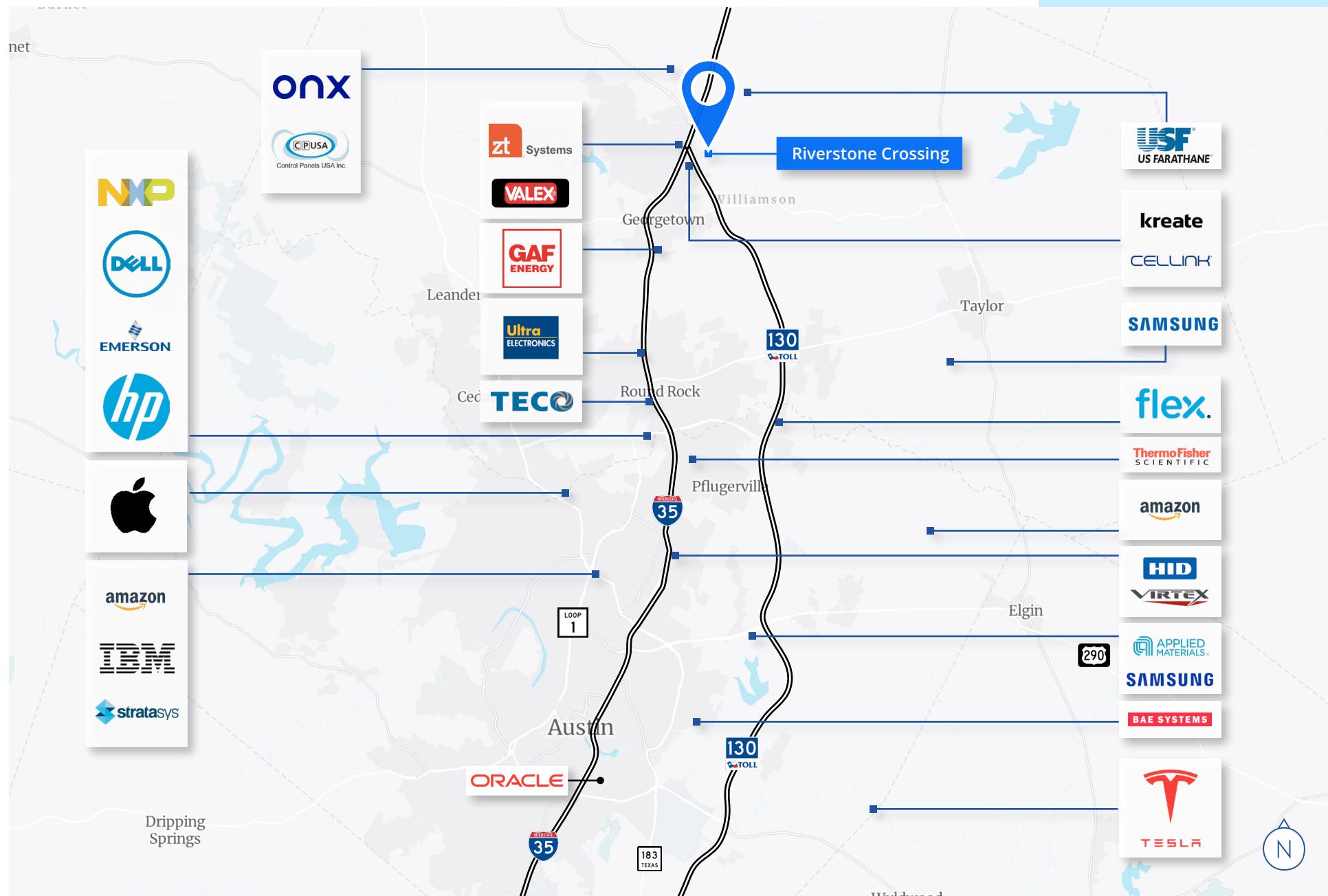


Building A: 1,658 SF



Building B: 2,350 SF

Area Employers



NXP

DELL

EMERSON

hp

apple

amazon

IBM

stratasys

ONX

CP USA
Control Panels USA Inc.

zt Systems

VALEX

GAF ENERGY

Ultra ELECTRONICS

TECO

Riverstone Crossing

USF
US FARATHANE

kreate
CELLINK

SAMSUNG

flex.

ThermoFisher
SCIENTIFIC

amazon

HID
VIRTEX

APPLIED MATERIALS

SAMSUNG

BAE SYSTEMS

TESLA

ORACLE

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TEXAS



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