



SCAN OR
CLICK TO
VIEW 360
AERIAL

HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT

1.5 MILES /

3 MIN DRIVE TO

SAMSUNG
AUSTIN SEMICONDUCTOR

ONCOR

RINCHEM

SUMITOMO

RCR Rail Co.
Rail Park Development

TESLA

◀ SOUTHEAST LOOP FLYOVER

SOUTHEAST LOOP

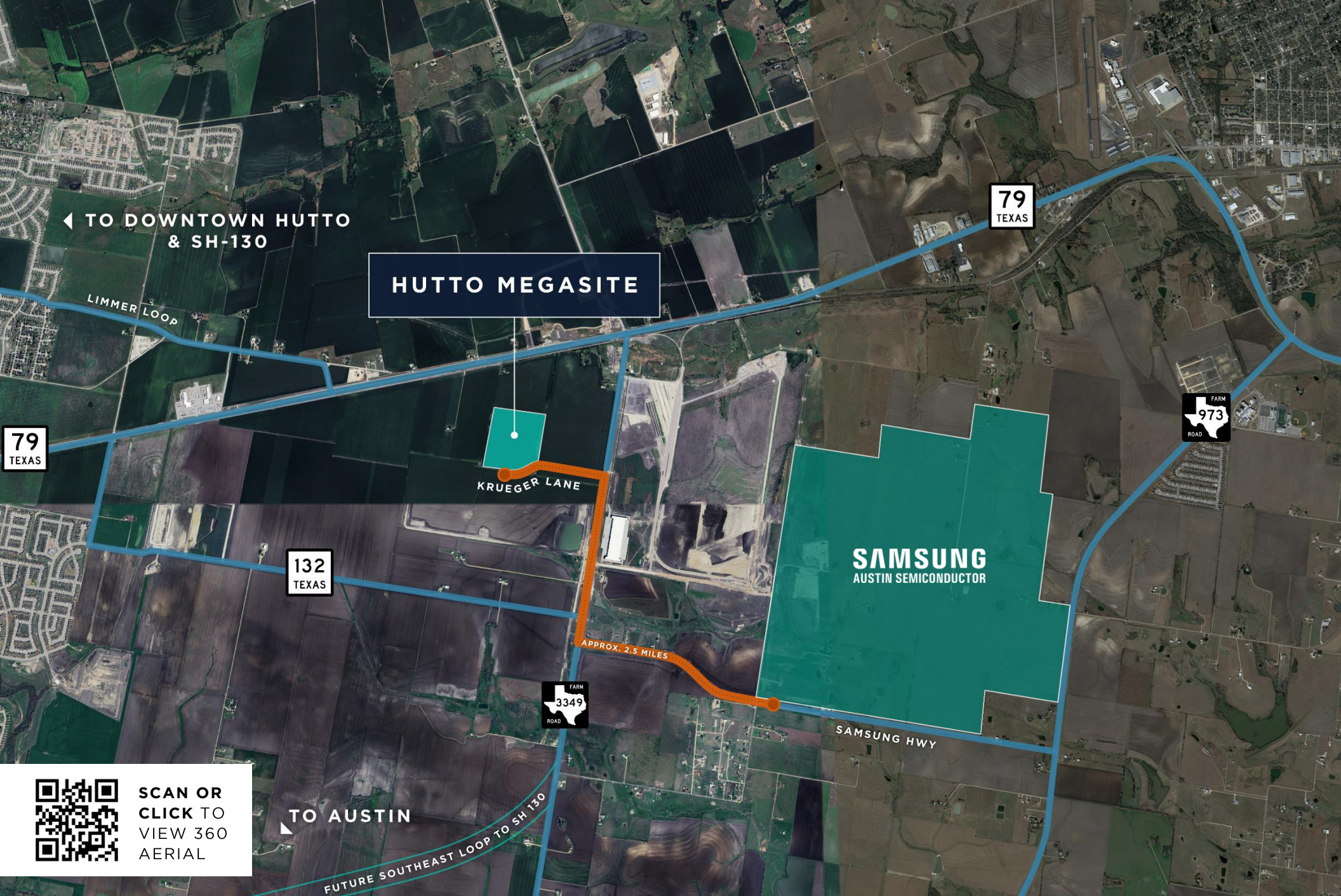
KRUEGER LANE

SITE HIGHLIGHTS

- Located approximately 2 miles west of Samsung's \$40B Taylor Manufacturing Campus.
- Surrounded by Titan, RCR Rail Co. Industrial Park, Prologis/Skybox, Tesla, Oncor, Rinchem, Sumitomo, and more.
- Located just south of Hwy 79 along Krueger Lane and just west of SE Loop, the site provides easy and convenient access to Hwy 79, SH-130 & IH-35 and is less than half a mile north of Samsung Highway.
- The Union Pacific Railway that runs immediately south of Hwy 79 locks the overwhelming majority of the immediately contiguous land to its south. Our site is strategically positioned just off the SE Loop flyover which is elevated above the rail, providing ease of traffic to the north and south of Hwy 79.

Hutto Megasite

±50 ACRE SITE



HUTTO MEGASITE

SAMSUNG
AUSTIN SEMICONDUCTOR

KRUEGER LANE

APPROX. 2.5 MILES

SAMSUNG HWY

TO DOWNTOWN HUTTO
& SH-130

TO AUSTIN



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Site PRELIMINARY Plan

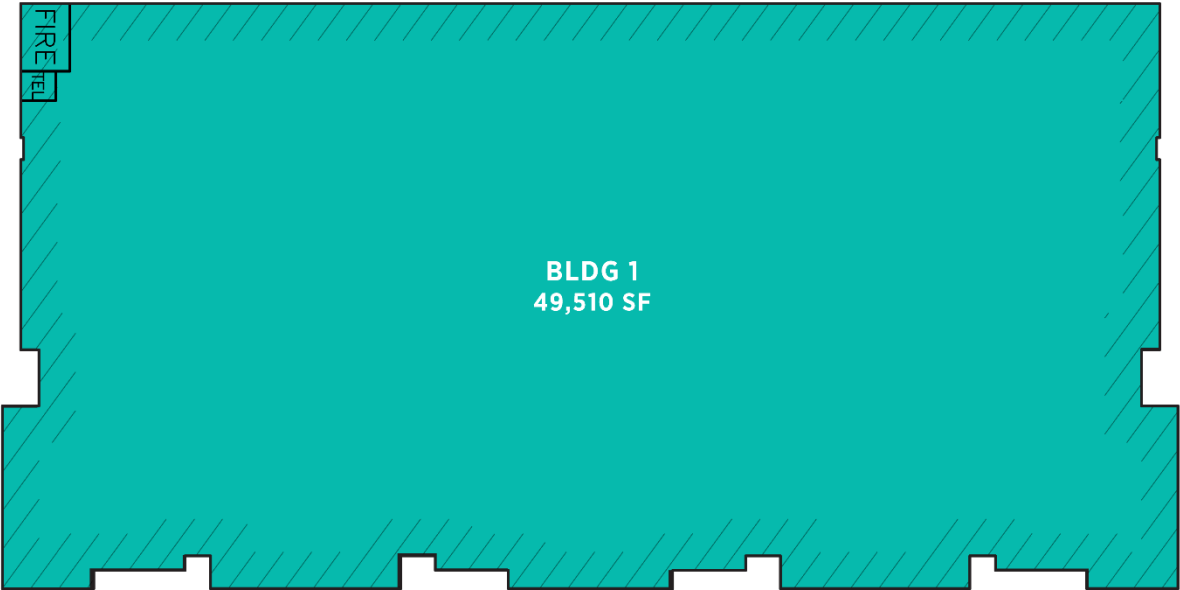


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Building I

SPECS

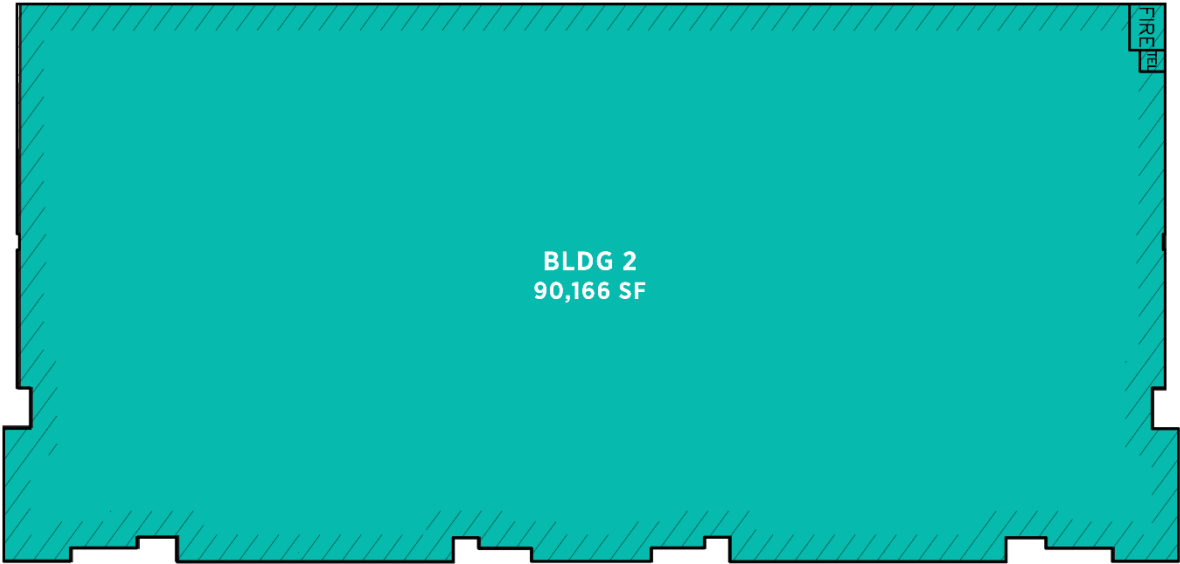
TOTAL SIZE	49,510 SF
DIVISIBLE TO	24,755 SF
BUILDING TYPE	Rear Load
COLUMN SPACING	52' x 50' Typical 60' Speed Bay
CLEAR HEIGHT	32'
TRUCK COURT	120'
RAMPS	(2) 12' x 14'
DOCK DOORS	53
PARKING	180 Spots, Appx. 2.5 / 1,000
SPRINKLERS	ESFR
POWER	1,200 Amps 3-Phase 480v



Building 2

SPECS

TOTAL SIZE	90,166 SF
DIVISIBLE TO	30,000 SF
BUILDING TYPE	Rear Load
COLUMN SPACING	52' x 50' Typical 60' Speed Bay
CLEAR HEIGHT	32'
TRUCK COURT	185'
RAMPS	(2) 12' x 14'
DOCK DOORS	20
TRAILER STALLS	23
PARKING	Appx. 1.8 / 1,000
SPRINKLERS	ESFR
POWER	2,000 Amps 3-Phase 480v



Building 3

SPECS

TOTAL SIZE	282,127 SF
DIVISIBLE TO	141,000 SF
BUILDING TYPE	Cross Dock
COLUMN SPACING	56' x 60'
CLEAR HEIGHT	36'
TRUCK COURT	140' x 210'
RAMPS	(4) 12' x 14'
DOCK DOORS	76
TRAILER STALLS	53
PARKING	Appx. .77 / 1,000
SPRINKLERS	ESFR
POWER	(2) 3,000 Amp 3-Phase 480v Services

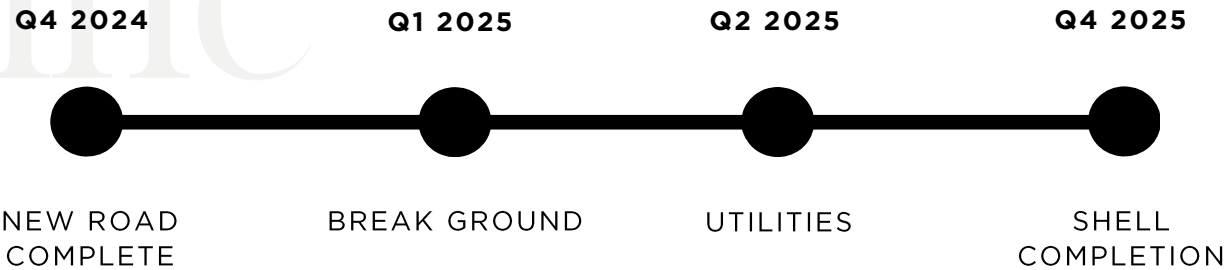




DEVELOPMENT
Timeline

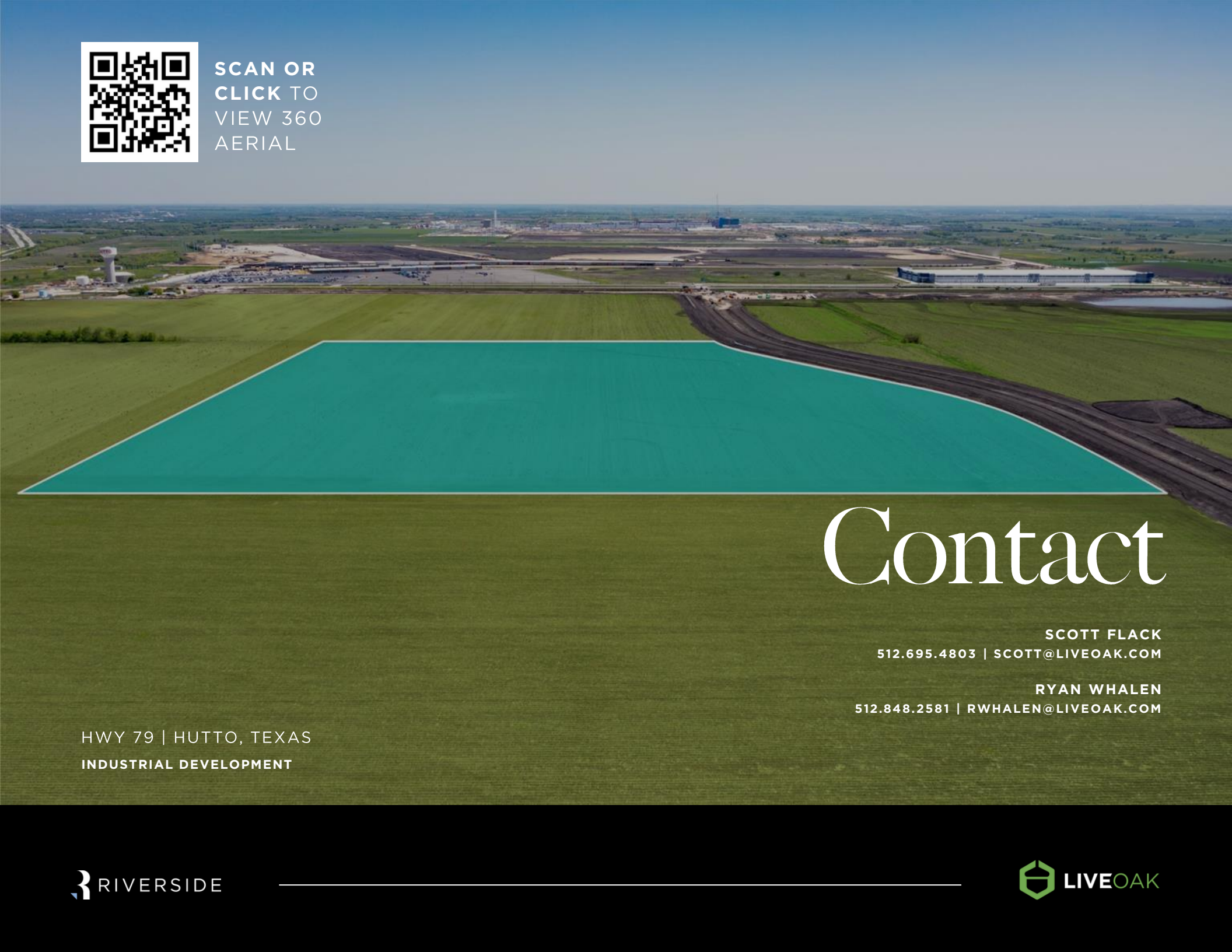


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