

HUTTO CROSSING

60,000 - 662,395 SF INDUSTRIAL DEVELOPMENT
AVAILABLE FOR LEASE

Hwy 130 & Hwy 79, Hutto, TX 78634



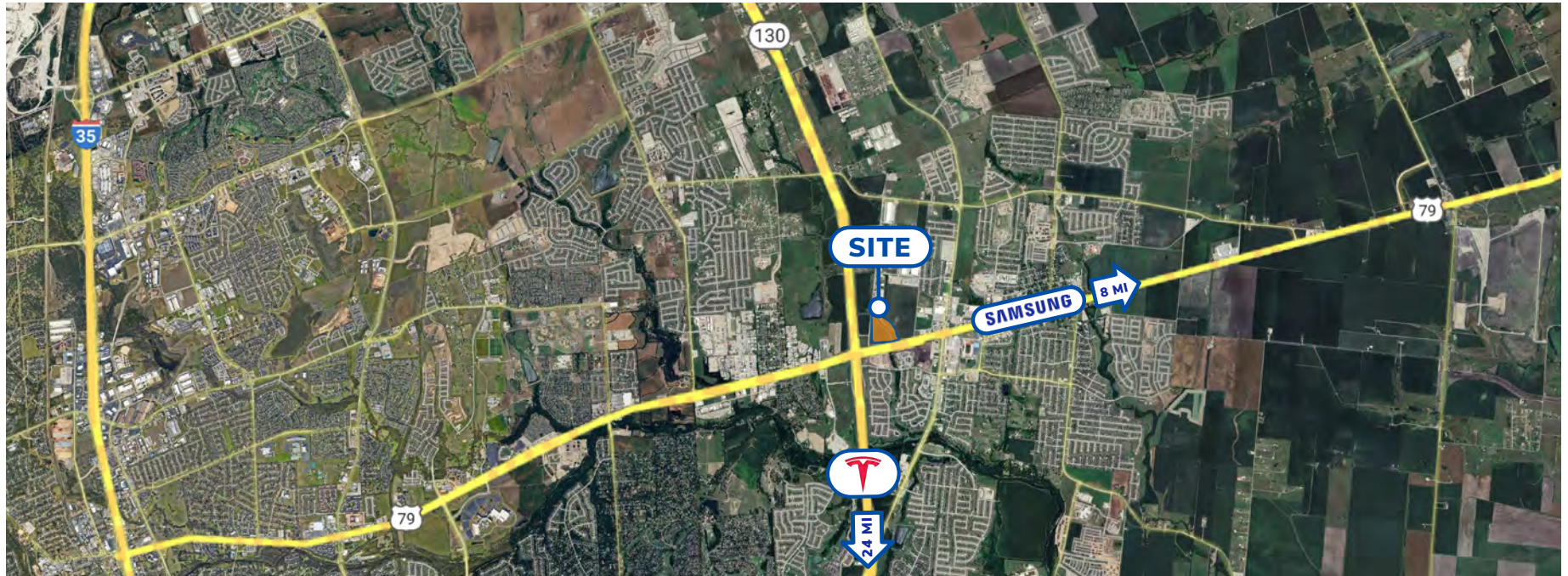
For Leasing Information:

Sam Owen | 512.481.3030 | sowen@streamrealty.com

Adam Green, SIOR | 512.481.3010 | adam.green@streamrealty.com

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





BIG BUSINESS IN THE HEART OF HUTTO

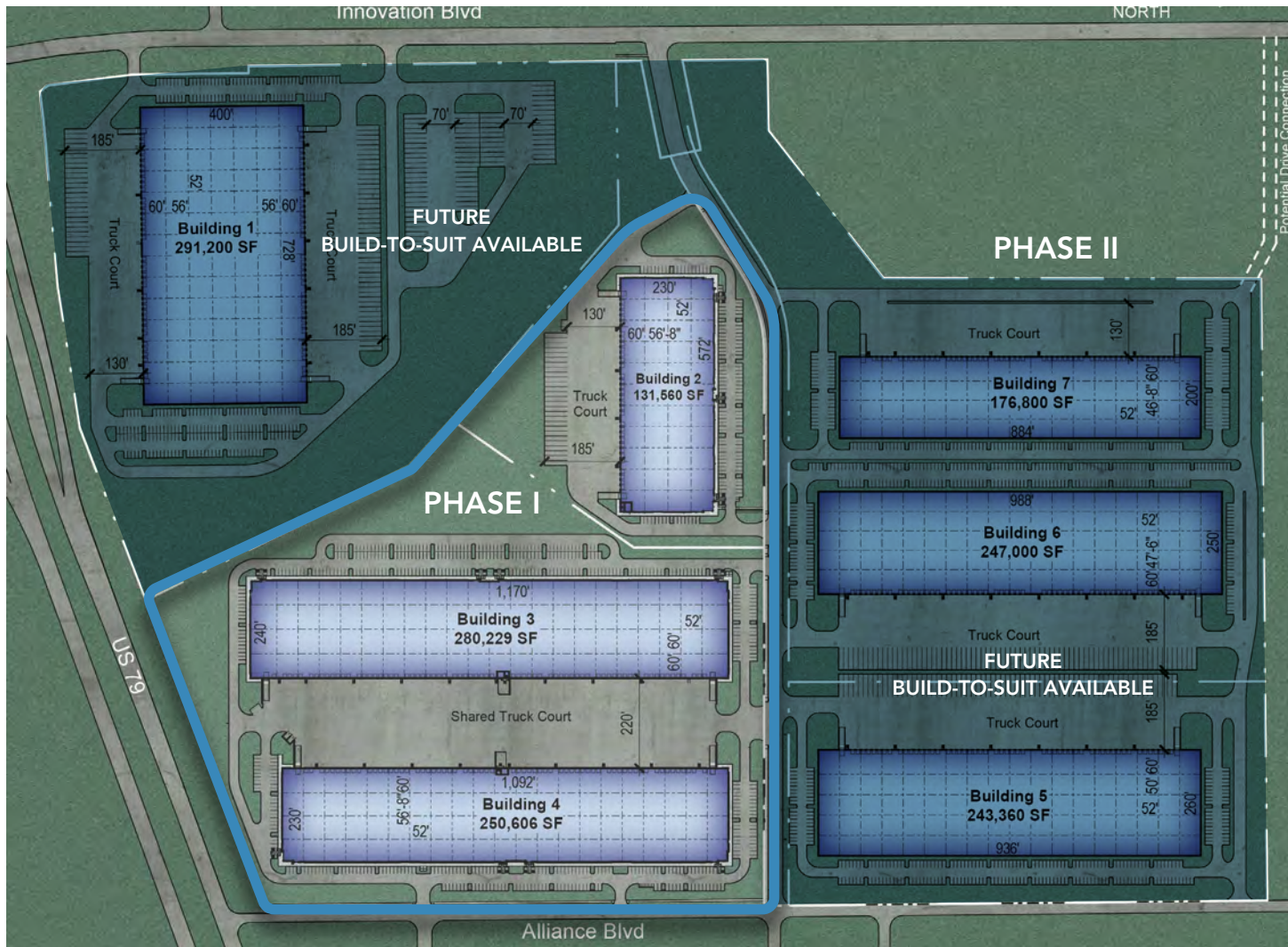
Hutto Crossing is a large Class-A industrial park located in Hutto, Texas, featuring 7 state-of-the-art buildings totaling 1,681,619 square feet. The development will be well-situated in the heart of one of Austin's most sought-after industrial markets on a prime corner with easy access from SH 130 and 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.

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SITE SPECS

Building 1 - 291,200 SF

76 Dock Doors
4 Ramp Doors
Clear Height +/- 32'

Building 2 - 131,560 SF

32 Dock Doors
2 Ramp Doors
Clear Height +/- 32'

Building 3 - 280,229 SF

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

Building 4 - 250,606 SF

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

Building 5 - 243,360 SF

53 Dock Doors
2 Ramp Doors
Clear Height +/- 32'

Building 6 - 247,000 SF

56 Dock Doors
2 Ramp Doors
Clear Height +/- 32'

Building 7 - 176,000 SF

49 Dock Doors
Clear Height +/- 32'

PHASE I

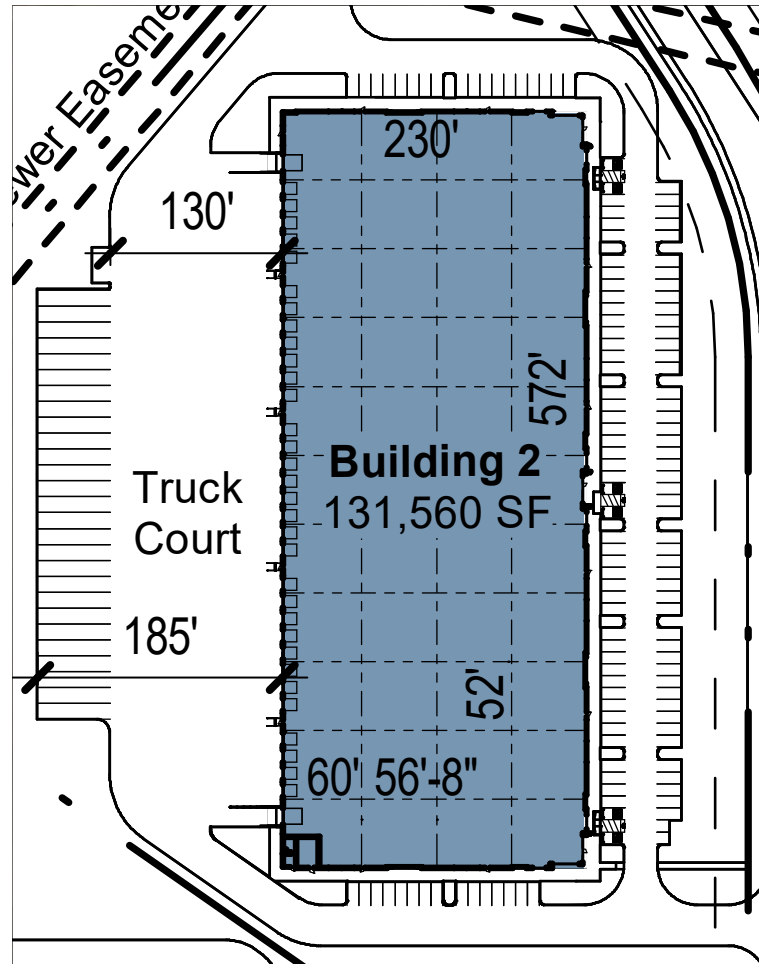
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BUILDING 2 - Q1 2025

TOTAL SQUARE FEET	131,560 SF
SPEC OFFICE	+/- 3,500 SF
LOADING	Rear Load
CLEAR HEIGHT	32'
DOCK DOORS	32
DOCK LEVELERS	8
RAMPS	2
BUILDING DEPTH	230'
TYPICAL COLUMN SPACING	52' x 56'-8" deep
LOADING BAYS	52' x 60' deep
TRUCK COURT DEPTH	185"
CAR PARKING	130
TRAILER PARKING	27
SPRINKLERS	ESFR fire protection
WAREHOUSE LIGHTING	LED



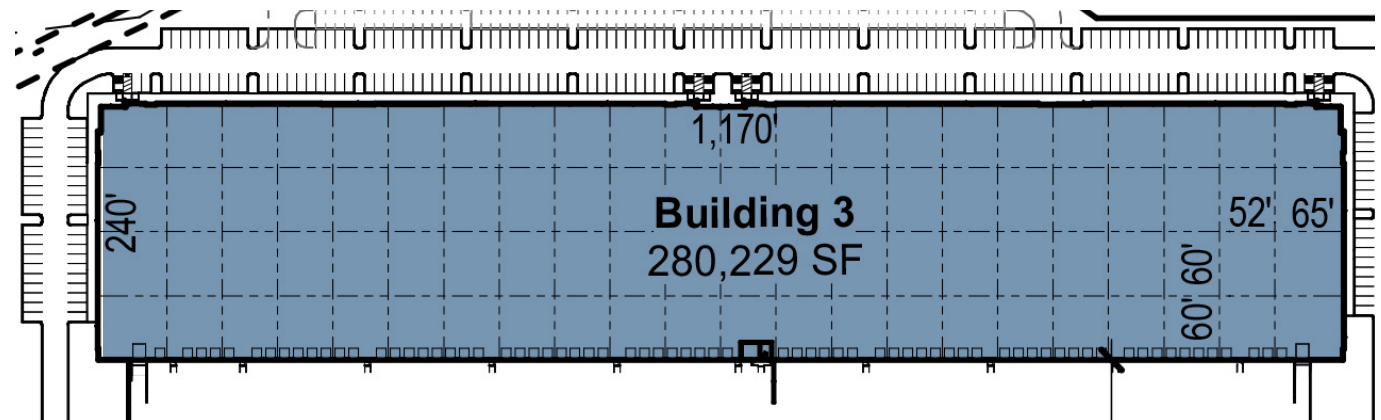
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BUILDING 3 - Q1 2025

TOTAL SQUARE FEET	280,229 SF
SPEC OFFICE	+/- 3,500 SF
LOADING	Rear Load
CLEAR HEIGHT	36'
DOCK DOORS	70
DOCK LEVELERS	20
RAMPS	2
BUILDING DEPTH	240'
TYPICAL COLUMN SPACING	52' x 60' deep
LOADING BAYS	52' x 60' deep
TRUCK COURT DEPTH	220'
CAR PARKING	297
SPRINKLERS	ESFR fire protection
WAREHOUSE LIGHTING	LED



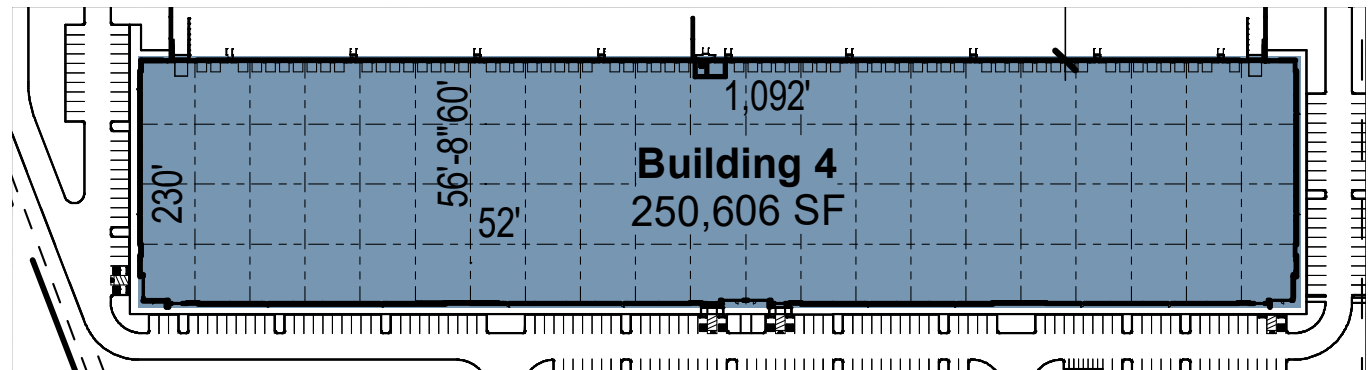
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BUILDING 4 - Q1 2025

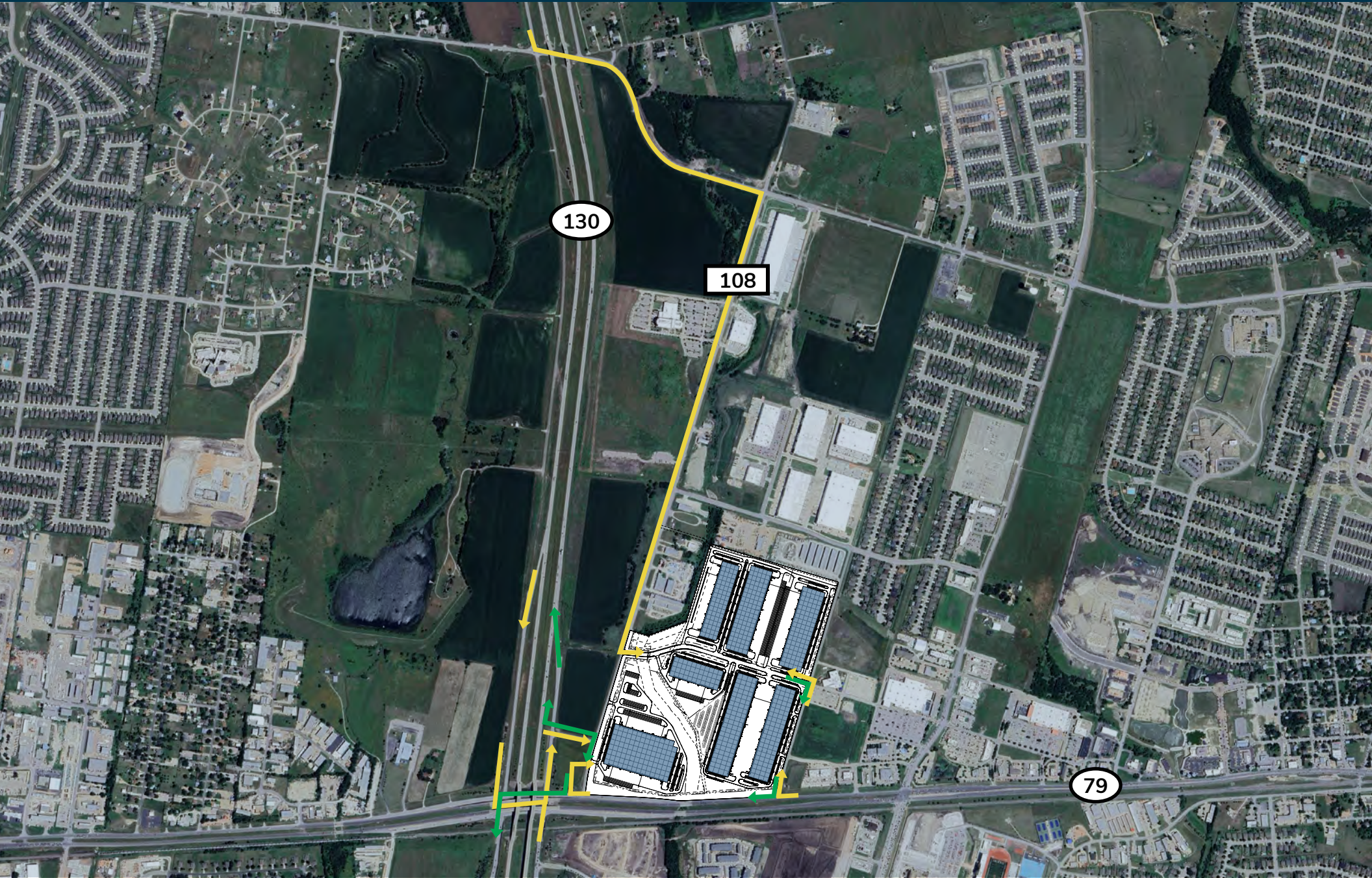
TOTAL SQUARE FEET	250,606 SF
SPEC OFFICE	+/- 3,500 SF
LOADING	Rear Load
CLEAR HEIGHT	36'
DOCK DOORS	65
DOCK LEVELERS	18
RAMPS	2
BUILDING DEPTH	230'
TYPICAL COLUMN SPACING	52' x 56'-8" deep
LOADING BAYS	52' x 60' deep
TRUCK COURT DEPTH	220'
CAR PARKING	226
SPRINKLERS	ESFR fire protection
WAREHOUSE LIGHTING	LED



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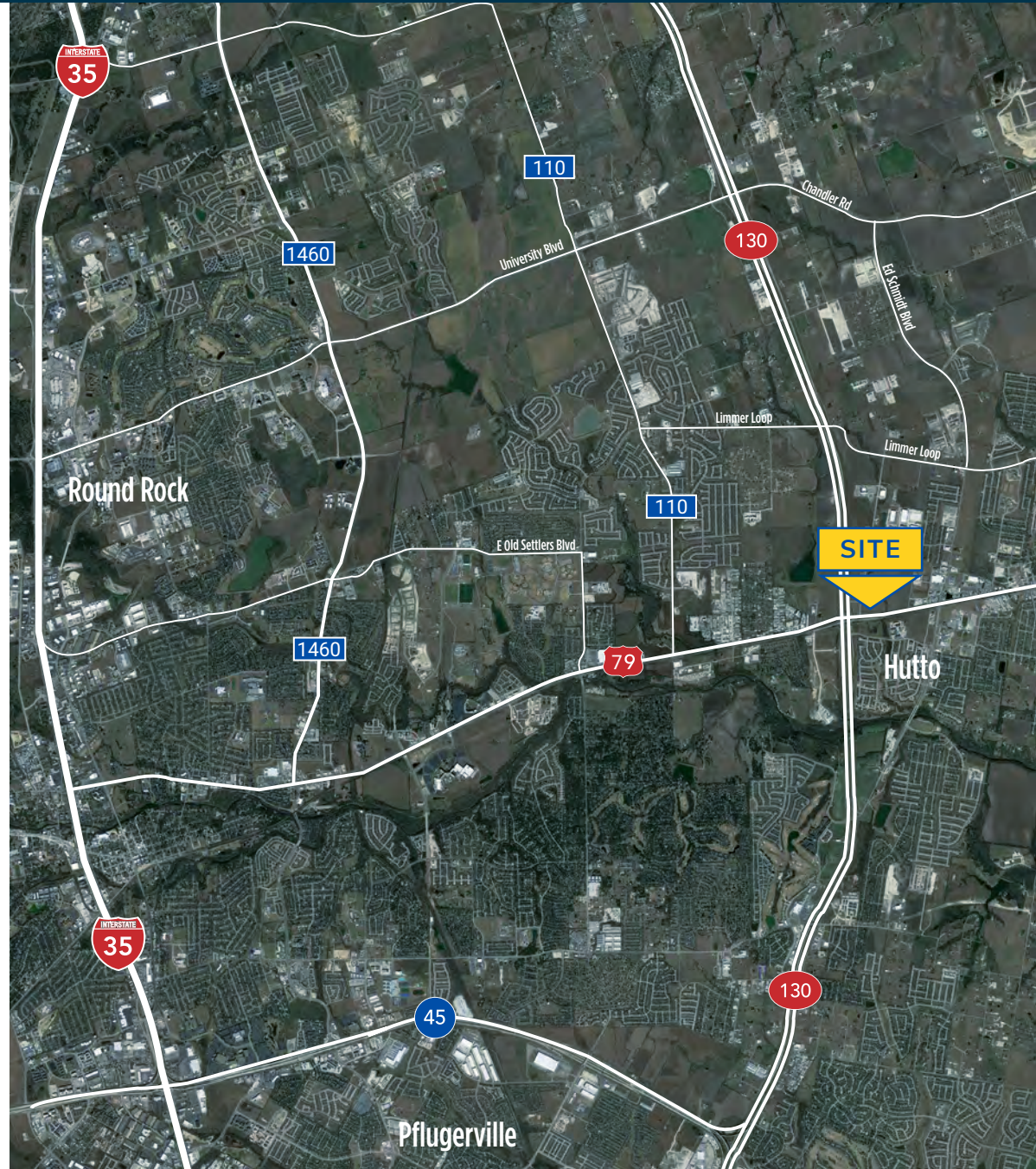
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NEARBY AMENITIES

- | | | |
|----------------------------|-----------------------|--------------------------|
| 24 Hour Fitness | Claire's Boutique | Jiffy Lube |
| Aaron Brothers Art | Costco | Jimmy Johns |
| Ace Cash Express | Cost Plus | Justice |
| Al's Formal Wear | Cunningham Chir. | Kirkland's |
| Amplify Credit Union | CVS | Kohl's |
| Any's Frozen Custard | Delux Cleaners | Kublai Khan Stir Fry |
| Apollo Games | Dick's Sporting Goods | Lamb's Tire |
| Applebee's | Dollar Tree | Las Lomas |
| Approved Money | Domino's | Lane Bryant |
| At Home | Dress Barn | Laser Cosmetic Solutions |
| AT&T Wireless | Eco Box | Leslie's Pool Supplies |
| Austin Laser Dentistry | Edible Arrangements | Logan's Roadhouse |
| Austin Professional Dental | Einstein Bros. | Longhorn Steakhouse |
| Austin Telco FCU | Bagels | Lowe's |
| Bake of America | El Taquito | Macaroni Grill |
| Barnes & Noble | Eye Masters | Maggie Moo's Ice Cream |
| Bath & Body Works | Eyemart Express | Marshall's |
| Batteries Plus | Family Dentistry | Mattress Firm |
| Bed. Bath & Beyond | Fred Loya Insurance | McDonald's |
| Best Buy | Fire Bowl Cafe | Men's Warehouse |
| Bo Asian Bistro | Five Below | Menchie's Frozen Yogurt |
| Brooklyn Pie Company | GameStop | Mister Carewash |
| Broth & Basil | Garden Ridge | MOD Pizza |
| Cadiz Laser Spa | Hallmark Gold Crown | Mongolian Grille |
| Chase Bank | H&R Block | Morelia Mexican Grill |
| Cheyenne Chir. | Hobby Lobby | Nothing Bundt Cakes |
| Chick-fil-A | Home Depot | Office Depot |
| Chill's | Hooter's | Office Max |
| Chipotle | IHOP | Old Navy |
| Chola Indian | In-N-Out Burger | Olive Garden |
| Cielo Spa | Jersey Mike's Subs | Panda Express |



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



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APRIL 2024



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