



# A Modern Flexible Warehouse Opportunity



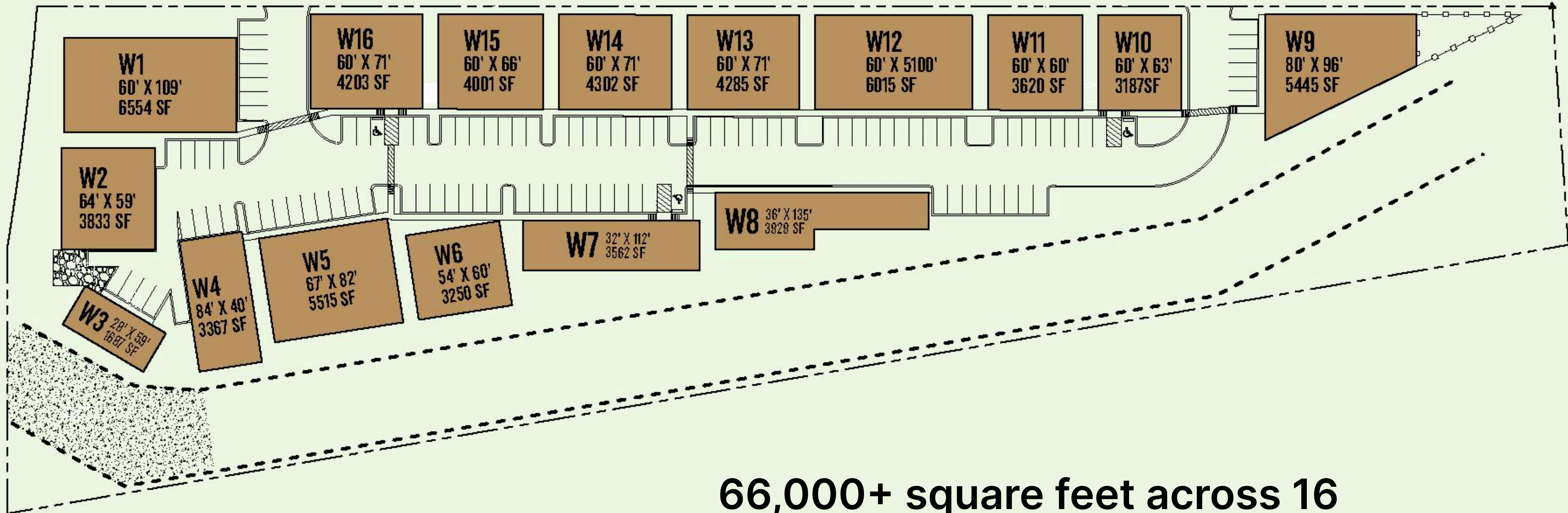


## Opportunity Awaits

Trident Business Park is bringing modern flex warehouse space to one of the fastest-growing corridors in Central Texas. With units ranging from 1,700 to 6,500 square feet, there's a footprint for where your business is today — and room for where it's going. Use it as a warehouse, private garage, creative studio, or office. For sale or lease, on your terms.

email: [tridentsprings@gmail.com](mailto:tridentsprings@gmail.com) or call/text (512) 993-8602





**66,000+ square feet across 16 buildings in Dripping Springs, TX. Under Construction Now**



# Built for the Way You Work

## Purchase or Lease

Offering 16 buildings totaling nearly 67,000sf, we have a variety of configurations to suit your needs. See site plan for location and size of each from 1,687sf up to 6,554sf. They can all be further enhanced with mezzanines that can remain open or enclosed for additional space. Buildings can also be split in half if smaller is desired. Purchasing a building would allow for business security as well as equity upside for approximately the same cost as leasing. Both options are available for interested parties.

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### **Clear Height**

With a 25' roof height, your business will benefit from increased storage for racks as well as the ability to add a mezzanine space for a second floor for enclosed office and conference room space or open balcony overlooking the main floor.

### **Multiple Uses**

A modern flex warehouse space has a wide variety of uses. Contemporary office space, showroom, distribution, laboratory, wellness services, private training facilities, construction trades headquarters, and many more.

### **Ample Power**

Underground electrical for a streamlined aesthetic and clutter free skyline. Individually metered 200AMP to 400AMP service with 3 Phase available as well.

### **HVAC**

Fully insulated air conditioned warehouse and office space to keep you cool in the summer and warm in the winter. Heating and Cooling systems with separate zone controls in place for your climate controlled comfort.

### **Water & Sewer**

Water provided by city utility for reliable service. No cumbersome rain water tanks or complex systems. Simple underground plumbing in place to each building. Private sewer on site to handle all wastewater needs.

### **Roll Up Doors**

All glass grade level roll up doors with power openers. 16' high by 14' wide that will allow maximum light in and accommodate for large vehicle deliveries.

### **Abundant Windows**

Natural light abounds in each space as the buildings are not only adorned with windows at the entry but also spread across the building at different levels. The glass roll up doors bring in massive amounts of light as well as showcase the interiors.

### **Signage Opportunity**

Monument sign on Highway 290 with custom signage taking advantage of the high volume traffic. Individual building signage to further showcase your brand in front as well as on the rear available.

### **Ample Parking**

Assigned dedicated parking for each unit as well as open visitor spaces throughout the complex.



## Prime Location

Trident Business Park sits on US Highway 290 in Dripping Springs — one of the fastest-growing communities in Central Texas and a key commercial corridor connecting Austin to the Hill Country. With thousands of new households coming to the area over the next decade and major infrastructure investment already underway on 290, this is a location that only gets more valuable with time.



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