

480,058 SF
CLASS A INDUSTRIAL
5 BUILDING COMPLEX

Colliers



BUDA ★ GATEWAY

ROBERT S. LIGHT BLVD & S LOOP 4

DEEP IN THE ★ HEART OF BUDA



Ideal Location

Buda provides an exceptional blend of close proximity to Austin, a plentiful and affordable workforce, a welcoming community atmosphere, and easy access to top-tier amenities that enhance quality of life.

Excellent Ingress and Egress

Buda Gateway sits approximately 0.5 miles from I-35 at Robert S Light, offering immediate northbound and southbound ingress and egress for employees and commercial traffic.



Prime Labor Market

Buda is situated in the heart of Hays County, one of the most affordable and abundant labor markets in Central Texas, providing both skilled and unskilled labor for manufacturers and distributors alike.

Abundant Retail

Buda Gateway is just 1/2 mile from downtown Buda, the cultural center of Hays County, and offers easy access to abundant retail, dining and entertainment options along the I-35 corridor.

480,058 SF CLASS



SS A INDUSTRIAL



FLEXIBLE DIVISIBILITY
STARTING AT 6,495 SF

60 TRAILER SPACES

666 PARKING SPACES

24' - 32' CLEAR HEIGHTS

2 DEDICATED YARDS

COMMERCIAL DR



★ REAR LOAD

★ MIN DIVISIBILITY: ±16,580 SF

130,694 SF

SPEC OFFICE

2 - ±2,067 SF

CLEAR HEIGHT

28'

PIT LEVELERS

25

BUILDING DEPTH

160'

SPEED BAY DEPTH

60'

CAR PARKING

238 Spaces

SLAB THICKNESS

7"

DOCK DOORS

50 (9' x 10')

DRIVE-IN DOORS

2 (12' x 14')

TYPICAL COLUMN SPACING

52'

TRUCK COURT DEPTH

200' Shared

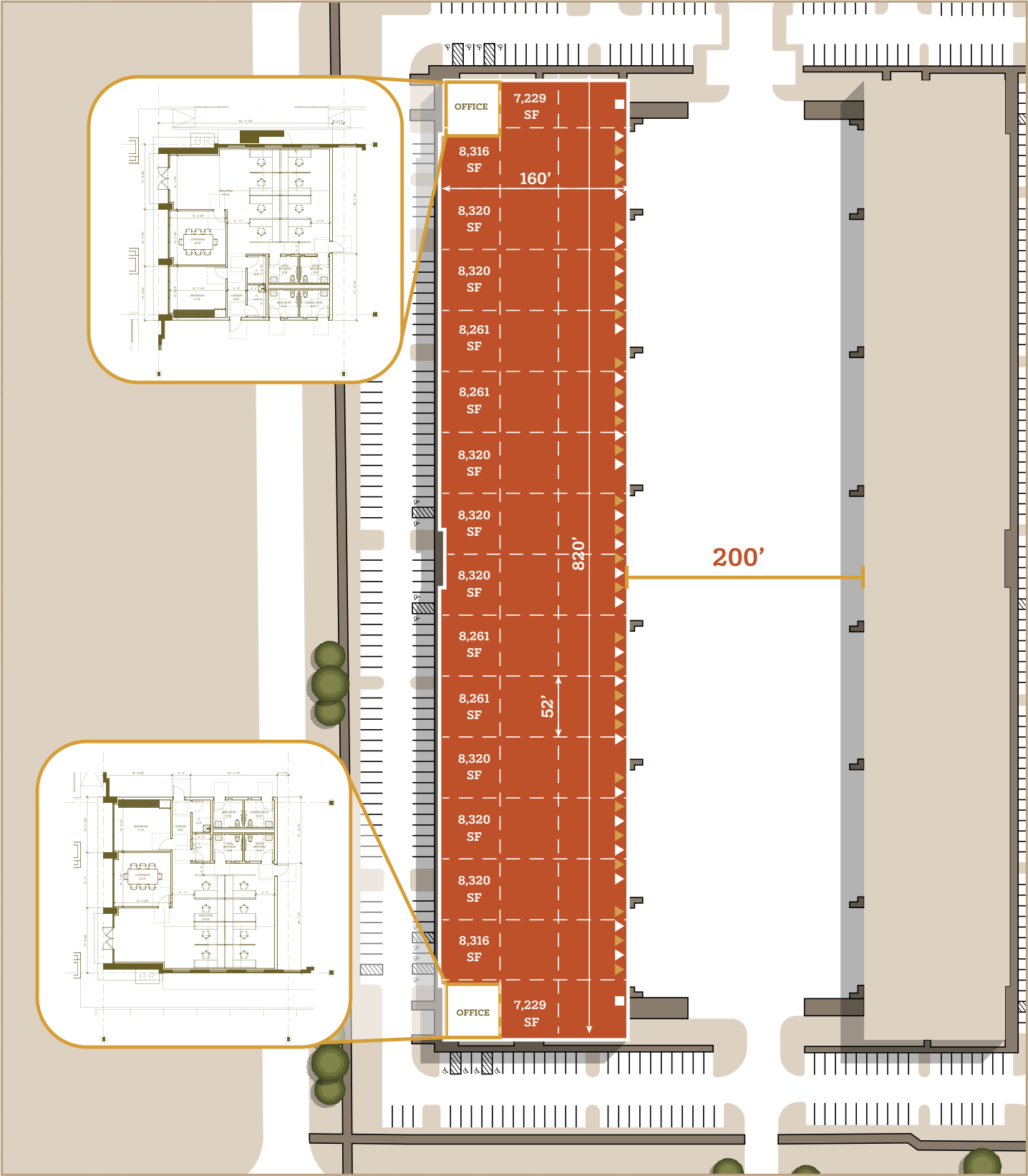
SPRINKLERS

ESFR

POWER

480V 3-Phase, 2,000 Amps

BUILDING ONE



► Highlighted dock door indicates dock leveler in place

★ REAR LOAD

★ MIN DIVISIBILITY: ±6,495 SF

102,186 SF

SPEC OFFICE

2 - ±1,570 SF | 1 - ±1,000 SF

CLEAR HEIGHT

32'

PIT LEVELERS

25

BUILDING DEPTH

125'

SPEED BAY DEPTH

62'6"

CAR PARKING

153 Spaces

SLAB THICKNESS

7"

DOCK DOORS

50 (9' x 10')

RAMPS

2 (12' x 14')

TYPICAL COLUMN SPACING

52'

TRUCK COURT DEPTH

200' Shared

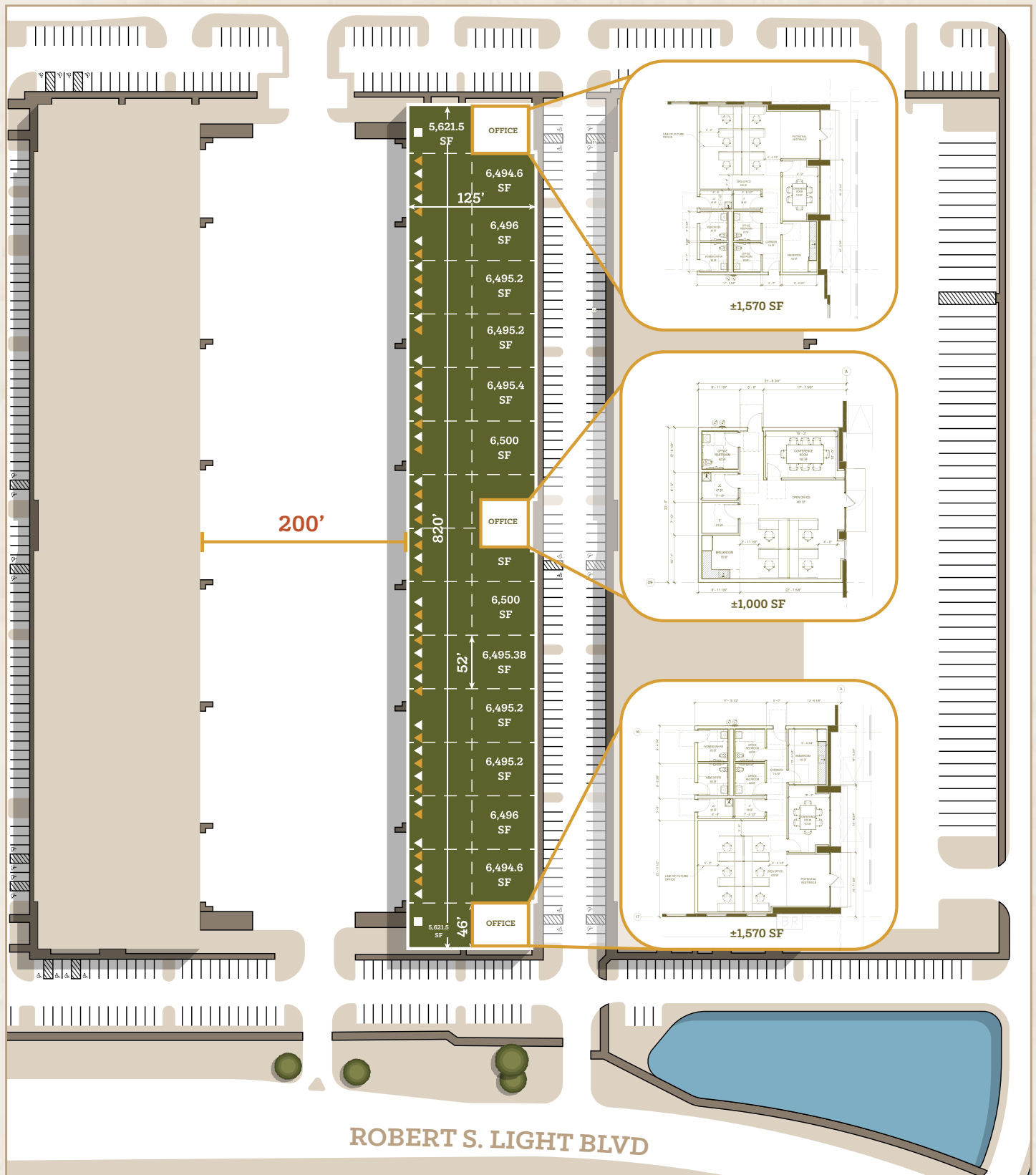
SPRINKLERS

ESFR

POWER

480V 3-Phase, 2,000 Amps

BUILDING TWO



Highlighted dock door indicates dock leveler in place

★ REAR LOAD

★ MIN DIVISIBILITY: ±46,821 SF

151,328 SF

SPEC OFFICE

±2,483 SF

CLEAR HEIGHT

32'

PIT LEVELERS

25

BUILDING DEPTH

185'

SPEED BAY DEPTH

60'

CAR PARKING

181 Spaces

TRUCK PARKING

60 Spaces

DOCK DOORS

50 (9' x 10')

RAMPS

2 (12' x 14')

TYPICAL COLUMN SPACING

52'

TRUCK COURT DEPTH

170'

SPRINKLERS

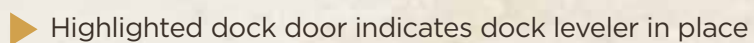
ESFR

POWER

480V 3-Phase, 2,000 Amps

SLAB THICKNESS

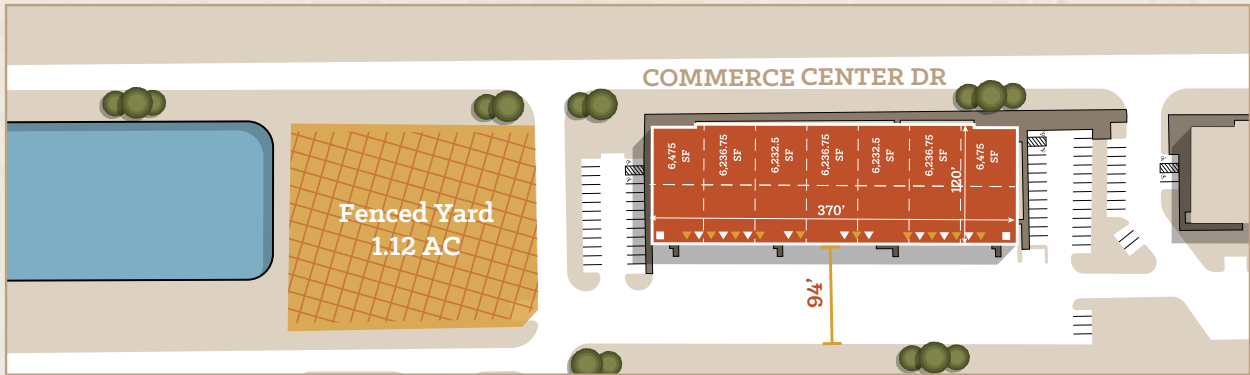
7"



BUILDING FOUR - REAR LOAD



44,125 SF



▼ Highlighted dock door indicates dock leveler in place

SPEC OFFICE

TBD

YARD SPACE

1.12 AC

CLEAR HEIGHT

24'

DOCK DOORS

18 (9'x10')

DOCK LEVELERS

11

RAMPS

2 (12'x14')

BUILDING DEPTH

120'

TYPICAL COLUMN SPACING

52'

SPEED BAY DEPTH

60'

TRUCK COURT DEPTH

94'

CAR PARKING

51 Spaces

TRAILER PARKING

Available in Yard

SPRINKLERS

ESFR

SLAB THICKNESS

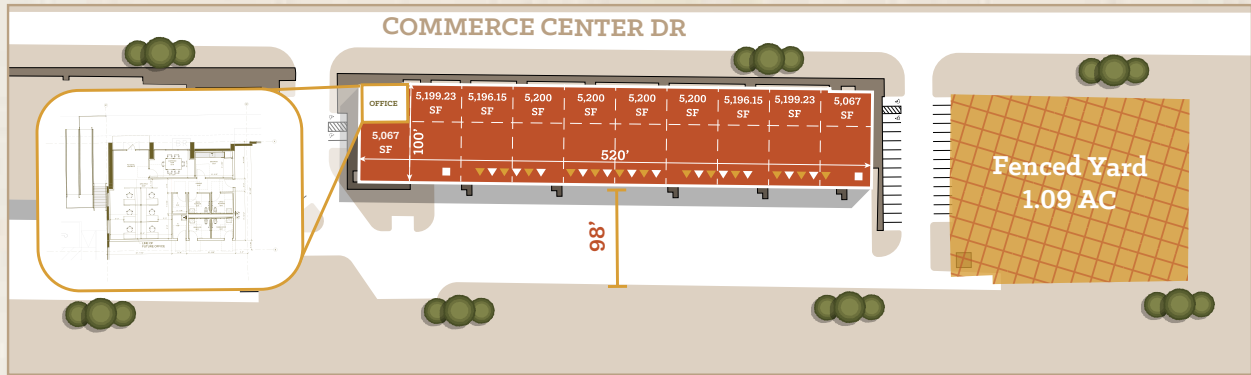
7"

POWER

1,200 Amps



51,725 SF



▼ Highlighted dock door indicates dock leveler in place

SPEC OFFICE

±1,570 SF

YARD SPACE

1.09 AC

CLEAR HEIGHT

24'

DOCK DOORS

25 (9'x10')

DOCK LEVELERS

13

RAMPS

2 (12'x14')

BUILDING DEPTH

100'

TYPICAL COLUMN SPACING

52'

SPEED BAY DEPTH

60'

TRUCK COURT DEPTH

98'

CAR PARKING

43 Spaces

TRAILER PARKING

Available in Yard

SPRINKLERS

ESFR

SLAB THICKNESS

7"

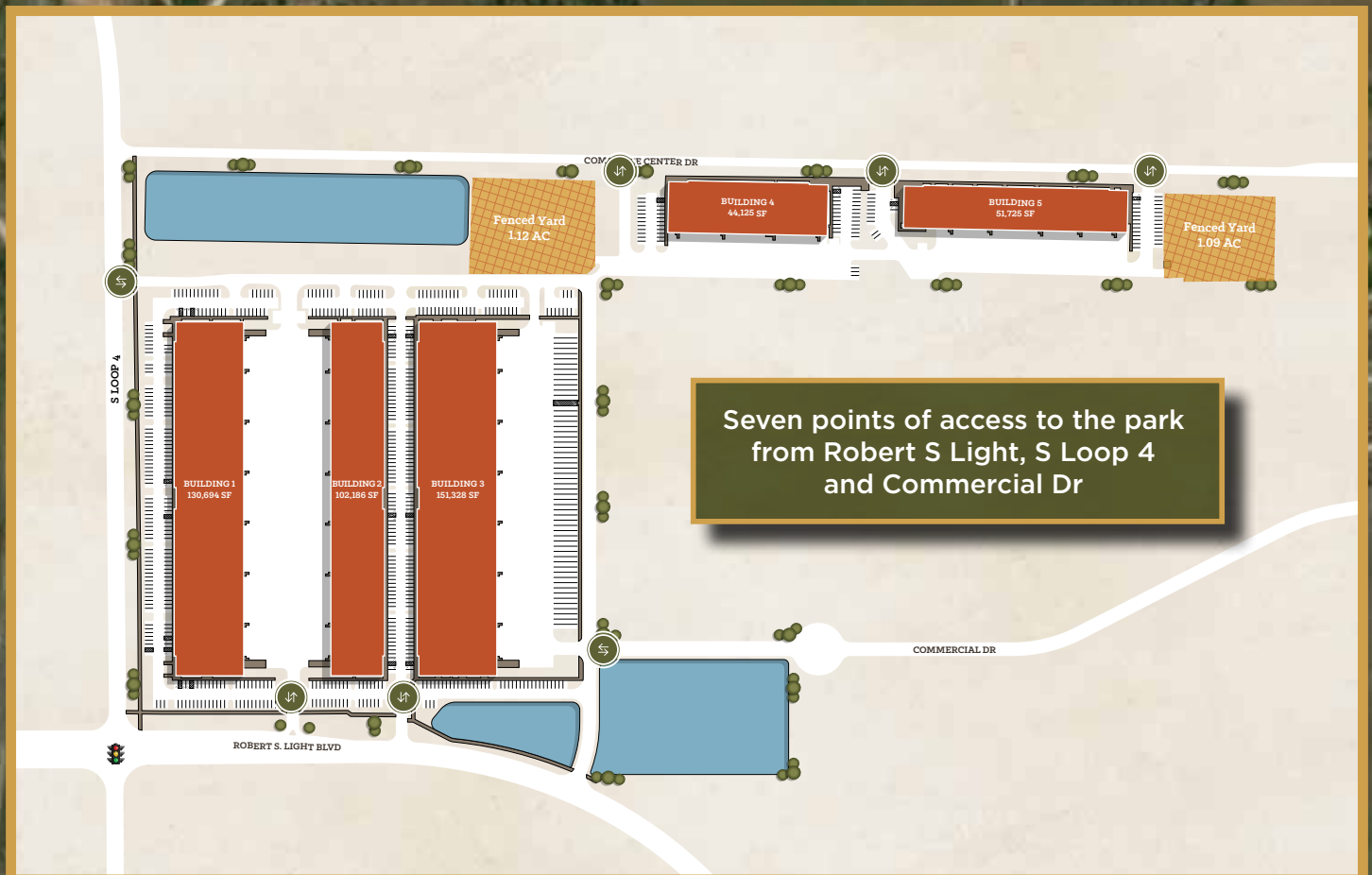
POWER

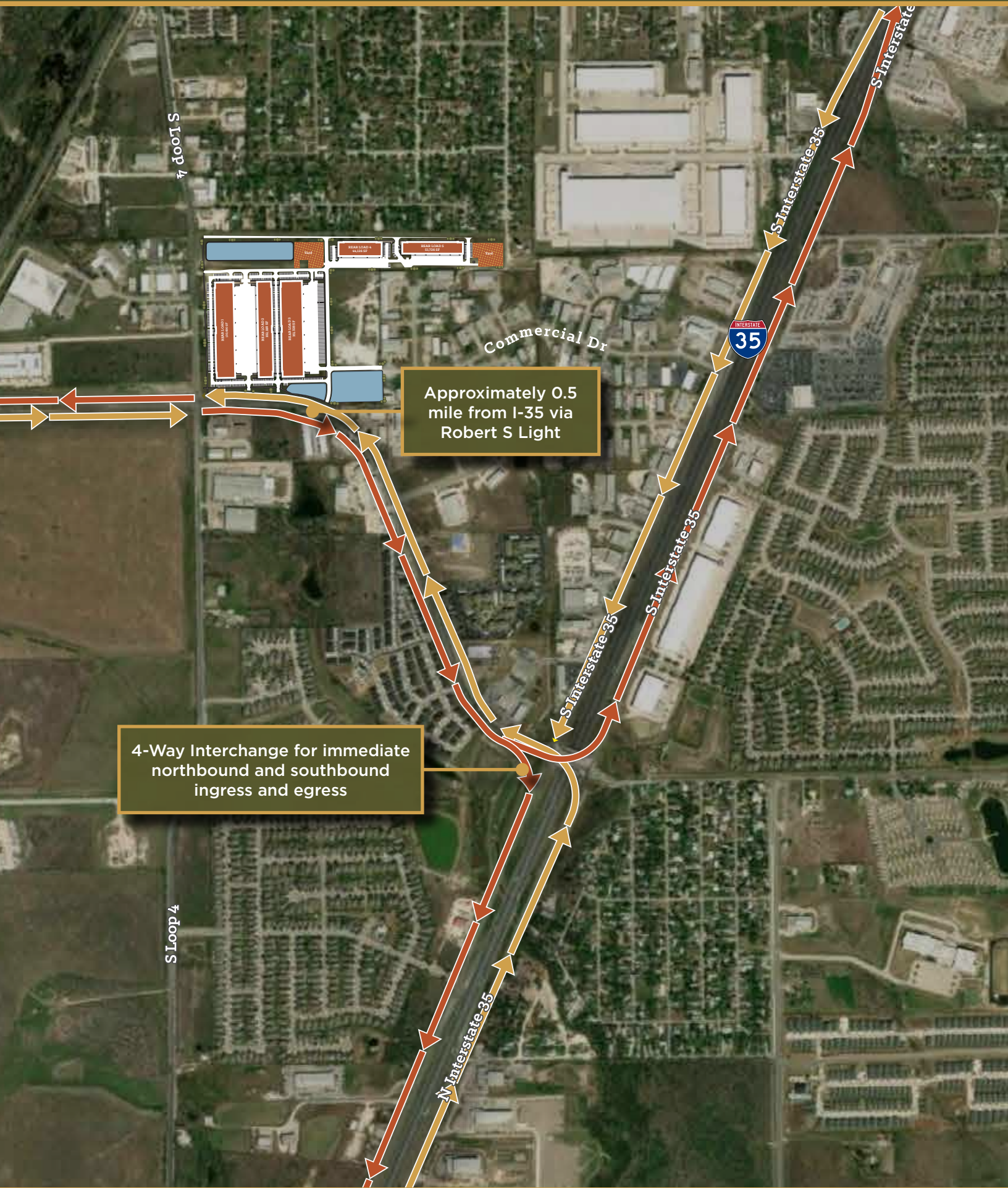
1,200 Amps

SUPERIOR CONNECTIVITY & ACCESS

Jack C Hays Trl

Robert S Light Blvd





S Loop 4

Commercial Dr

35

Approximately 0.5
mile from I-35 via
Robert S Light

4-Way Interchange for immediate
northbound and southbound
ingress and egress

S Loop 4

N Interstate 35

S Interstate 35

S Interstate 35

S Interstate 35

S Interstate

DOWNTOWN BUDA



BUDA * GATEWAY



EVERYDAY CONVENIENCE



Immediate access to
dining, daily essentials,
and extensive shopping
options



Surrounded by
71 retailers and 6
established shopping
centers within one mile



Historic Downtown
Buda with multiple
restaurants, coffee shops
and shopping just a one-
minute drive away



Delivers a lifestyle
experience that extends
beyond the workplace



LA

N
A

290


SIMWON America Corp.

EW BRAUNFELS





ROUND ROCK



SAMSUNG

flex



SAMSUNG



AUSTIN



* BUDA *
GATEWAY

BUDA



KYLE



SAN MARCOS



YOU'RE IN GOOD COMPANY

Positioned in the heart of one of the fastest-growing economic corridors in the nation, Buda Gateway offers seamless access to Central Texas' dynamic network of leading employers. The region is anchored by a diverse mix of global technology innovators, advanced manufacturers, and high-volume logistics operators, creating a powerful ecosystem for growth and collaboration. From Fortune 500 tech campuses and semiconductor facilities to regional distribution hubs and emerging industrial leaders, these employers drive a deep talent pool, robust infrastructure, and sustained demand—making this location an ideal hub for companies seeking connectivity, scalability, and long-term opportunity.



BUDA ★ GATEWAY

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REAL ESTATE



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