

Competitive Rates
and LOW NNNs

3100 FM 972
Georgetown, TX 78626

2,880 - 30,000 SF Warehouse Spaces Available

New Build 2024 (Never Occupied)



 **WALBURG**
BUSINESS PARK

BUSINESS PARK OVERVIEW

WALBURG BUSINESS PARK

- Building 1** - 7200 sq ft
- Building 2** - 30,000 sq ft
- Building 3** - 30,000 sq ft
- Building 4** - 11,520 sq ft
- Building 5** - 11,520 sq ft
- Building 6** - 11,520 sq ft
- Storage 7** - (15) 320 sq ft



BUILDING 1 – 7,200 sq ft

- Existing Office Space and Warehouse
- 7,200 sq ft
- 16 ft eave height
- 14 foot Rollup OH Door
- 3 Phase Power Included

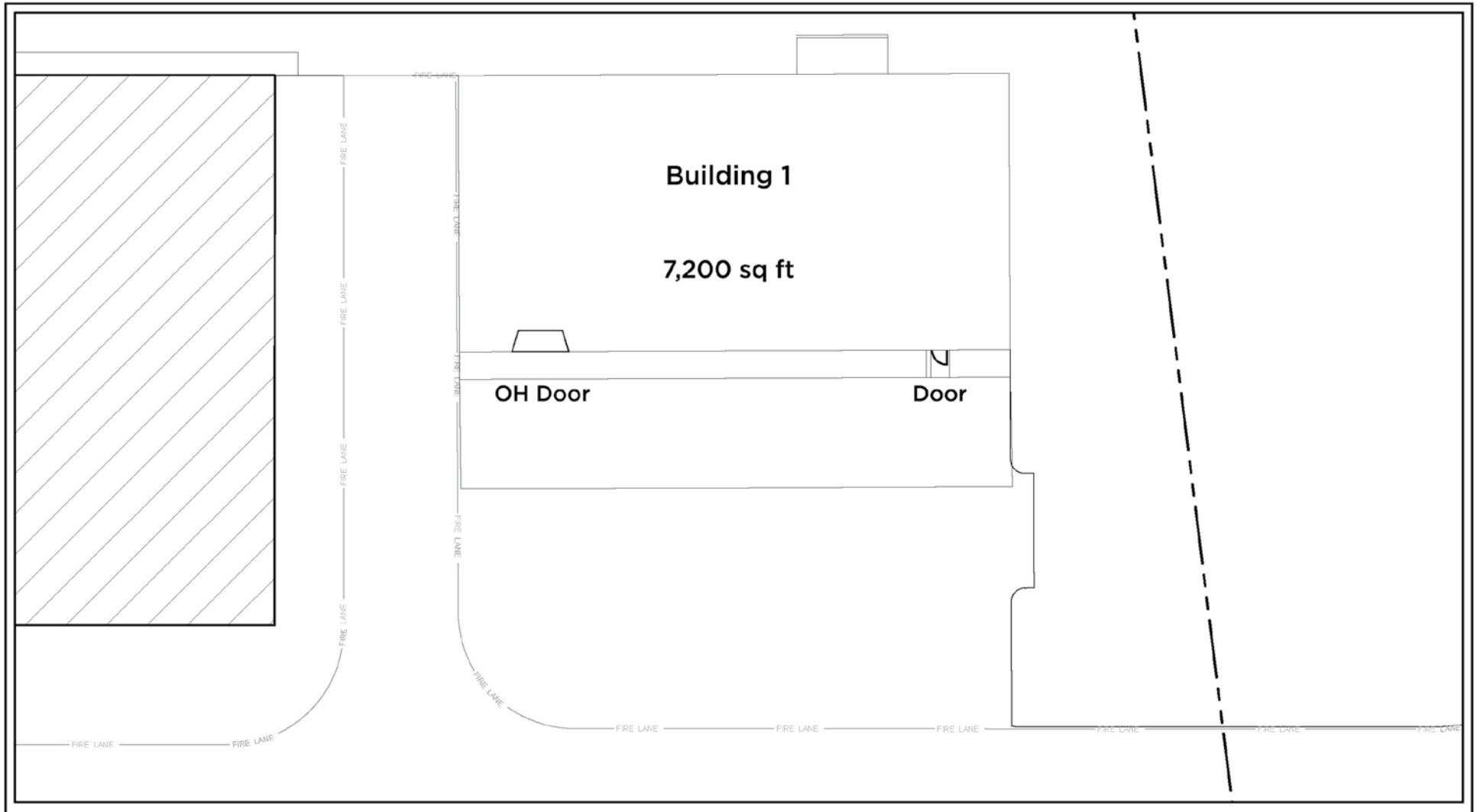
LEASED

BUILDING 1 - 7,200 sq ft



BUILDING 1

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



Floorplans are not shown to scale.

BUILDING 2 - 30,000 sq ft



- Suite 201 - 9,000 sq ft **Leased**
- Suite 202 - 9,000 sq ft **Leased**
- Suite 203 - 12,000 sq ft **Leased**

LEASED

BUILDING 2 – 30,000 sq ft



SPECS:



Brand New Construction

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



120 ft Deep Building

- Reduces Dead Space Around Doorways. Ideal Depth for Warehousing/Storage



**Loading Dock
Extended Loading Zone**

- Provides Ample & Flexible Parking



Insulated

- 1 Inch High Density Closed-Cell Spray Foam Insulation



Fire Sprinkler System Installed

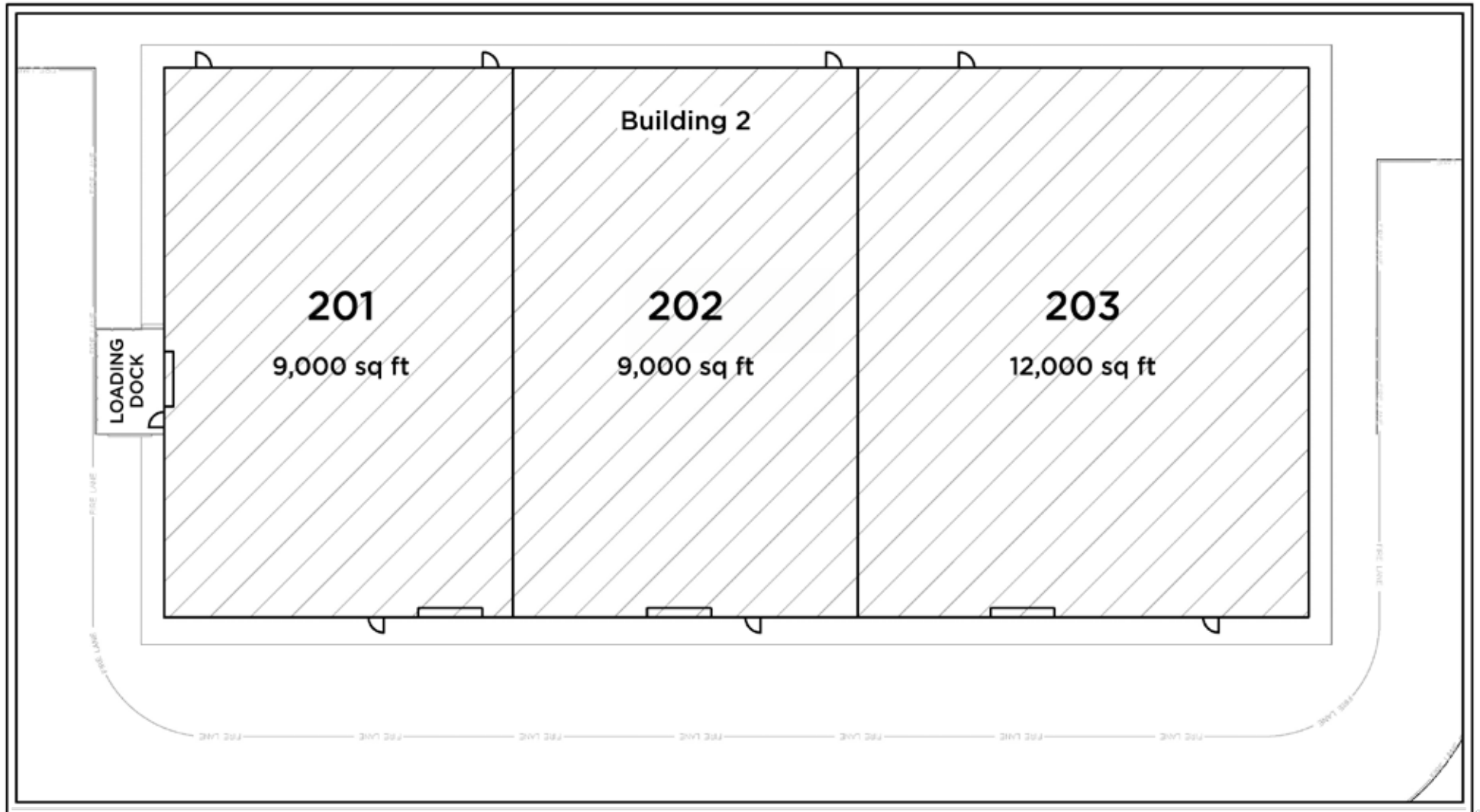


3 Phase Power Included

- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout
**Available Upgrade*

BUILDING 2

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.

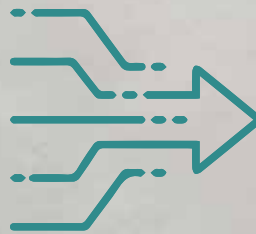


Floorplans are not shown to scale.

BUILDING 3 - 30,000 sq ft



- Suite 301 - 9,000 sq ft
- Suite 302 - 9,000 sq ft
- Suite 303 - 12,000 sq ft



**COMBINE
MULTIPLE
SUITES**

BUILDING 3 – 30,000 sq ft



SPECS:



Brand New Construction

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



120 ft Deep Building

- Reduces Dead Space Around Doorways. Ideal Depth for Warehousing/Storage



2 Loading Docks
Extended Loading Zone

- Provides Ample & Flexible Parking



Insulated

- 1 Inch High Density Closed-Cell Spray Foam Insulation



Fire Sprinkler System Installed

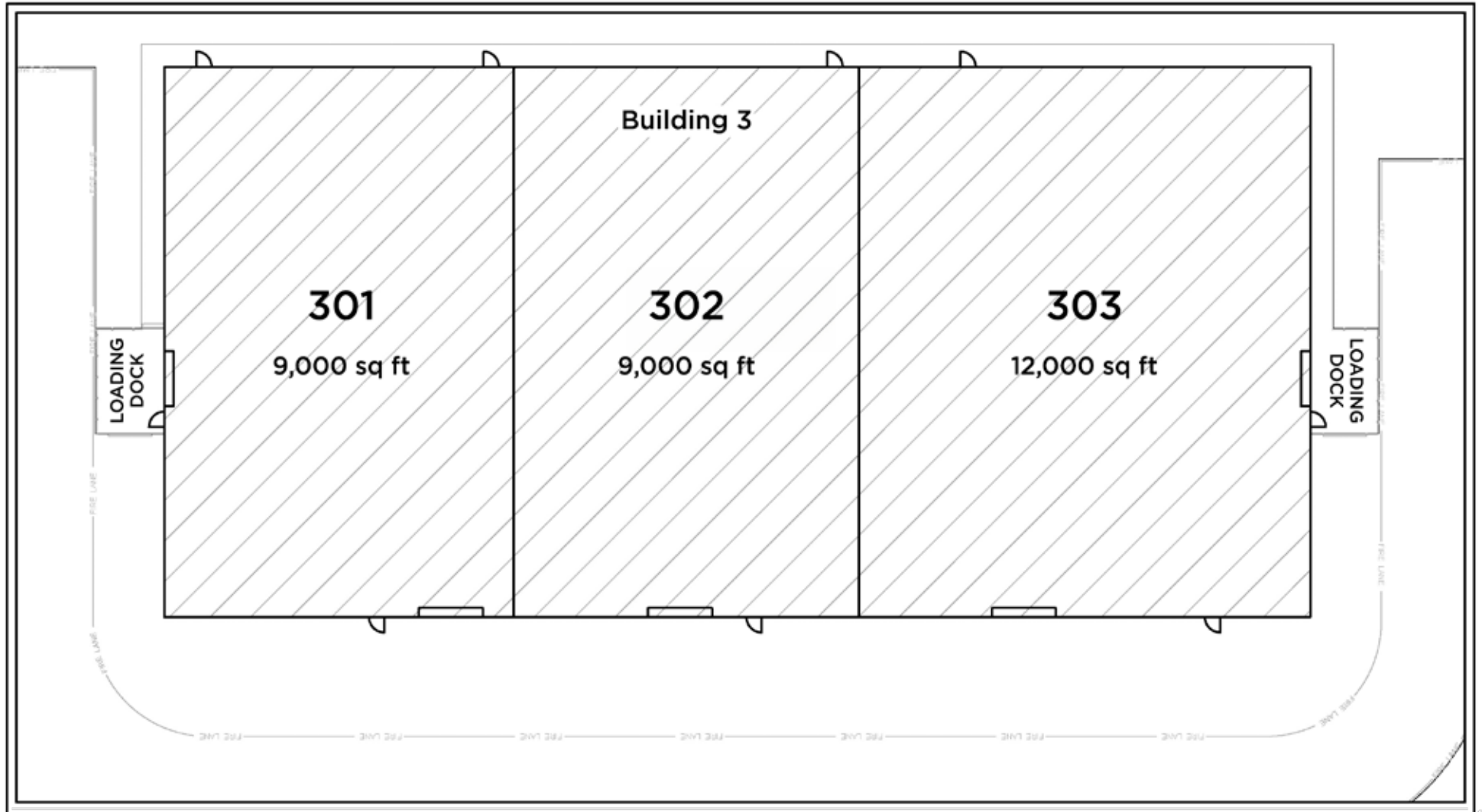


3 Phase Power Included

- Flexible Space Use
 - High Efficiency LED Lighting
 - 16 ft Clear Height
 - Office/Restroom Buildout
- *Available Upgrade*

BUILDING 3

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



Floorplans are not shown to scale.

BUILDING 4 - 11,520 sq ft

- Suite 401 - 2,880 sq ft
- Suite 402 - 2,880 sq ft
- Suite 403 - 2,880 sq ft
- Suite 404 - 2,880 sq ft



**COMBINE
MULTIPLE
SUITES**

BUILDING 4 - 11,520 sq ft



SPECS:



Brand New Construction

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



Extended Loading Zone

- Provides Ample & Flexible Parking



Insulated

- 2 Inch High Density Closed-Cell Spray Foam Insulation

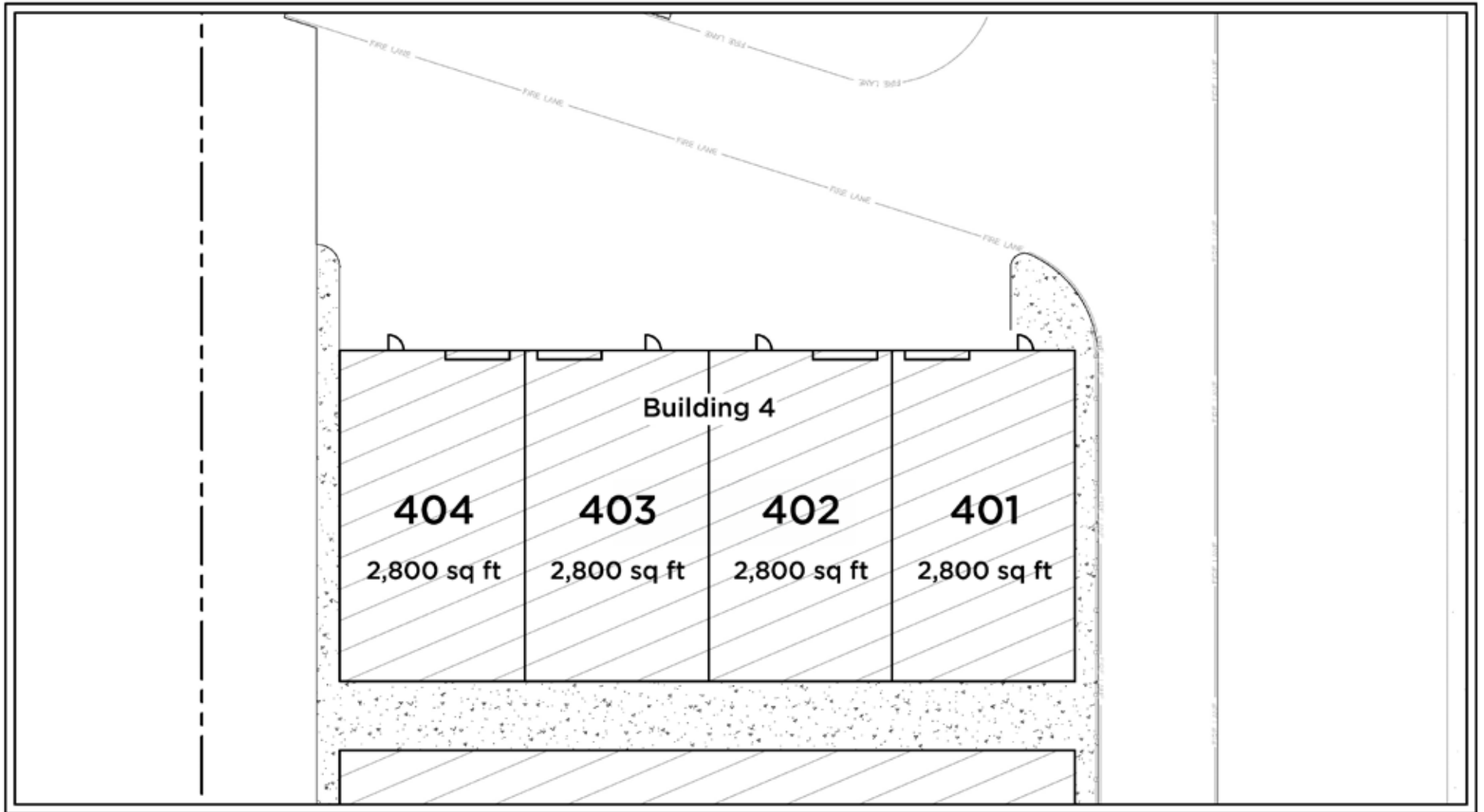


3 Phase Power Included

- Fire Sprinkler System Option
**Available Upgrade*
- 300 Amp 2 Phase Included, 3 Phase Power **Available Upgrade*
- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout
**Available Upgrade*

BUILDING 4

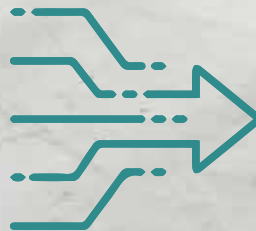
Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



Floorplans are not shown to scale.

BUILDING 5 - 11,520 sq ft

- Suite 501 - 2,880 sq ft
- Suite 502 - 2,880 sq ft
- Suite 503 - 2,880 sq ft
- Suite 504 - 2,880 sq ft



**COMBINE
MULTIPLE
SUITES**

BUILDING 5 – 11,520 sq ft



SPECS:



Brand New Construction

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



Extended Loading Zone

- Provides Ample & Flexible Parking



Insulated

- High Density Closed-Cell Spray Foam Insulation

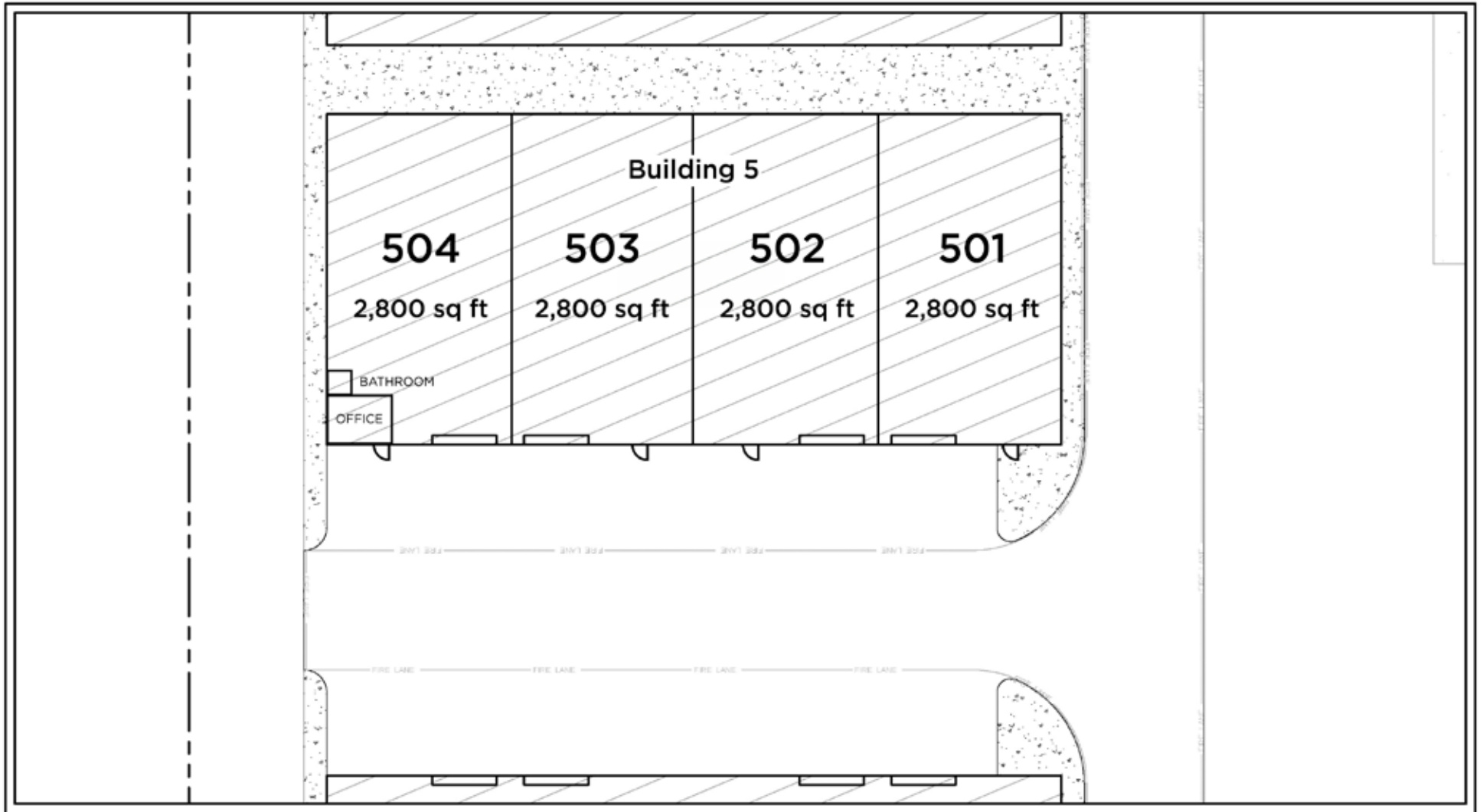


3 Phase Power Included

- Fire Sprinkler System Option
**Available Upgrade*
- 300 Amp 2 Phase Included, 3 Phase Power **Available Upgrade*
- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout
**Available Upgrade*

BUILDING 5

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



Floorplans are not shown to scale.

BUILDING 6 - 11,520 sq ft

- Suite 601 - 2,880 sq ft
- Suite 602 - 2,880 sq ft
- Suite 603 - 2,880 sq ft
- Suite 604 - 2,880 sq ft



**COMBINE
MULTIPLE
SUITES**

BUILDING 6 – 11,520 sq ft



SPECS:



Brand New Construction

- Built 2024
- Drive in 14'x14' Grade Level Sectional OH Doors. Provides Convenience and Security



Extended Loading Zone

- Provides Ample & Flexible Parking



Insulated

- High Density Closed-Cell Spray Foam Insulation

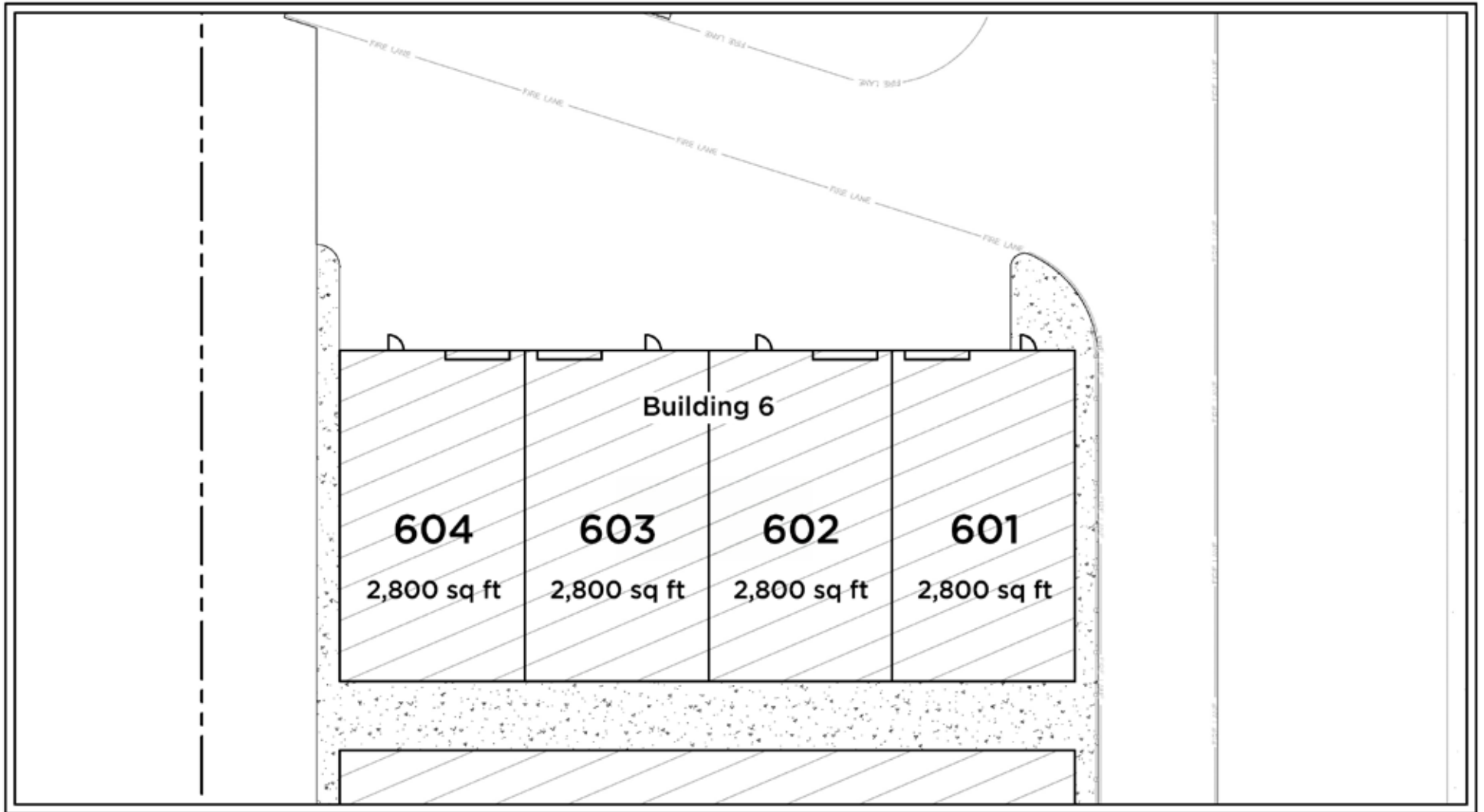


3 Phase Power Included

- Fire Sprinkler System Option
**Available Upgrade*
- 300 Amp 2 Phase Included, 3 Phase Power **Available Upgrade*
- Flexible Space Use
- High Efficiency LED Lighting
- 16 ft Clear Height
- Office/Restroom Buildout
**Available Upgrade*

BUILDING 6

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



Floorplans are not shown to scale.

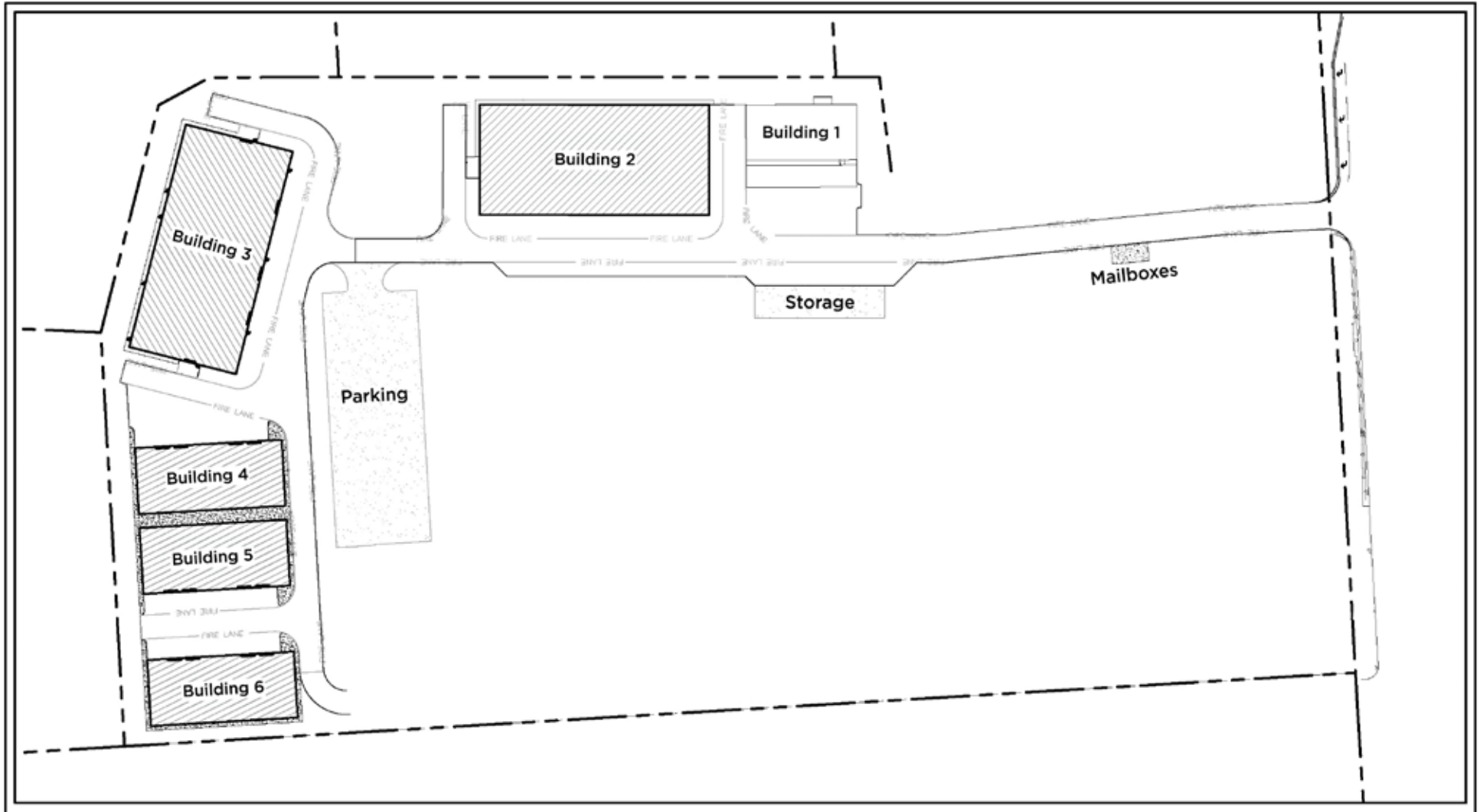
ONSITE OVER FLOW STORAGE

(15) 40 ft Storage Conex Boxes

- Month-to-month rentals
- 40 ft x 8 ft conex boxes
- 320 sq ft
- Lockable
- Forklift easy access

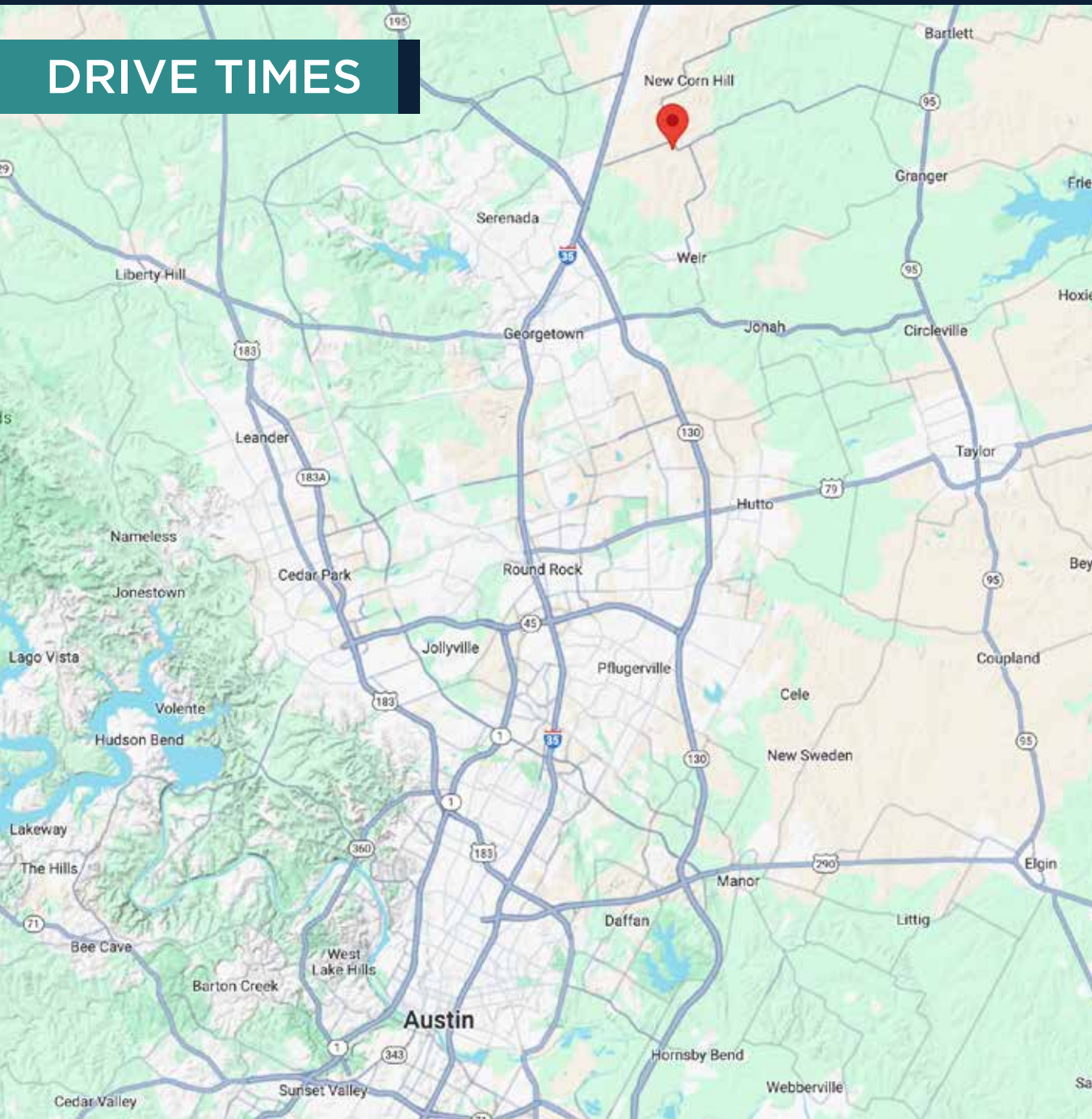
SITEPLAN

Walburg Business Park provides multiple lease spaces/buildings allowing our tenants the ability to grow/expand without expensive relocation costs.



Floorplans are not shown to scale.

DRIVE TIMES



DRIVE TIMES:

IN MINUTES, APPROXIMATE

Major Cities

- Jarrell - 5
- Downtown Georgetown - 10
- Round Rock - 18
- Hutto - 20
- Taylor - 25
- Temple - 25

Major Thoroughfares

- IH-35 - 4
- SH - 29 - 5
- US - 130 - 5
- Tx - 45 - 19

PROPERTY SUMMARY



SUMMARY

- 6 Warehouse Spaces
- Onsite Overflow Storage
- Combine Multiple Suites
- 2024 Construction (1st Tenant Opportunity)
- Office and Build to Suit Available
- 3 Phase Power

LEASE RATE

- \$15 PSF + NNN (Estimated \$2 PSF)



CONTACT FOR AVAILABILITY AND LEASING:



Walburg Business Park Manager

SCOTT BURGER

512-861-2995