

FOR LEASE

Industrial and Yard Space

601 Private Road 900, Hutto, TX 78634

- Flexible Industrial Buildout
- Immediate Availability
- Strategic Access to SH 130
- 10 acres of land



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Lease Rate
Base Rent : \$12.00 – \$22.00 PSF
Area : 4,000 – 21,500 SF (±)
Delivery : Existing Warehouse



Executive Summary

Position your business for success in Hutto's growing industrial corridor

An excellent opportunity to lease flexible industrial warehouse space located at 601 Private Road 900, Hutto, TX 78634. The property offers multiple building configurations ranging from approximately 4,000 SF to 21,500 SF, making it ideal for industrial, contractor, storage, laydown yard, and build-to-suit users.

Strategically positioned in Northwest Hutto, just minutes from SH 130 and Chandler Road, the site provides efficient regional access to Austin, Round Rock, Taylor, and Georgetown. The property's private road access, flexible layouts, and utility availability support a wide range of light industrial and service-oriented operations.

Property Features

Property Highlights:

- Multiple industrial buildings and land options available
- Available sizes: Approx. 4,000 – 21,500 SF
- Zoning / Use: Industrial, Laydown Yard
- Lease Rate: \$12.00 – \$22.00 PSF + \$3.15 PSF NNN (est.)
- Lease Term: 3–10 years
- Build to suit options available
- Private Road access (Private Road 900)
- Ample on-site parking (appx. 4:1,000 SF)

Building & Suite Features

- Metal warehouse construction
- Multiple suite configurations available
- Overhead roll-up doors (varies by suite)
- Office buildouts available in select suites
- Clear span warehouse layouts
- Ideal for contractors, equipment storage, light manufacturing, and service businesses

Traffic & Access Highlights:

- Access to SH 130 via Chandler Rd
- Strong regional connectivity to Hutto, Round Rock, Taylor, and Austin
- Located within an established industrial corridor

Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.



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subject to change or withdrawal without notice.

Property Details

Category	Details
Available SF :	4,000 – 21,500 SF (±)
Lease Rate :	\$12.00 – \$22.00 PSF
Estimated NNN :	\$3.15 PSF (Estimated)
Property Type :	Industrial / Warehouse
Availability :	Immediate
Delivery :	Existing Warehouse
Year Built :	Multiple Buildings
Lease Term :	3 – 10 Years
Neighborhood :	Hutto
Zoning / Use :	Industrial, Laydown Yard

Traffic Counts

Street name VPD

SH 130 Regional Hwy

Chandler Rd Industrial Connector

Private Road 900 Site Access

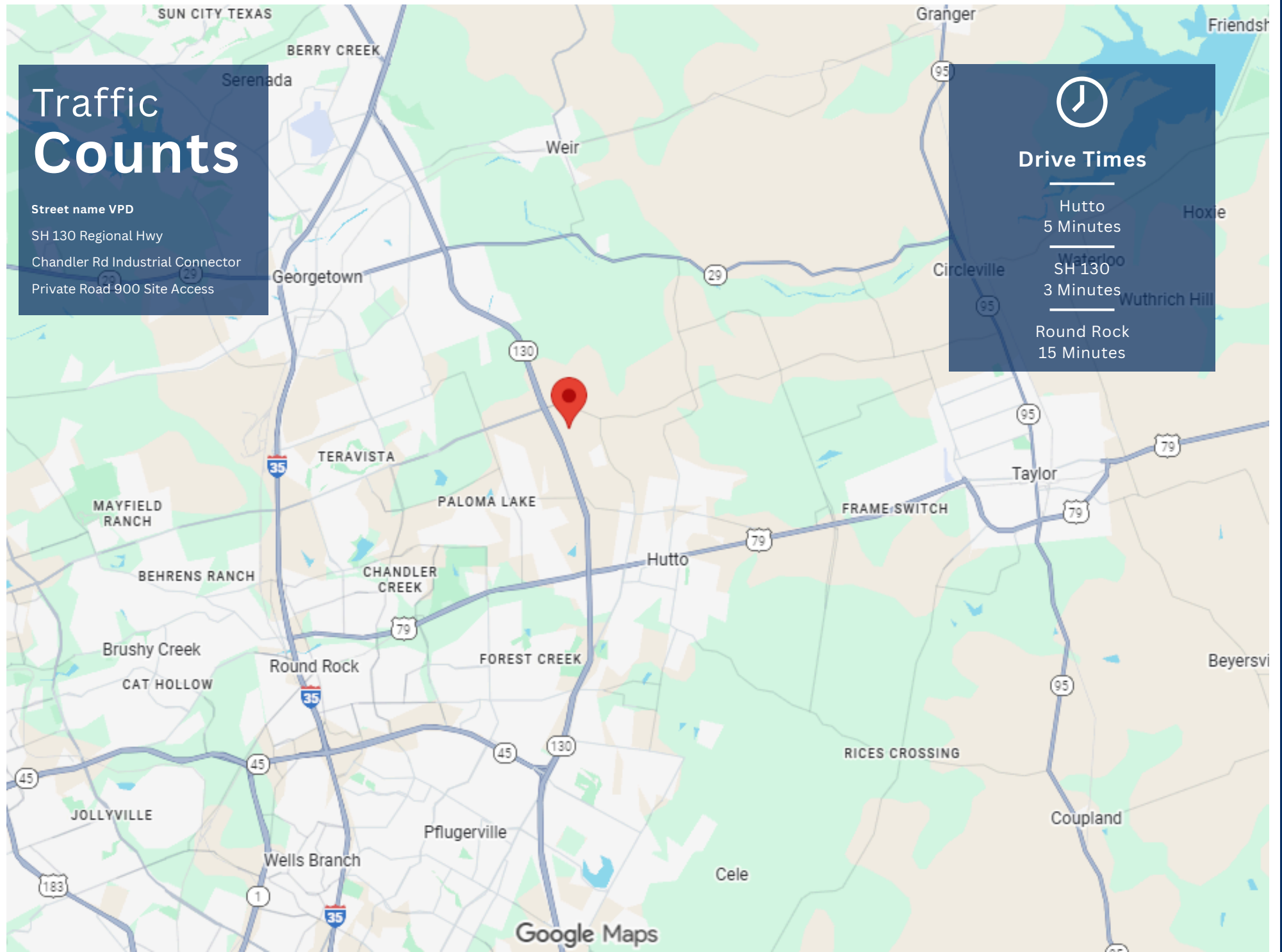


Drive Times

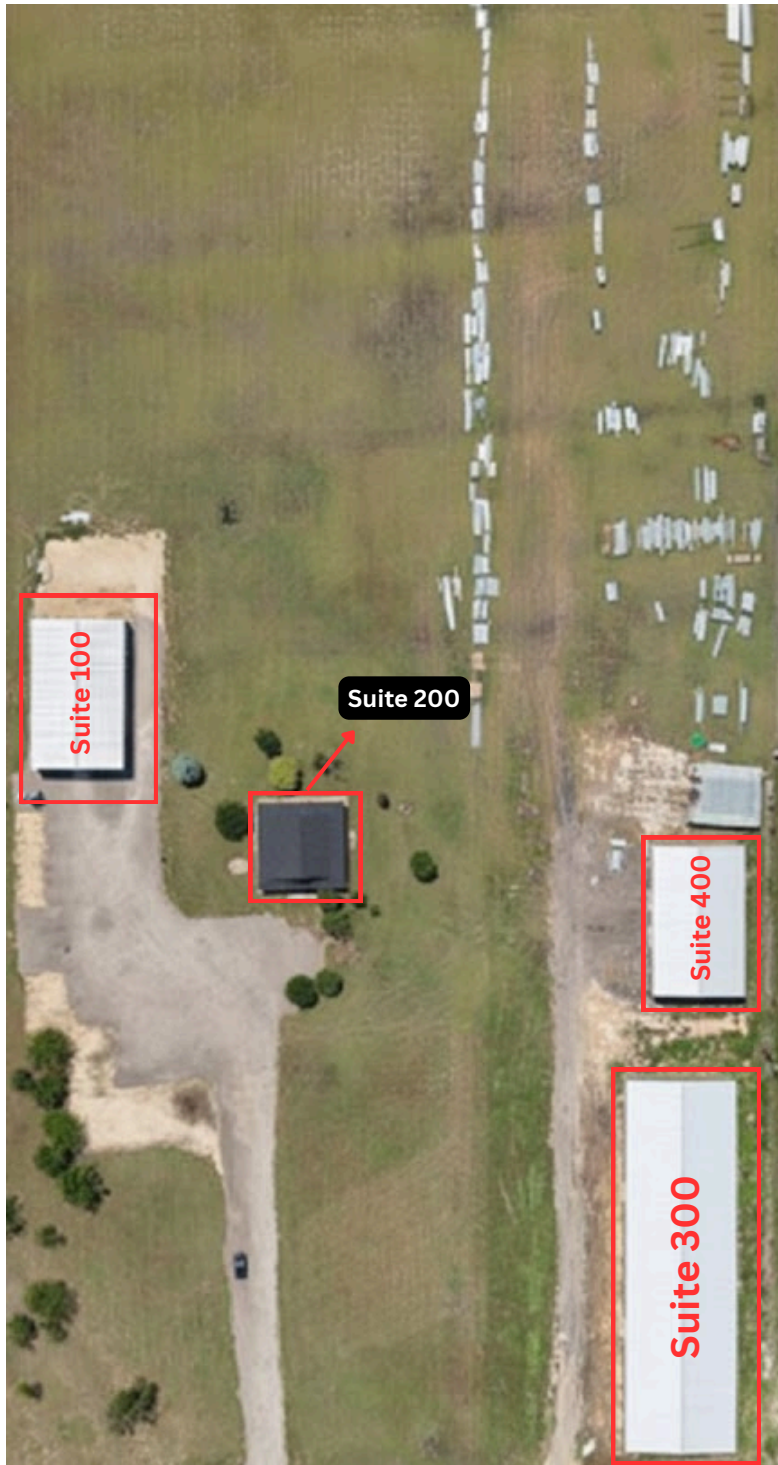
Hutto
5 Minutes

SH 130
3 Minutes

Round Rock
15 Minutes



Google Maps



Site Plan

- **Suite 100 – ±4,000 SF**
 - Warehouse space
 - Two overhead roll-up doors
 - One restroom
- **Suite 200 – ±1,000 SF**
 - Office / flex space
 - Two private offices
 - Restroom & kitchenette
- **Suite 300 – ±12,000 SF**
 - Divisible layout
 - 50' bays (60' width)
 - Two 12' x 12' overhead doors
- **Suite 400 – ±4,800 SF**
 - Warehouse space
 - One restroom
 - Tool storage room
- **Site Features**
 - Private Road 900 access
 - On-site parking & yard area
 - Build-to-suit options available

Property Photos



Suite 100



Suite 200



Suite 100



Suite 300

Overview

Hutto, Texas continues to experience strong population and economic growth, positioning itself as an increasingly attractive location for industrial and service-oriented businesses in the Greater Austin region. Located just northeast of Austin, Hutto benefits from convenient access to major transportation corridors, including SH 130, allowing for efficient movement of goods and connectivity to surrounding markets such as Round Rock, Taylor, Georgetown, and Pflugerville. The area surrounding 601 Private Road 900 is characterized by expanding industrial and commercial activity, supported by the city's business-friendly environment and ongoing infrastructure investments. Hutto's growing residential base, workforce availability, and proximity to Austin's technology and manufacturing hubs make it an ideal location for contractors, logistics, storage, and light industrial users.

With flexible building configurations, private road access, and build-to-suit opportunities, this property offers tenants a scalable solution in one of Central Texas' fastest-growing industrial submarkets.

Economy

Hutto's economy continues to grow due to its strategic location within the Greater Austin region and direct access to SH 130. The city has attracted manufacturing, logistics, construction, and service-based industries, driving steady demand for industrial space. Business-friendly policies, expanding infrastructure, and access to a growing workforce position Hutto as a strong market for long-term industrial and commercial growth.

Real Estate

Hutto's real estate market has experienced significant growth as the city continues to emerge as a key development hub within the Greater Austin metropolitan area. Rapid population expansion and strong job creation have driven increased demand across residential, commercial, and industrial sectors. Large-scale residential communities have fueled the need for supporting services, while expanding industrial corridors—particularly along SH 130—have attracted logistics, manufacturing, contractor, and flex users seeking modern facilities with efficient regional access.

Industrial real estate in Hutto remains especially attractive due to competitive lease rates, availability of land, and flexible building options not readily found closer to Austin's urban core. Ongoing infrastructure improvements and planned developments continue to enhance accessibility and long-term value, positioning Hutto as a prime market for businesses seeking scalable space in a high-growth environment.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including those performed by sales sponsored by the broker
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the Client above others including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client. and
- Treat all parties to a real estate transaction honestly and fairly.

LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement, An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent. including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenants agent by agreeing to represent the buyer, usually through a written representation agreement A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent. including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary

- A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated,

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for our records.

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