



# RIVERSTONE CROSSING



For Lease or Sale

## Riverstone Crossing | Two Class A Industrial Buildings

**Building A | 43,200 SF**

*Divisible to 12,240 SF*

601 SH 130  
Georgetown, TX 78626

**Building B | 60,310 SF**

*Divisible to 16,952 SF*

605 SH 130  
Georgetown, TX 78626



# Project Overview

## Property Highlights



### Immediate Highway Access

Immediate access to the SH-130 Frontage Road with highway visibility.



### Class A Construction

New, Class A industrial buildings with 28' clear heights.



### Smaller Buildings with Enhanced Divisibility

Two buildings totaling 43,200 SF and 60,310 SF respectively, with the ability to demise for smaller users in the +/- 12,240 SF to 16,952 SF range.



### Buildings Available for Lease or Sale

Unique owner-user purchase opportunity in buildings that are smaller than much of the development pipeline and well situated for purchase.

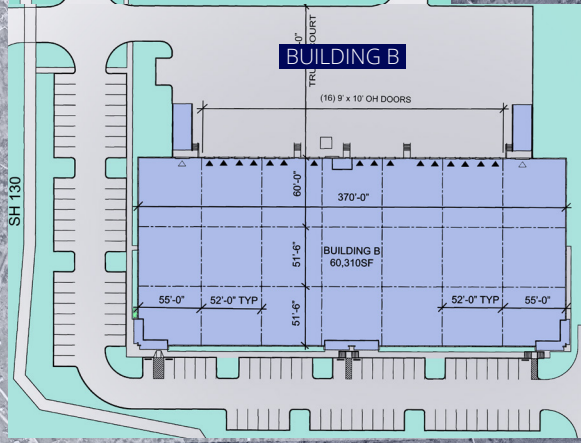
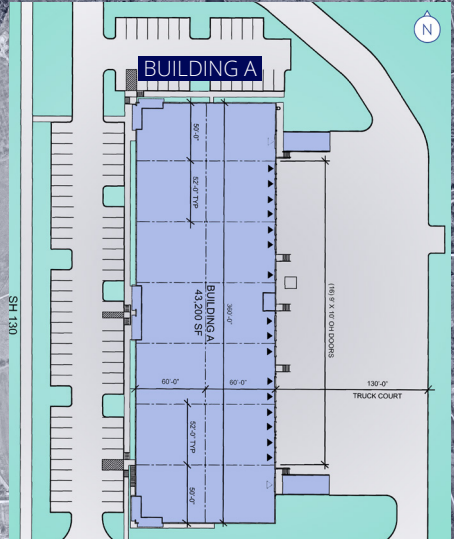
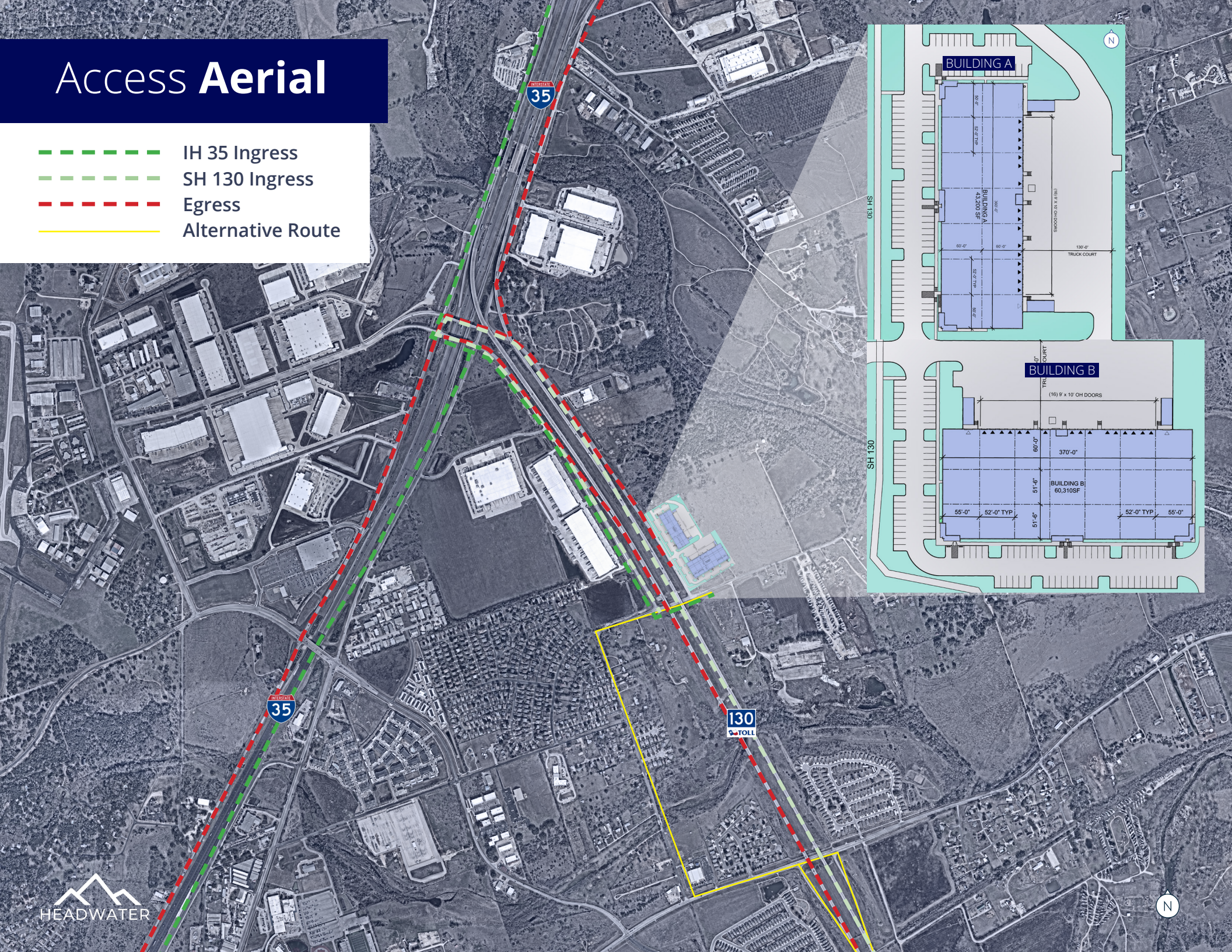


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# Access Aerial

- IH 35 Ingress
- SH 130 Ingress
- - - Egress
- Alternative Route

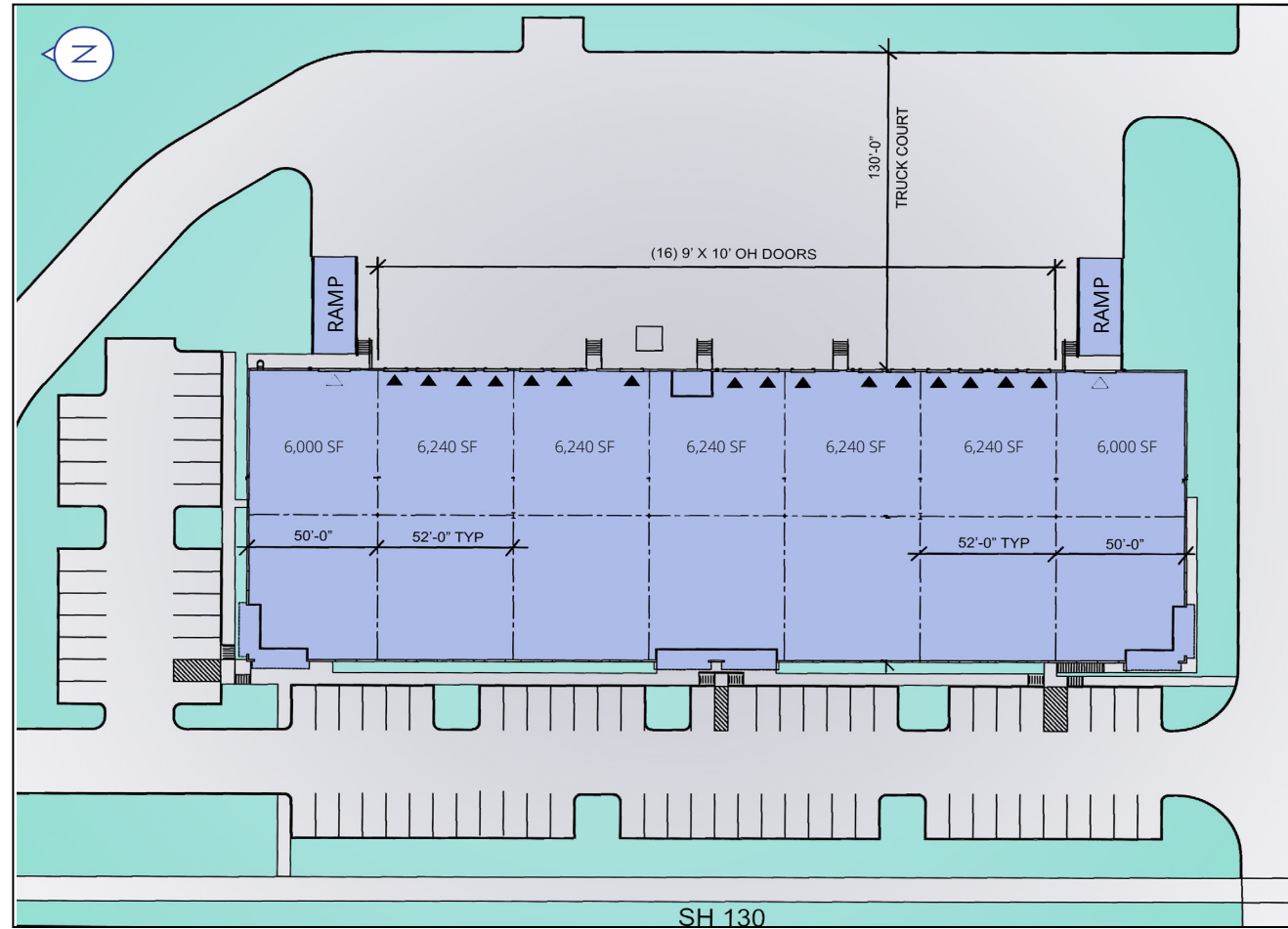


# Building A Details

601 SH 130, Georgetown, TX 78626



<b>Building Size</b>	43,200 SF
<b>Minimum Divisibility</b>	12,240 SF
<b>Spec Office</b> *Can be removed at no cost to tenant	Suite 100: 1,585 SF Suite 400: 1,585 SF
<b>Clear Height</b>	28'
<b>Building Depth</b>	120'
<b>Column Spacing</b>	60' x 52'
<b>Speed Bays</b>	60' deep
<b>Dock Doors</b>	16 (9' x 11')
<b>Drive-in Doors</b>	2 (12' x 14')
<b>Automobile Parking</b>	87 Spaces
<b>Slab Depth &amp; PSI Rating</b>	6" reinforced slab 3,000 PSI
<b>Roof Construction</b>	60 Mil TPO R-25 Rating
<b>Insulation</b>	R-25 (HVAC Ready)
<b>Power</b>	1,000 KVA Transformer 1,926 amps (upgradeable to 3,300 amps)

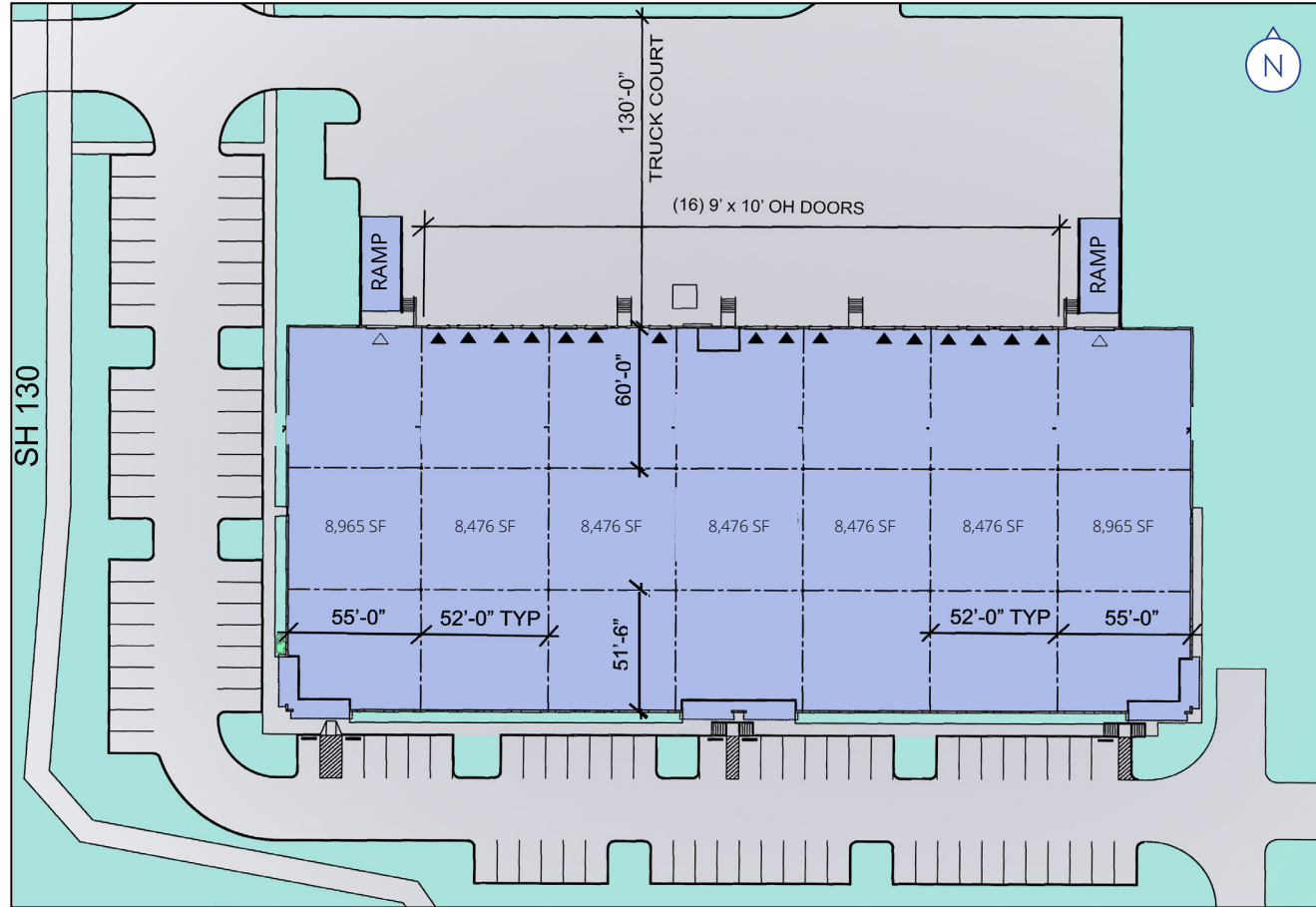


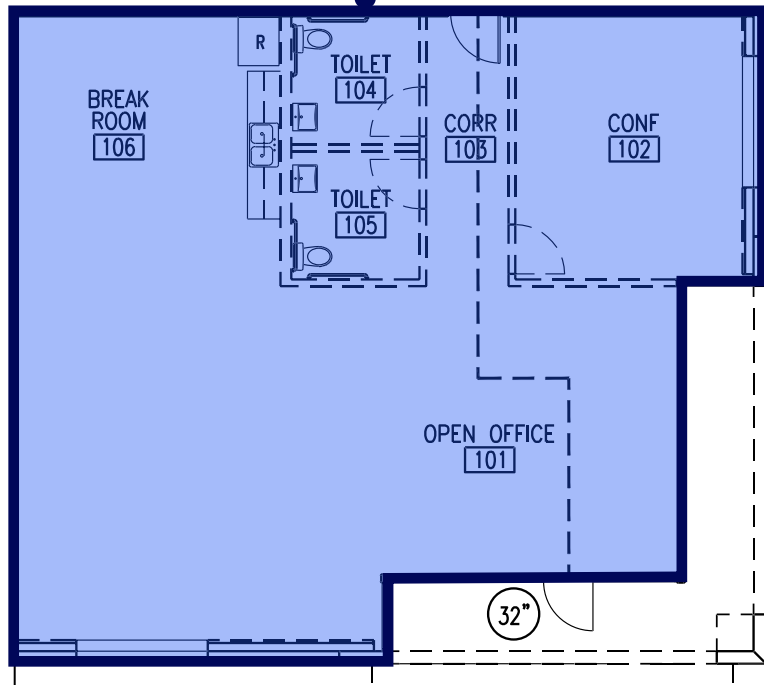
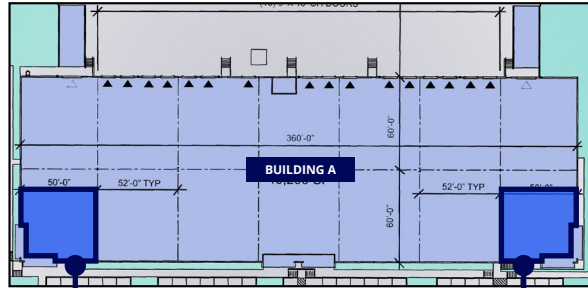
# Building B Details

605 SH 130, Georgetown, TX 78626

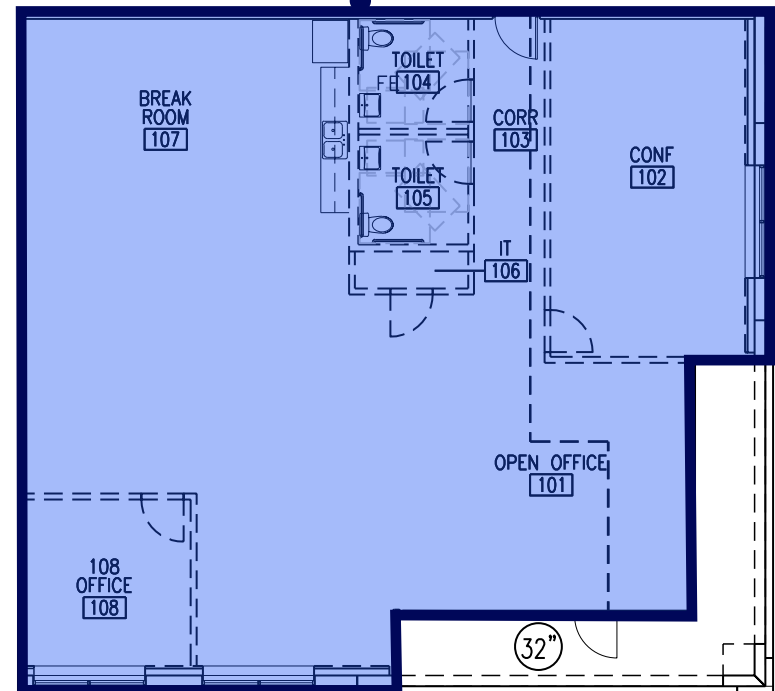
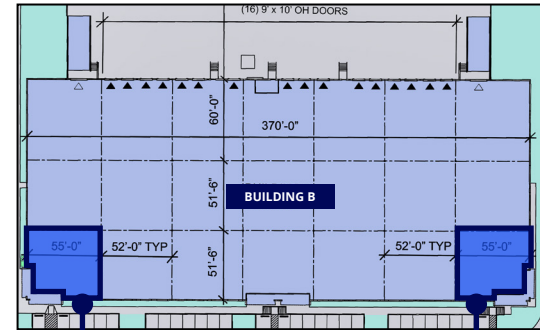


<b>Building Size</b>	60,310 SF
<b>Minimum Divisibility</b>	16,952 SF
<b>Spec Office</b> *Can be removed at no cost to tenant	Suite 100: 2,350 SF Suite 400: 2,350 SF
<b>Clear Height</b>	28'
<b>Building Depth</b>	163'
<b>Column Spacing</b>	51.5' x 52'
<b>Speed Bays</b>	60' deep
<b>Dock Doors</b>	16 (9' x 11')
<b>Drive-in Doors</b>	2 (12' x 14')
<b>Automobile Parking</b>	101 Spaces
<b>Slab Depth &amp; PSI Rating</b>	6" reinforced slab 3,000 PSI
<b>Roof Construction</b>	60 Mil TPO R-25 Rating
<b>Insulation</b>	R-25 (HVAC Ready)
<b>Power</b>	1,500 KVA Transformer 2,890 amps (upgradeable to 3,300 amps)





**Building A Offices: 1,585 SF**



**Building B Offices: 2,350 SF**

*\*Spec suites can be removed at no cost to tenant*

# Area Employers





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