

HUTTO FLEX WARE HOUSE

SPACE

FOR SALE
/ RENT

Prime Location:

**300 Co Rd 199,
Hutto, TX 78634.**

Unit 150 & 160

Flexible Terms!



*Premium spaces tailored to
meet the needs of your
growing business and
established professional
environment.*

FEATURES & BENEFITS:

- Central Location
 - Ware House - Light
 - Industry
 - Flexible Leasing Options
 - Professional Environment
- Easy access to SH 130 and Hwy 79



CONTACT US:

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FULL CIRCLE
REAL ESTATE

Burge Business Center

Class A Flex Space is a modern, high-quality, pre-engineered metal building featuring contemporary design and energy-efficient structural panels (Old Town Gray).

Building construction type

Building construction features high-quality materials and efficient up-to-33% spatial planning, allowing for natural lighting and various configurations.

Modern architecture

The modern architecture incorporates professional design principles to promote a main commercial environment.

Energy-efficient

Encasing panels create tight building envelopes for optimized energy conservation and environmental control.



Light Manufacturing & Assembly



Distribution & Wholesale



Contractor Workshop & Base



R&D / Technology Lab

Flexible Column-Free Layout



Flex Warehouse & Distribution



Sustainable Architecture



Modern Construction



Mezzanine Capable



Sustainability-Focused



Drivability & Access



THE OPPORTUNITY

UNIT 150 (2,400 SFT) & UNIT 160 (2,400 SFT)

SEVEN (7) BRAND NEW FLEX UNITS. FULL VACANCY
OF APPROXIMATELY 16,800 SFT TOTAL SPACE (7 x 2,400 SFT)

FEATURE	SPECIFICATIONS
Doors	15'x10' full-view overhead doors
Optional	Optional mezzanine (up to 33% extra space)
Walls	R-19 walls
Roof	R-11/R-19 super span cool white roof
Total Project Size	Approximately 16,800 SFT (7 units x 2,400 SFT)
Clearance	18' -20' Clear Height (varies by unit)
Power	Three-phase, 200+ Amp, 120/208V to each unit
Office Spec	Spec office build-out potential (optional)

PRIME LOCATION ADVANTAGES

KEY FEATURE	ADVANTAGE & DISTANCE
Tesla (Hutto)	Adjacent building in the same business center
SH-130 Tollway	Immediate access, <1 mile, north-south arterial
Samsung (Taylor)	<10 minutes, ~7 miles, access to tech corridor
Population Growth	Fastest growing market, 2.5% annual growth, young workforce
Local Commercial Hub	Immediate adjacency to emerging business parks & services
ABIA Airport	30 minutes, 28 miles, international & domestic travel

NEIGHBOR BUSINESSES & SERVICES

Neighbouring commercial and service businesses include:

TESLA (Hutto)
SAMSUNG (Taylor)
SKYBOX DATA CENTER (Hutto)

Include some of the world's most significant employers, driving advanced manufacturing and corporate players

WHY THIS IS A GREAT OPPORTUNITY

Full vacancy for immediate build-out. Brand new construction for low maintenance.
Strategic access to the tech triangle. Customizable space configurations.
Highly desirable Hutto location.

HUTTO FLEX



