



370 BFG 9000 Way, Taylor, TX 76574
Excellent access to Hwy 79, SH-130, and IH-35

For Lease

5-minute drive to **SAMSUNG**

79 LOGISTICS | 203,471 SF CROSS-DOCK OPPORTUNITY | STANDALONE

Located in Taylor, Texas

For More Information:

Tucker Rice
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Claudia Taylor
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The Project

Rare Cross-Dock Near Samsung 203,471 SF Available

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the Video

79 Logistics is the only standalone +/-200,000 SF cross-dock opportunity available in the market, just 5 minutes from Samsung's \$17B Taylor campus. With direct access to Hwy 79, SH-130, and IH-35, the site offers exceptional logistics and distribution capabilities.

The newly completed East Wilco Highway Overpass enhances connectivity, while adjacent land allows for trailer parking or outside storage. The site can also be fully fenced and secured for a single tenant, making it ideal for specialized industrial users.

A recently completed Oncor substation just ¼ mile away provides access to significant power upgrades, perfect for heavy manufacturing operations.

Key Advantages:

- 5 minutes to **Samsung** - no toll roads | 45 minutes to **Tesla**
- Williamson County location provides tax rate savings and no building permit required
- 30–35 minutes to IH-35 & Austin-Bergstrom International Airport
- Adjacent expansion land
- Ability to fence and secure entire premises
- Power-ready and distribution optimized

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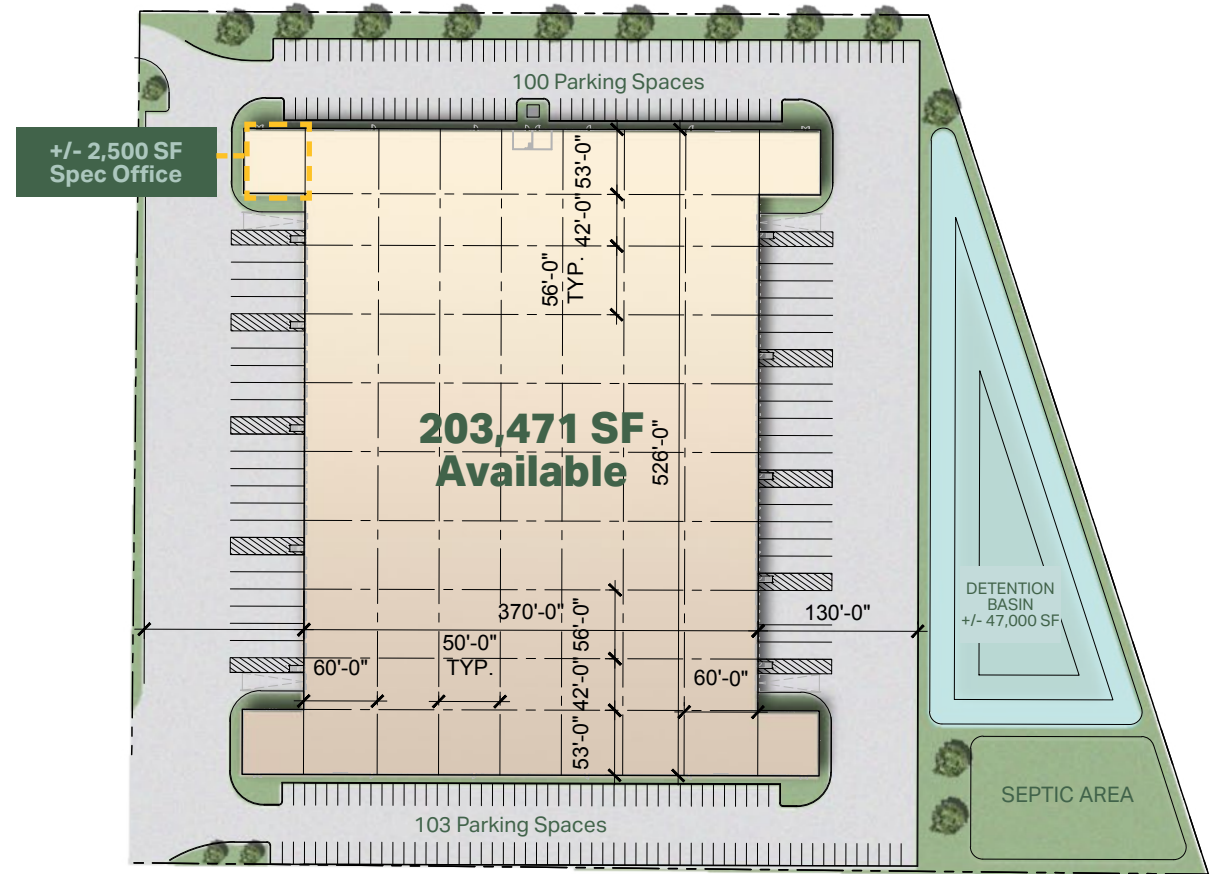


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Site Specs

OVERVIEW	203,471 SF Cross-Dock & Standalone
DOCK DOORS	42 (9' x 10') Dock-High
PIT LEVELERS	8
RAMPS	4 (12' X 14') Drive-In
PARKING	203 Spaces
TRUCK COURTS	130'
BUILDING DEPTH	370'
BUILDING WIDTH	526'
LIGHTS	25 FC LED Warehouse Lights
TYPICAL COLUMN SPACING	50' x 56'
SPEED BAYS	60'
CLEAR HEIGHT	36'
SPRINKLER	ESFR Sprinklered
SLAB THICKNESS	6" Reinforced
POWER	3-phase, 1,500 kVA Transformer



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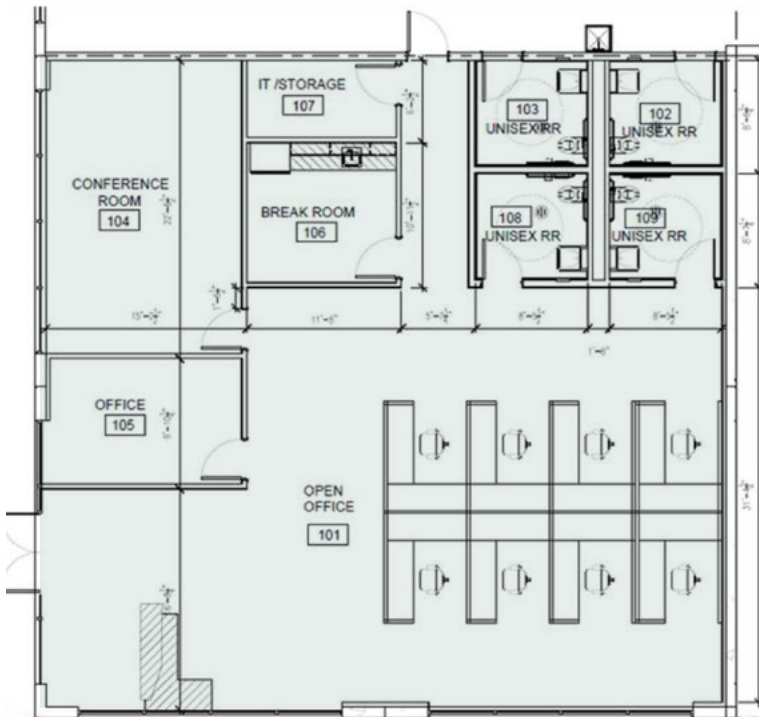




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+/- 2,500 SF Spec Suite



*Renderings are provided for illustrative purposes only and depict virtually staged furniture and decor.



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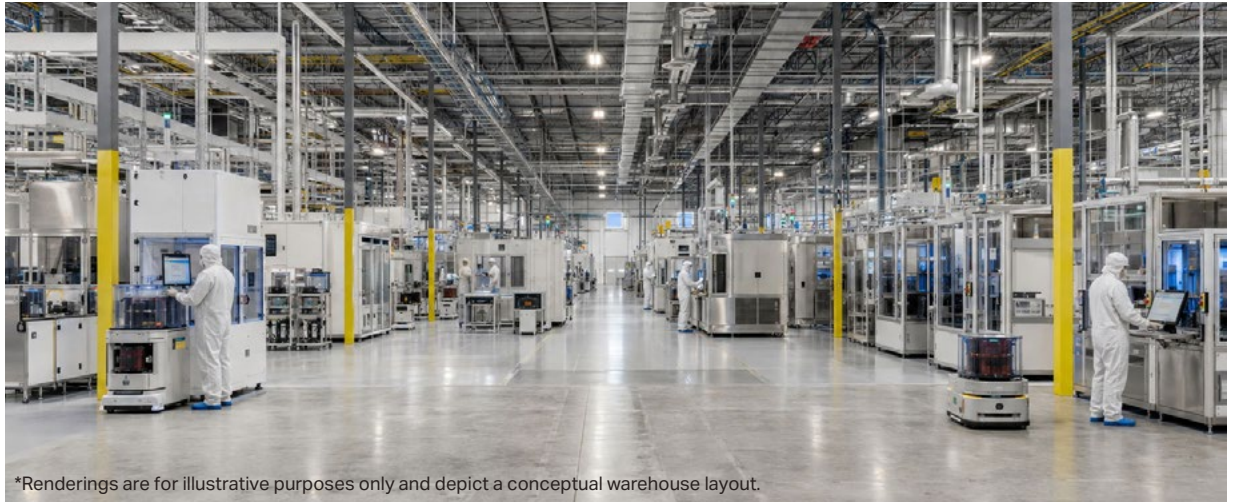
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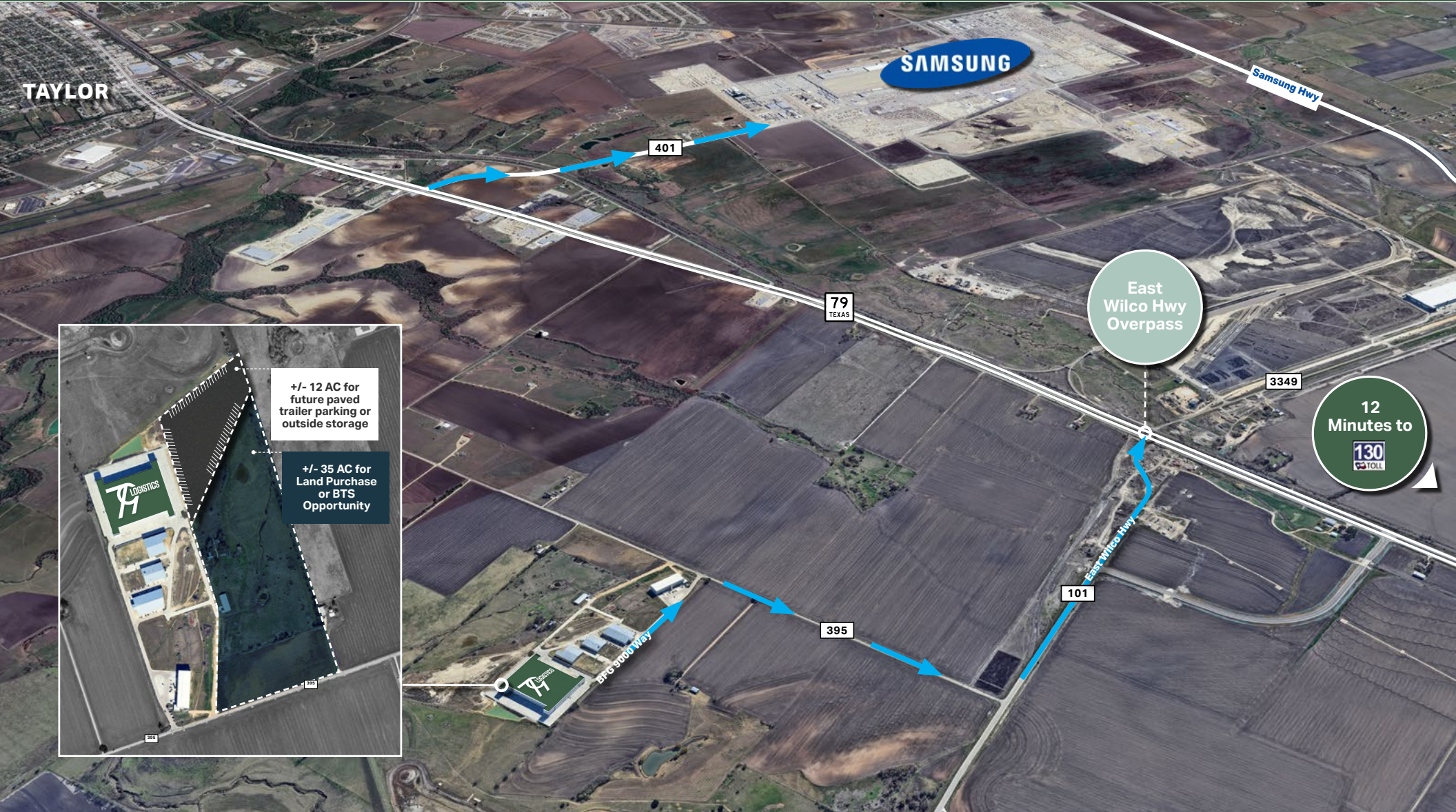
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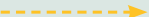


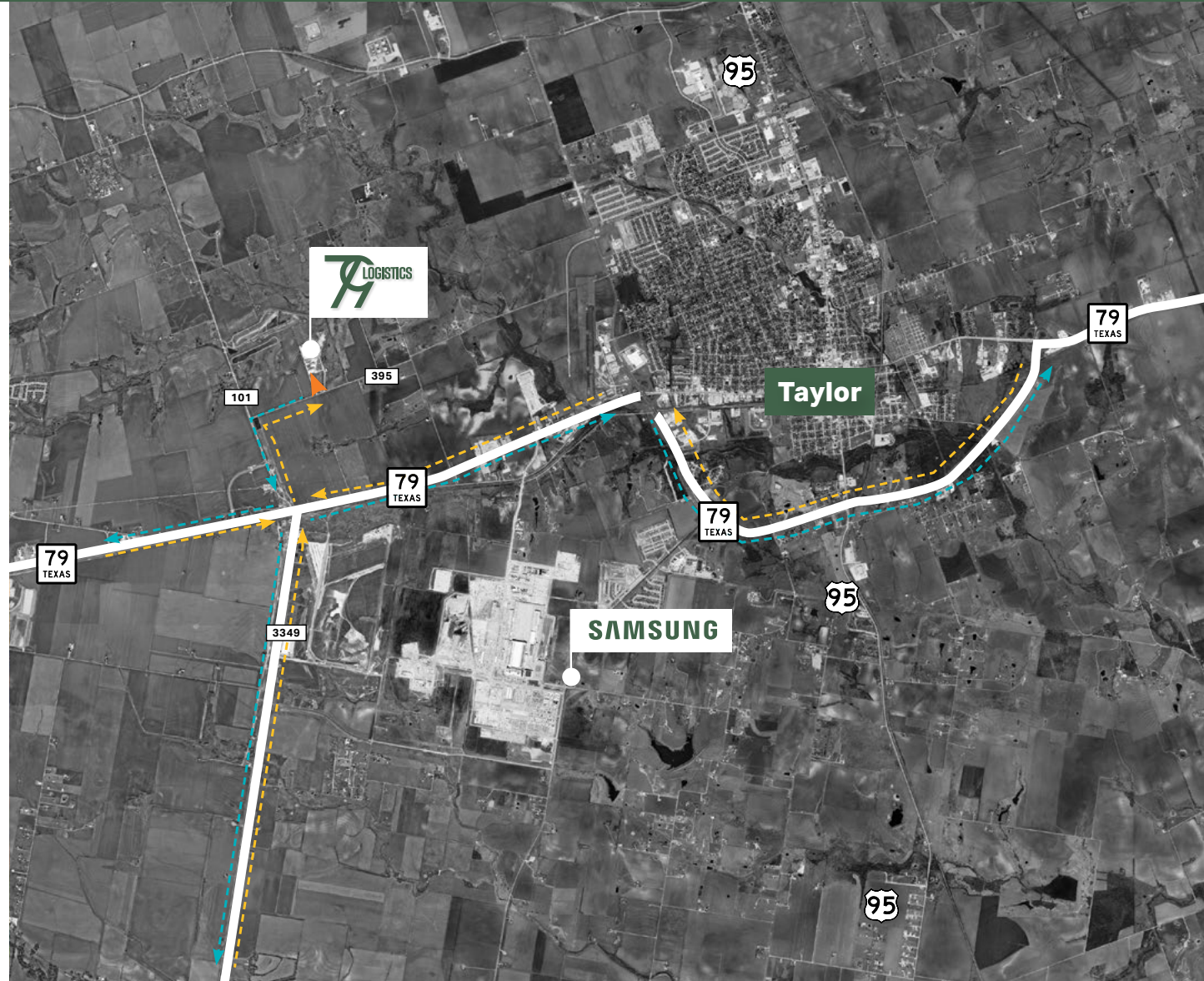


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Ingress / Egress Map

-  Ingress
-  Egress
-  Site Entrance



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Strategic Position

Williamson County

This newly delivered facility offers a premier industrial solution in **Williamson County, one of the fastest-growing counties in the U.S.** Designed for efficiency, flexibility, and heavy industrial use, this site is move-in ready for a single user seeking high-performance functionality and future scalability.

With a dynamic business climate and unmatched quality of life, Williamson County is a strategic destination for companies and individuals seeking long-term growth in Greater Austin.

Demographics

	10 MILES	20 MILES
2024 POPULATION	142,285	535,710
2029 PROJECTED POPULATION	175,690	643,325
2024 AVG HH INCOME	\$102,445	\$118,362
2029 PROJECTED AVG HH INCOME	\$121,980	\$135,871
MANUFACTURING EMPLOYEES	4,975	21,805
WAREHOUSE EMPLOYEES	3,742	13,462



Centrally positioned
in the Austin-Round
Rock MSA



Over \$1B invested
in mobility and
infrastructure
projects



Job growth of
45%+ over the
past decade

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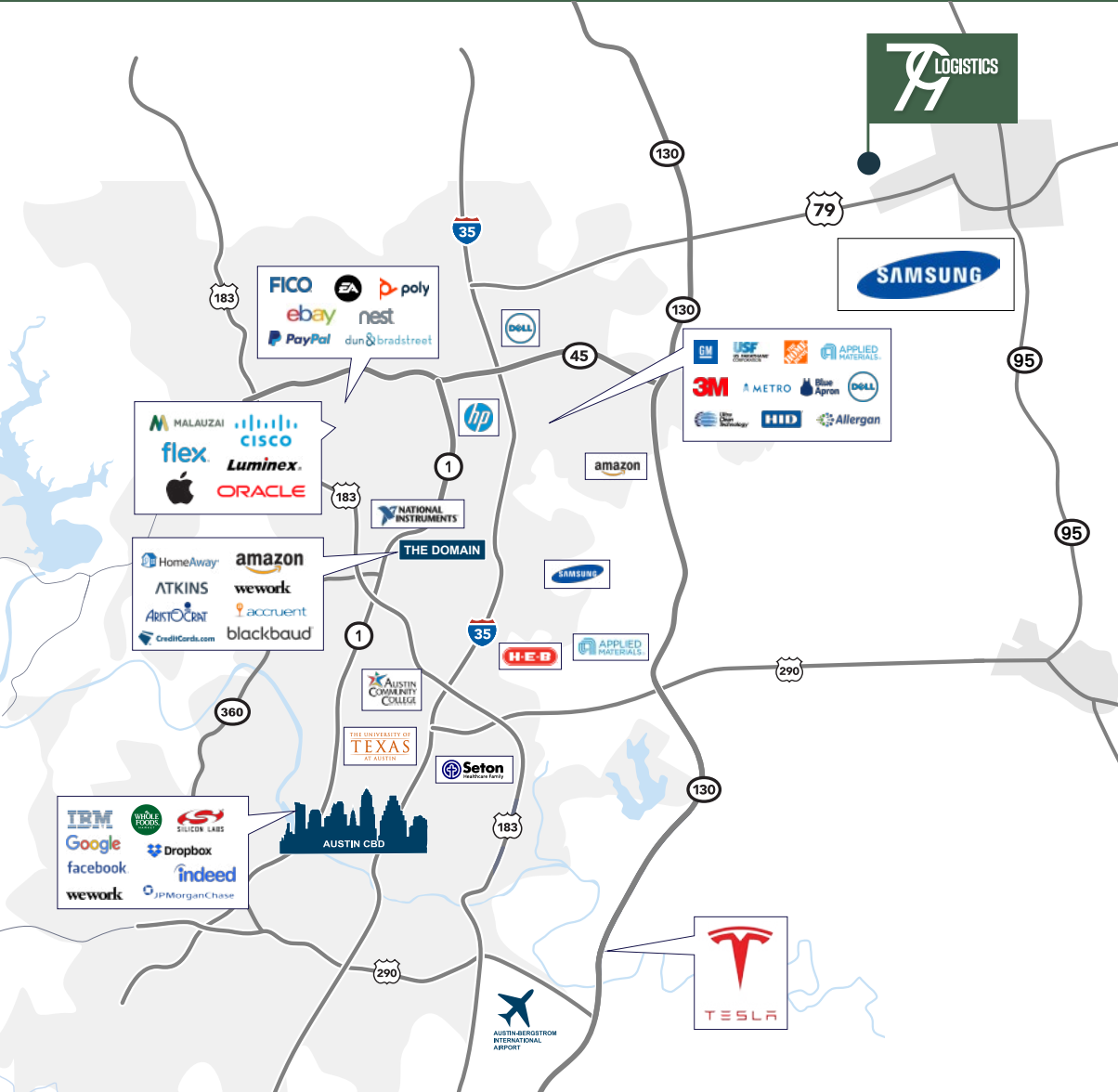
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Drive Times



1 MIN
HWY 79



14 MIN
Hwy 130



10 MIN
Hwy 95



40 MIN
Downtown Austin



25 MIN
Austin Executive Airport



41 MIN
Austin Bergstrom International Airport

Nearby Cities

Georgetown
18 Miles

Houston
160 Miles

Austin CBD
33 Miles

Dallas
171 Miles

San Marcos
68 Miles

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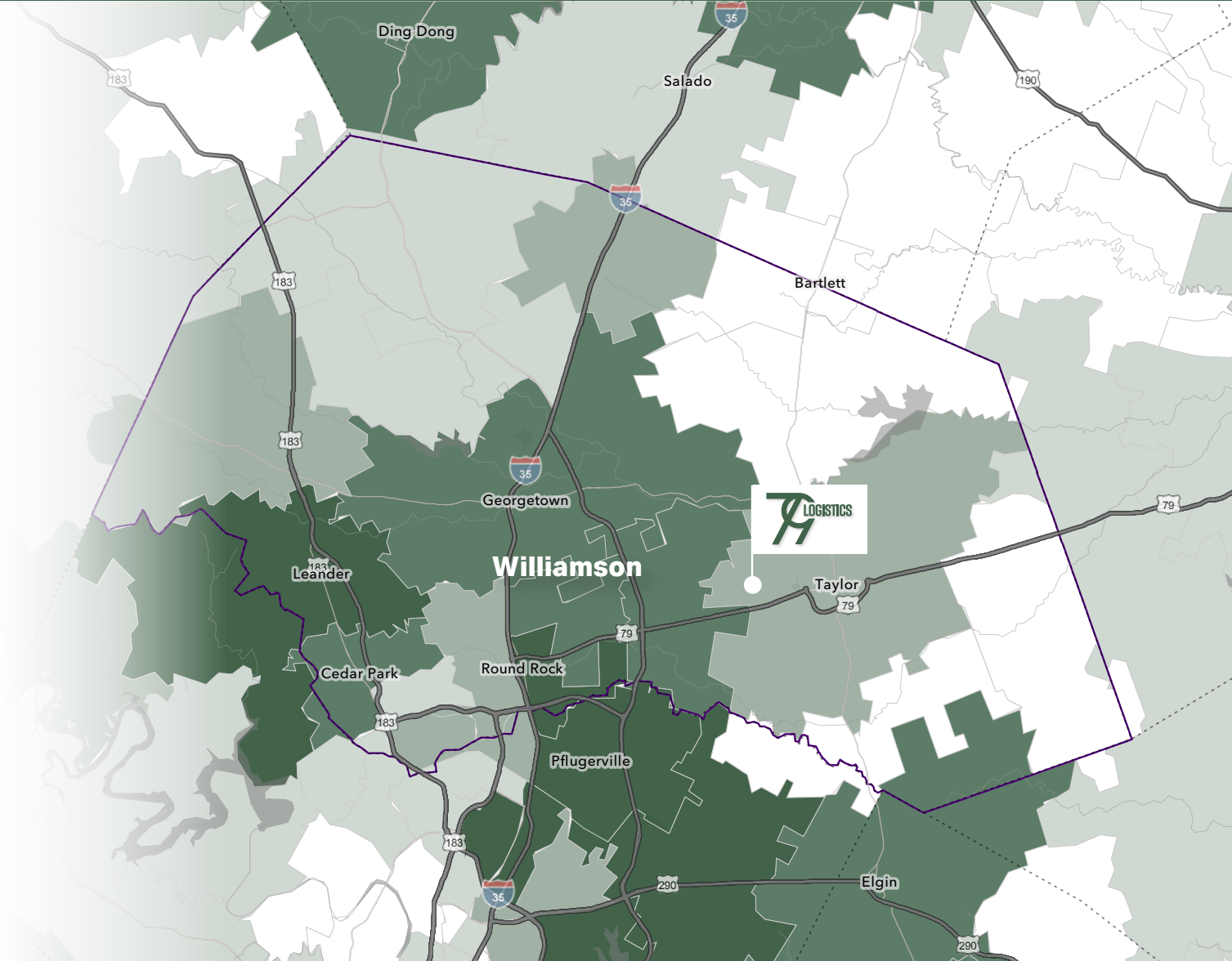
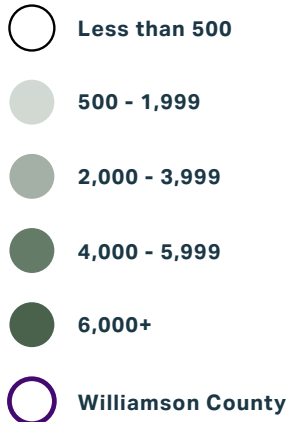


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Abundant Labor

Warehouse & Distribution Workforce



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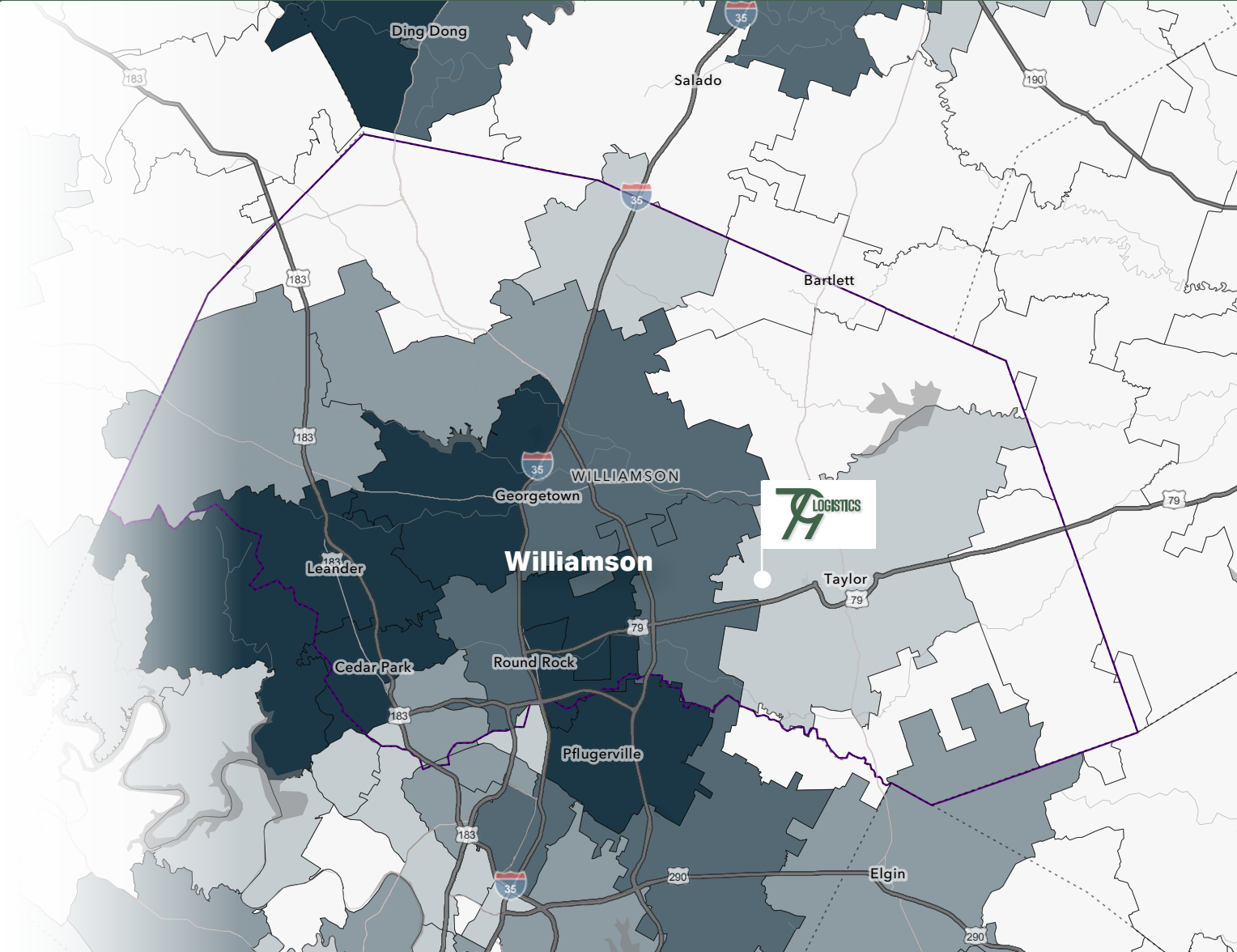
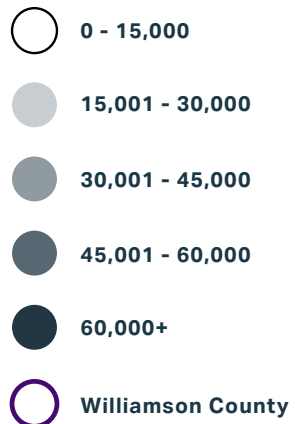
Abundant Labor

Total Population

2025

Workers: 306,023

Residents: 362,088



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