

# Blue Springs

BUSINESS PARK

610 Blue Springs Blvd  
Georgetown, TX 78626

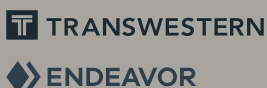


## IMMEDIATE OCCUPANCY

± 20,700 - 310,366 SF  
SPACES FOR LEASE

## CLASS A INDUSTRIAL PARK IN GEORGETOWN TEXAS

UP TO 519,431 SF AVAILABLE  
WITH SPEC SUITES!



CONTACT  
INFO

Carter Thurmond  
210.255.0644  
CThurmond@endeavor-re.com

Nash Frisbie  
806.781.5136  
Nash.Frisbie@transwestern.com



519,431 SQUARE FEET  
MOVE-IN READY

BUILDING 3  
168,784 SF  
SPEC OFFICE: 2,467 SF

BUILDING 1  
40,281 SF REMAINING  
SPEC OFFICE: 2,567 SF

BUILDING 2  
310,366 SF  
SPEC OFFICE: 2,011 SF

LEASED

SE INNER LOOP

BLUE SPRINGS BLVD

Blue Springs  
BUSINESS PARK

citi

## PROPERTY FEATURES

- Ability to accommodate 12 megawatts of power.
- Ample auto & trailer parking available.
- Immediate North and South bound access to I-35.
- 3 State-of-the-art Class A distribution buildings totaling **604,064 square feet** with 32' to 36' clear heights.
- The Rear Load and Cross Dock building design of this 604,064 SF Class A Park provides maximum flexibility. With 519,431 SF remaining, the park can accommodate users from **20,700 to 310,366 SF**.



## SPECS

### CLEAR HEIGHTS

**32' to 36'**

### REAR LOAD

BUILDING 1  
**124,914 SF**  
Building Depth: 130'-180'

BUILDING 2  
**168,784 SF**  
Building Depth: 210'  
*\*Trailer Parking Available\**

### CROSS DOCK

BUILDING 3  
**310,366 SF**  
Building Depth: 360'

*\*Trailer Parking Available\**

### CONTACT INFO

**Carter Thurmond**  
210.255.0644  
CThurmond@endeavor-re.com

**Nash Frisbie**  
806.781.5136  
Nash.Frisbie@transwestern.com

# 610 Blue Springs Blvd

Georgetown, TX 78626

<b>Building SF</b>	124,914 SF
<b>Spec Office SF</b>	2,567 SF
<b>Clear Height</b>	32'
<b>Speed Bay</b>	52 x 60
<b>Typical Bay</b>	52 x 50
<b>Regular Parking</b>	61 Spaces
<b>Overhead Doors</b>	15
<b>Grade Level Ramps</b>	1
<b>Building Depth</b>	130'
<b>Power</b>	1,300 Amps
<b>Sprinkler</b>	ESFR
<b>Slab</b>	6" Reinforced
<b>Warehouse Lighting</b>	LED
<b>Warehouse</b>	Painted



<b>Building SF</b>	310,366 SF
<b>Spec Office SF</b>	2,011 SF
<b>Clear Height</b>	36'
<b>Speed Bay</b>	54 x 60
<b>Typical Bay</b>	54 x 60
<b>Regular Parking</b>	197 Spaces
<b>Trailer Parking</b>	59 Spaces
<b>Overhead Doors</b>	80
<b>Grade Level Ramps</b>	4
<b>35k lb (Mechanical) Dock Levelers</b>	40
<b>Building Depth</b>	360'
<b>Power</b>	3,000 Amps
<b>Sprinkler</b>	ESFR
<b>Slab</b>	7" Reinforced
<b>Warehouse Lighting</b>	LED
<b>Warehouse</b>	Painted

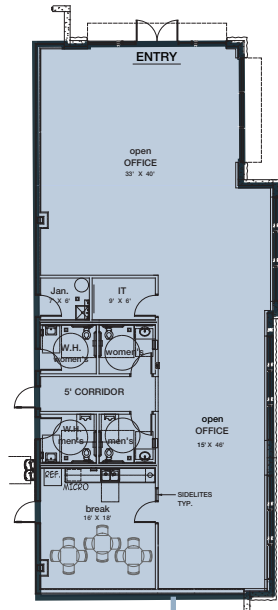
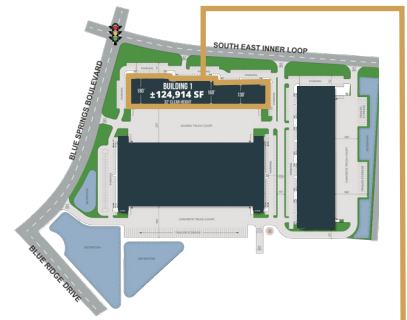
<b>Building SF</b>	168,784 SF
<b>Spec Office SF</b>	2,467 SF
<b>Clear Height</b>	32'
<b>Speed Bay</b>	52 x 60
<b>Typical Bay</b>	52 x 50
<b>Regular Parking</b>	193 Spaces
<b>Trailer Parking</b>	31 Spaces
<b>Overhead Doors</b>	44
<b>Grade Level Ramps</b>	2
<b>35k lb (Mechanical) Dock Levelers</b>	15
<b>Building Depth</b>	210'
<b>Power</b>	3,000 Amps
<b>Sprinkler</b>	ESFR
<b>Slab</b>	6" Reinforced
<b>Warehouse Lighting</b>	LED
<b>Warehouse</b>	Painted

## BUILDING ONE

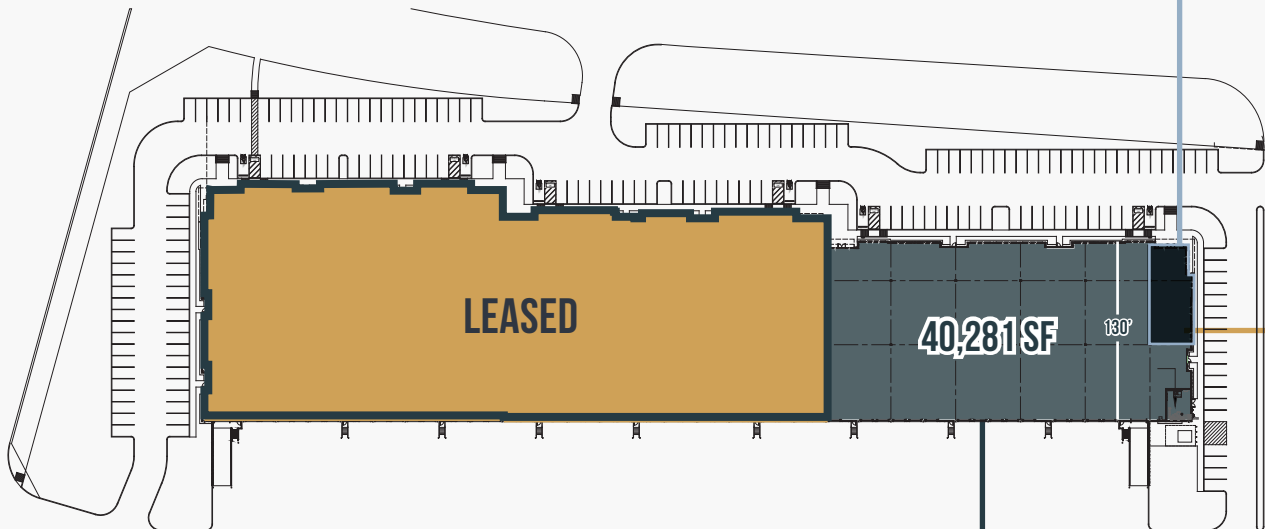
40,281 SF REMAINING

## BUILDING SPECS

Building SF	124,914 SF
Spec Office SF	2,567 SF
Clear Height	32'
Speed Bay	52 x 60
Typical Bay	52 x 50
Regular Parking	61 Spaces
Overhead Doors	15
Grade Level Ramps	1
Building Depth	130'
Power	1,300 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



**SPEC  
OFFICE**  
2,567 SF



6 Bays  
40,281 SF  
15 Dock Doors  
61 Parking  
1 Ramp

## CONTACT INFO

**Carter Thurmond**  
210.255.0644  
CThurmond@endeavor-re.com

**Nash Frisbie**  
806.781.5136  
Nash.Frisbie@transwestern.com



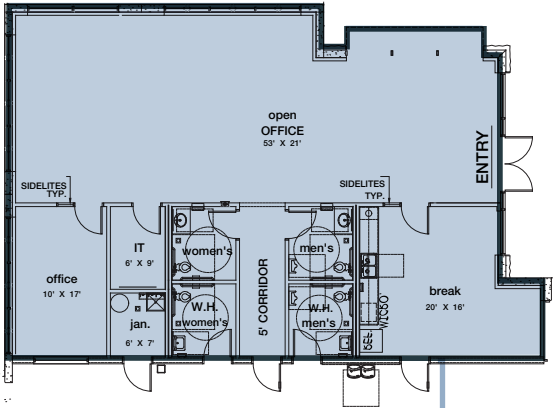
BUILDING TWO



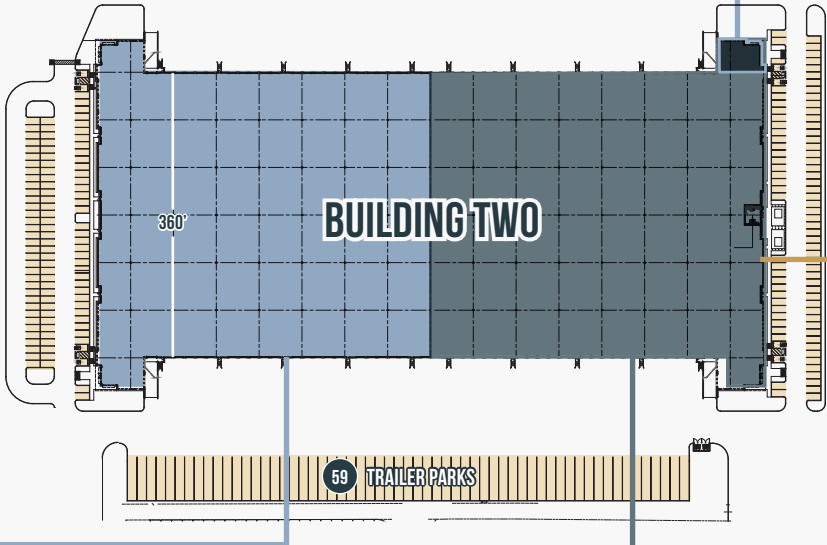
310,366 SF

BUILDING SPECS

Building SF	210,366 SF
Spec Office SF	2,011 SF
Clear Height	36'
Speed Bay	54 x 60
Typical Bay	54 x 60
Regular Parking	197 Spaces
Trailer Parking	59 Spaces
Overhead Doors	80
Grade Level Ramps	4
35k lb (Mechanical) Dock Levelers	40
Building Depth	360'
Power	3,000 Amps
Sprinkler	ESFR
Slab	7" Reinforced



SPEC  
OFFICE  
2,011 SF



OPTION A

- 8 Bays
- 155,444 SF
- 40 Dock Doors
- 99 Parking
- 2 Ramps

OPTION B

- 8 Bays
- 154,922 SF
- 40 Dock Doors
- 98 Parking
- 2 Ramps

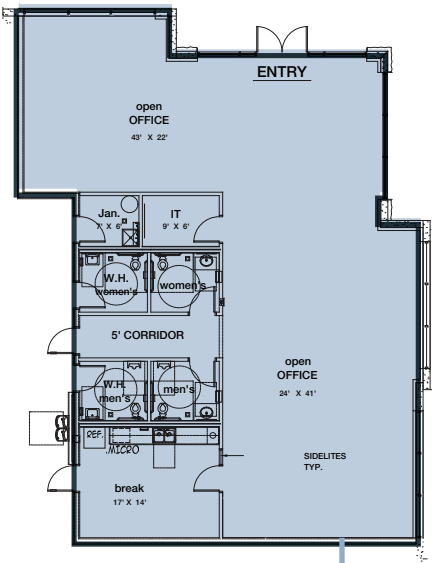
BUILDING THREE



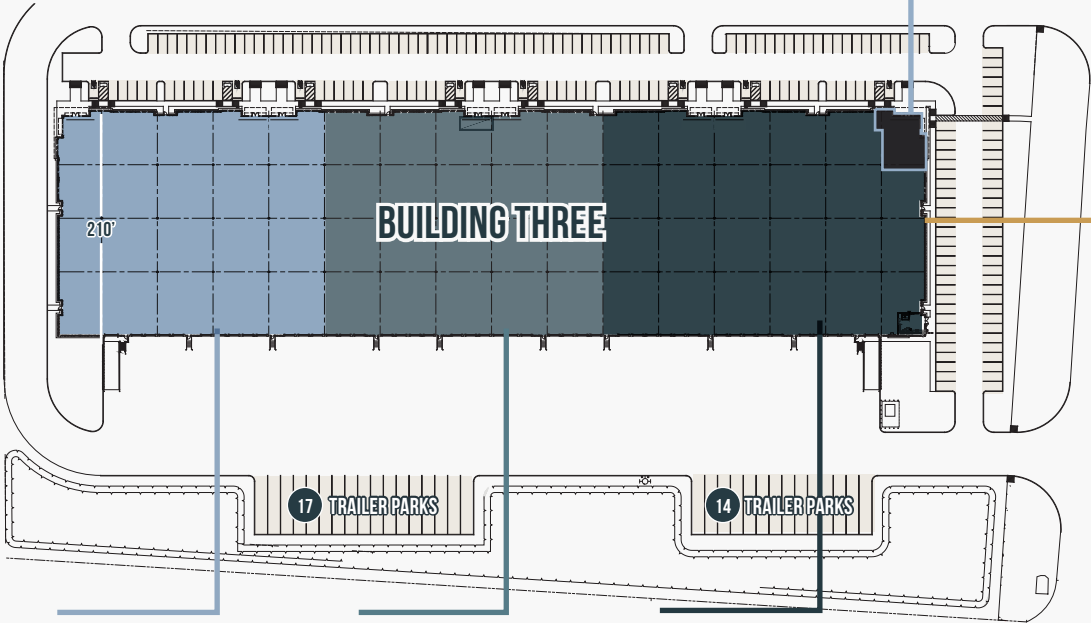
168,784 SF

BUILDING SPECS

Building SF	168,784 SF
Spec Office SF	2,467 SF
Clear Height	32'
Speed Bay	52 x 60
Typical Bay	52 x 50
Regular Parking	193 Spaces
Trailer Parking	31 Spaces
Overhead Doors	44
Grade Level Ramps	2
35k lb (Mechanical) Dock Levelers	15
Building Depth	210'
Power	3,000 Amps
Sprinkler	ESFR
Slab	6" Reinforced
Warehouse Lighting	LED
Warehouse	Painted



SPEC  
OFFICE  
2,467 SF



OPTION A

- 5 Bays
- 51,967 SF
- 12 Dock Doors
- 59 Parking
- 1 Ramp

OPTION B

- 5 Bays
- 54,496 SF
- 17 Dock Doors
- 62 Parking

OPTION C

- 6 Bays
- 62,321 SF
- 15 Dock Doors
- 72 Parking
- 1 Ramp

CONTACT  
INFO

Carter Thurmond  
210.255.0644  
CThurmond@endeavor-re.com

Nash Frisbie  
806.781.5136  
Nash.Frisbie@transwestern.com

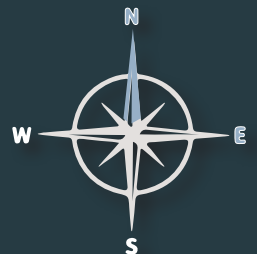


# ACCESS OVERVIEW



# Blue Springs

BUSINESS PARK

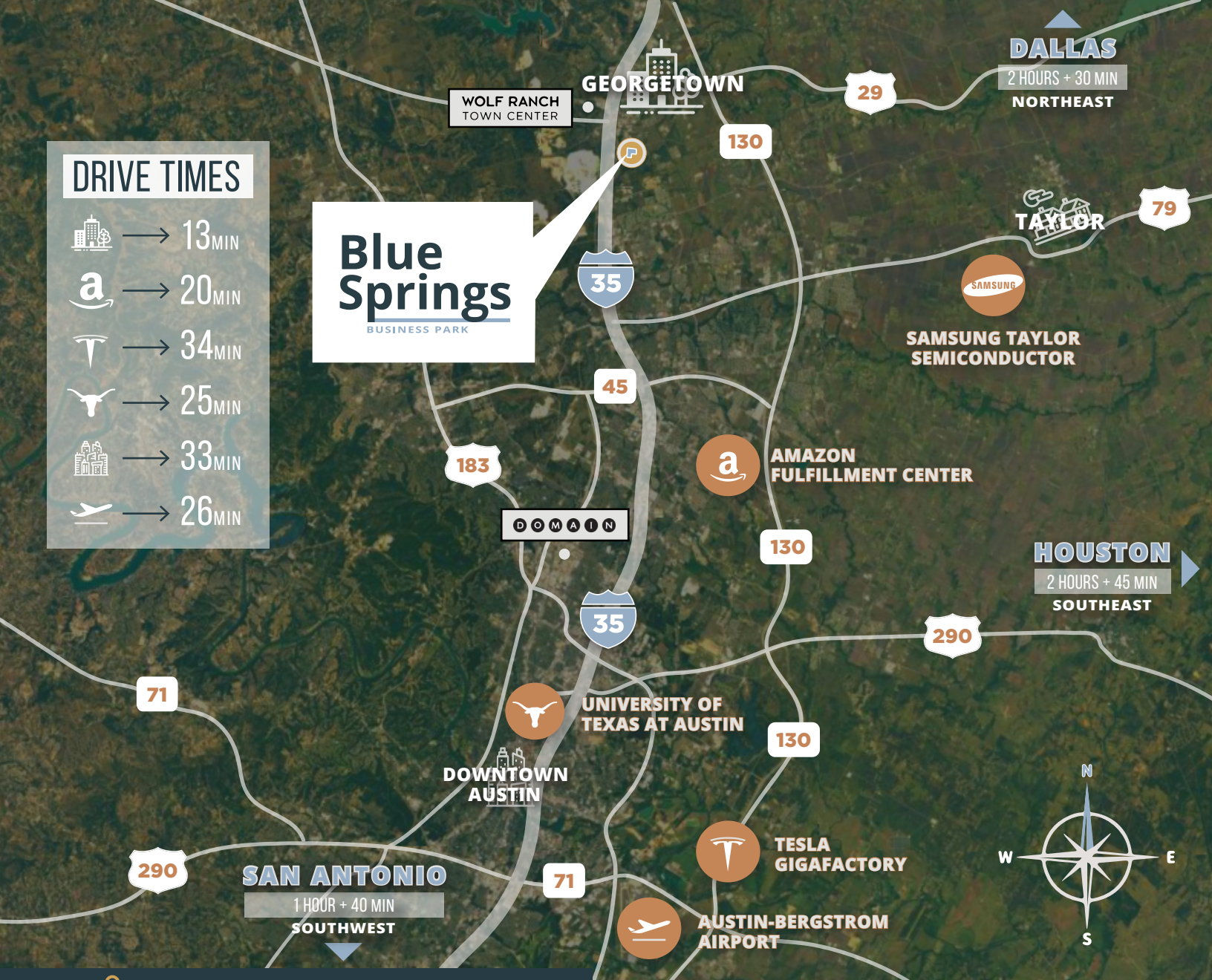


## CONTACT INFO

**Carter Thurmond**  
210.255.0644  
CThurmond@endeavor-re.com

**Nash Frisbie**  
806.781.5136  
Nash.Frisbie@transwestern.com





## NEARBY DESTINATIONS



University of  
Texas at Austin



Downtown  
Austin



Tesla  
Gigafactory



Georgetown



Austin-Bergstrom  
International  
Airport



Amazon  
Fulfillment  
Center

### CONTACT INFO

**Carter Thurmond**  
210.255.0644  
CThurmond@endeavor-re.com

**Nash Frisbie**  
806.781.5136  
Nash.Frisbie@transwestern.com





## Blue Springs

BUSINESS PARK



## AN INSIDE VIEW



## CONTACT INFO

**Carter Thurmond**  
210.255.0644  
CThurmond@endeavor-re.com

**Nash Frisbie**  
806.781.5136  
Nash.Frisbie@transwestern.com



# Blue Springs

BUSINESS PARK

610 BLUE SPRINGS BLVD  
Georgetown, TX 78626

Developed by  
**MOLTO**   
**PROPERTIES**

[moltoproperties.com](http://moltoproperties.com)

## CLASS A INDUSTRIAL PARK

FOR MORE INFORMATION:

**Carter Thurmond**

210.255.0644

[CThurmond@endeavor-re.com](mailto:CThurmond@endeavor-re.com)

**Nash Frisbie**

806.781.5136

[Nash.Frisbie@transwestern.com](mailto:Nash.Frisbie@transwestern.com)

 **ENDEAVOR** +  **TRANSWESTERN**

 **TRANSWESTERN**

901 South MoPac Expressway | Building 4, Suite 250 | Austin, Texas 78746  
512.328.5600 | [transwestern.com/austin](http://transwestern.com/austin)