

# 1300

WESTINGHOUSE  
GEORGETOWN, TX 78626



AVAILABLE NOW

**177,546 SF**  
FOUR CLASS A LIGHT INDUSTRIAL BUILDINGS

**132,432 SF AVAILABLE FOR LEASE**  
OFFICE/WAREHOUSE/SHOWROOM  
FROM 9,000 - 55,457 SF

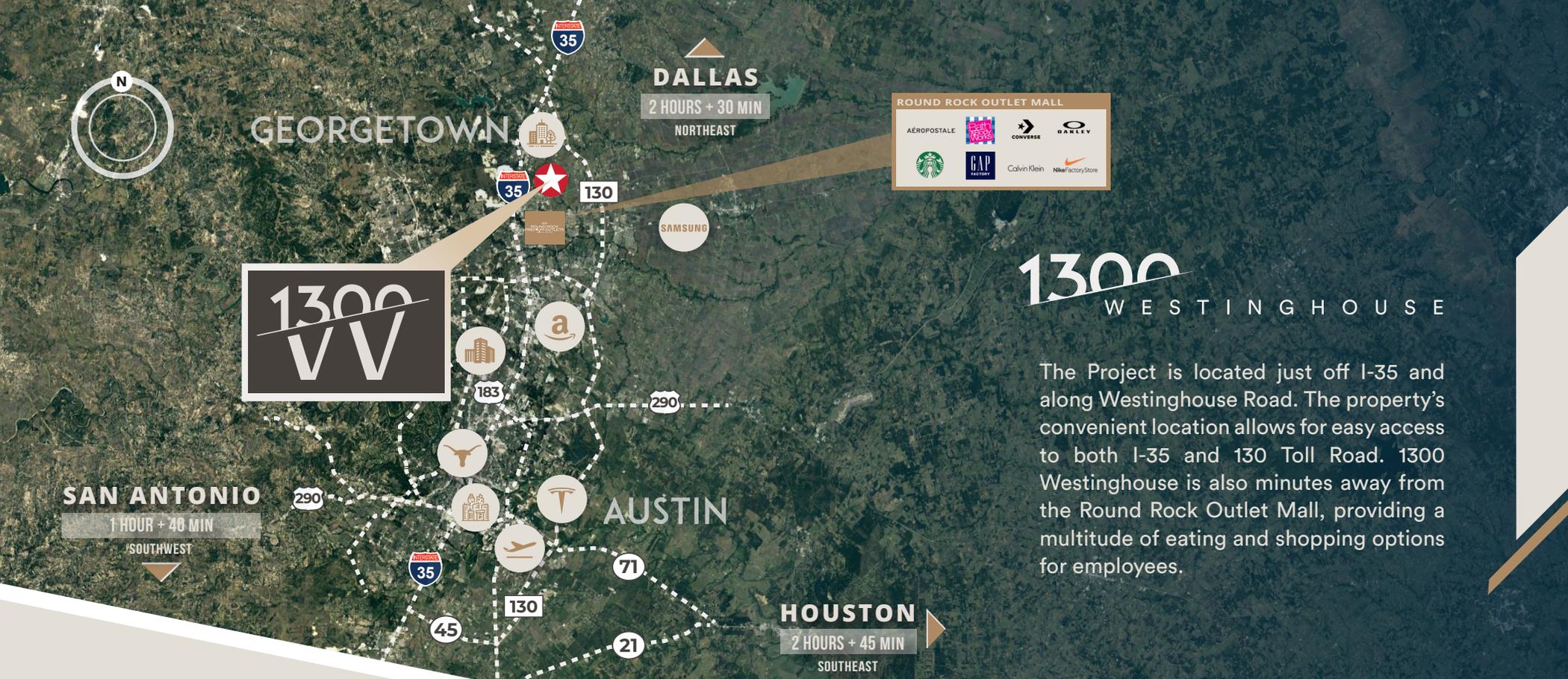
**T** TRANSWESTERN  
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**FREEHILL**  
DEVELOPMENT COMPANY



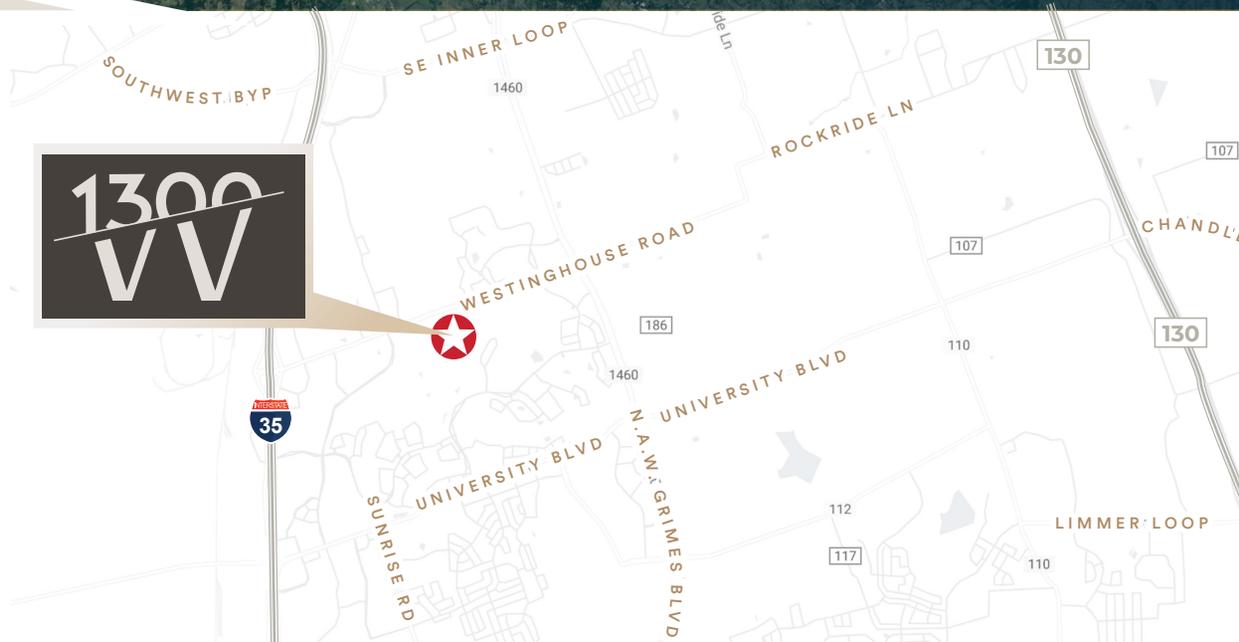
**1300  
VV**

**1300  
WESTINGHOUSE**

The Project is located just off I-35 and along Westinghouse Road. The property's convenient location allows for easy access to both I-35 and 130 Toll Road. 1300 Westinghouse is also minutes away from the Round Rock Outlet Mall, providing a multitude of eating and shopping options for employees.

**LOCATION MAPS**

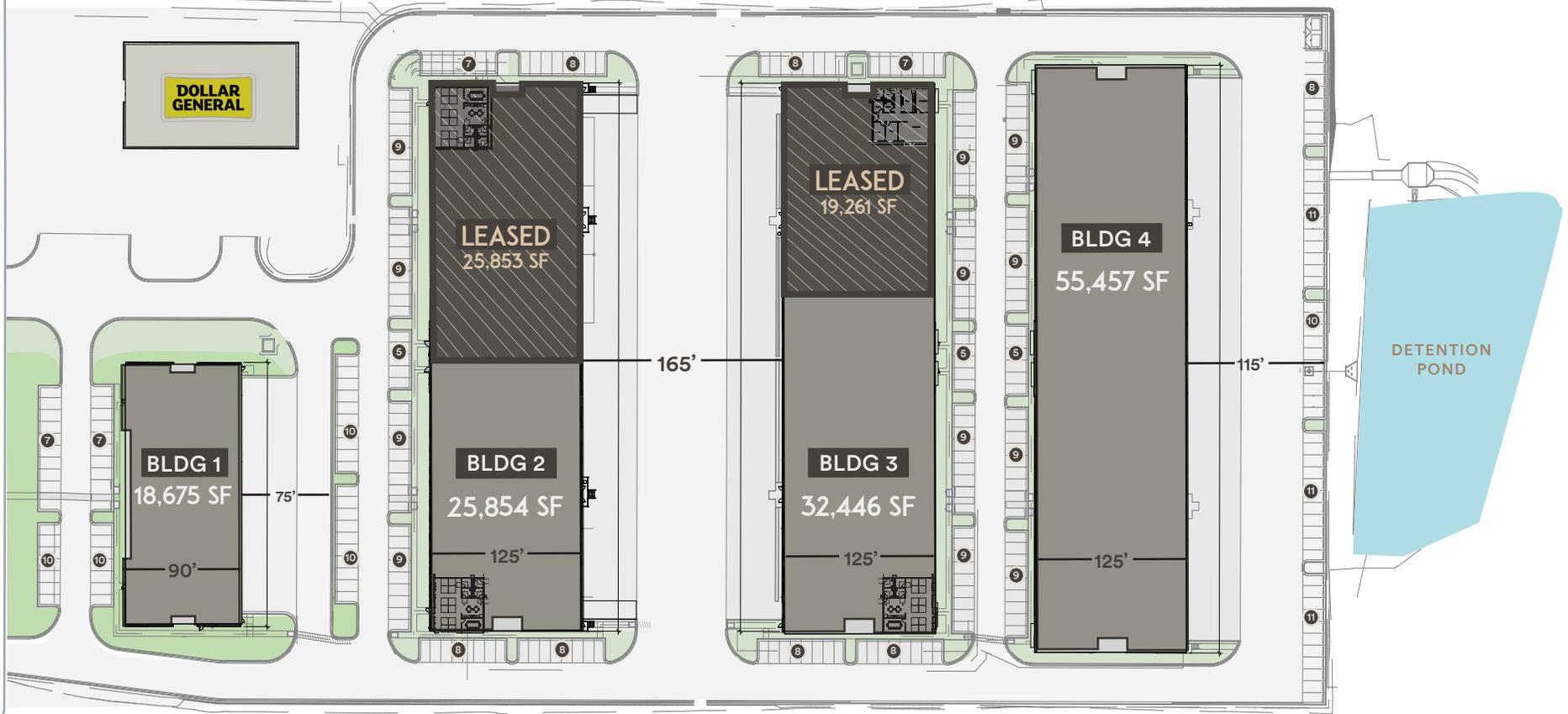
- 
**University of Texas at Austin**  
 20 min | 25 mi
- 
**Downtown Austin**  
 30 min | 25 mi
- 
**Downtown Georgetown**  
 10 min | 5 mi
- 
**Austin-Bergstrum International Airport**  
 30 min | 30 mi
- 
**Tesla Giga Factory**  
 35 min | 33 mi
- 
**Amazon Fulfillment Center**  
 10 min | 5 mi
- 
**Domain**  
 20 min | 16 mi
- 
**Samsung**  
 30 min | 18 mi



WESTINGHOUSE ROAD



1 MILE



**Building 1**

- » 18,675 SF
- » ESFR
- » 6 Grade Level Doors
- » 20' Clear Height
- » 34 Parking Spaces
- » 90' Deep
- » 1200 Amps of Power

**Building 2**

- » 51,707 SF
- » 25,854 SF Remaining
- » 1,951 SF Spec Office
- » ESFR
- » 16 Dock High Doors
- » (2) 12'x14' Overhead Doors w/Ramps
- » 28' Clear Height
- » 92 Parking Spaces
- » 125' Deep
- » 1200 Amps of Power

**Building 3**

- » 51,707 SF
- » 32,446 SF Remaining
- » 1,950 SF Spec Office
- » ESFR
- » 22 Dock High Doors
- » (2) 12'x14' Overhead Doors w/Ramps
- » 28' Clear Height
- » 72 Parking Spaces
- » 125' Deep
- » 1200 Amps of Power

**Building 4**

- » 55,457 SF
- » ESFR
- » 16 Dock High Doors
- » (2) 12'x14' Overhead Doors w/Ramps
- » 28' Clear Height
- » 92 Parking Spaces
- » 125' Deep
- » 1200 Amps of Power

## » BUILDING ONE SPECS



20' Clear Height



34 Parking Spaces



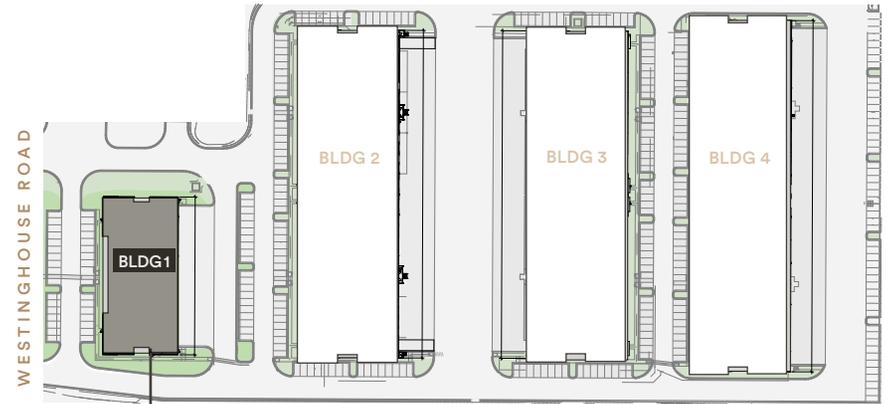
6 Grade Level Doors



75' Truck Court Depth

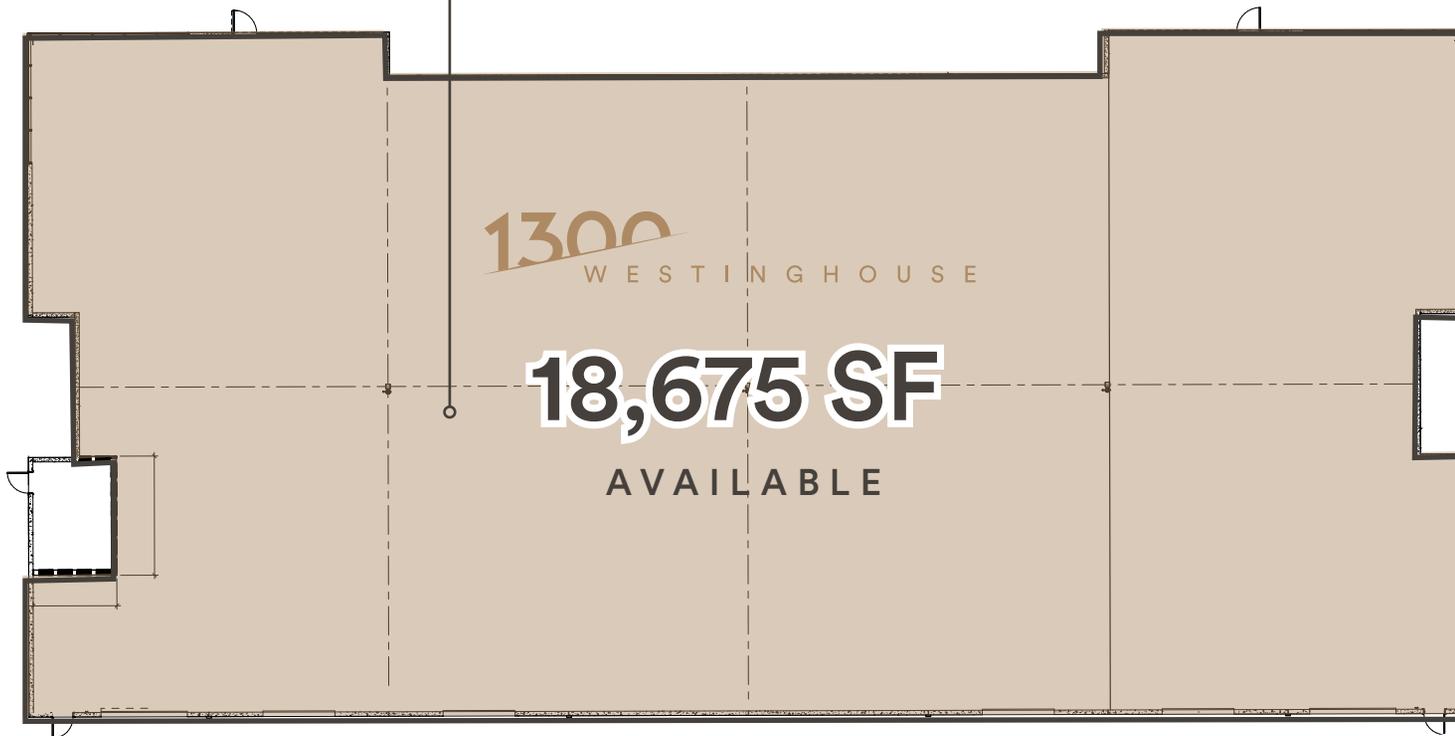


ESFR Fire Sprinkler



\*ABILITY TO ACCOMMODATE 4,500 SF, 9,000 SF AND 18,675 SF USERS

 BUILDING ONE



## » BUILDING TWO SPECS



28' Clear Height



92 Parking Spaces



16 Dock High



1,951 SF Spec Office



2 Ramps with Oversized Doors

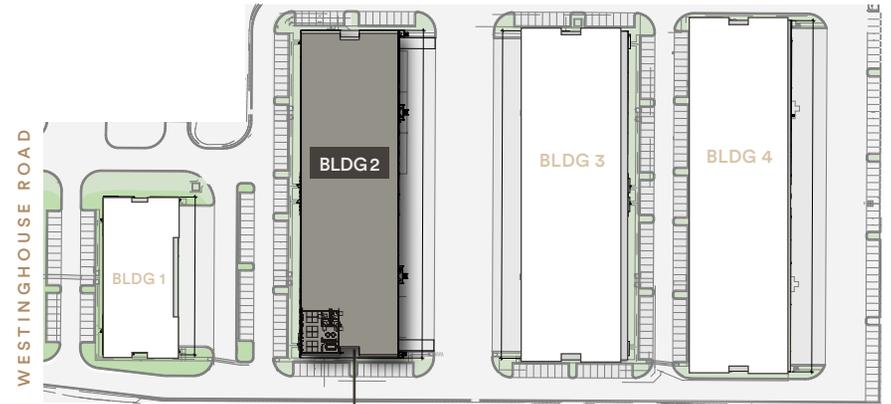


165' Shared Court Truck Depth



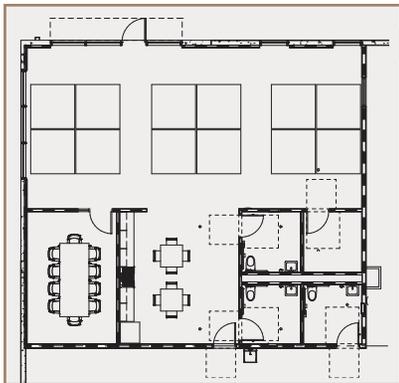
ESFR Fire Sprinkler

\*ABILITY TO DEMISE TO 12,778 SF



BUILDING TWO

SPEC OFFICE  
1,951 SF



# » BUILDING THREE SPECS



28' Clear Height



72 Parking Spaces



22 Dock High



1,950 SF Spec Office



2 Ramps with Oversized Doors

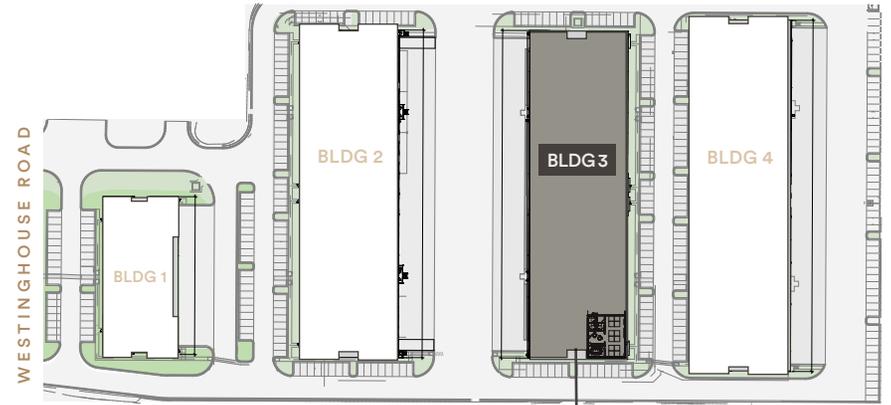


165' Shared Court Truck Depth



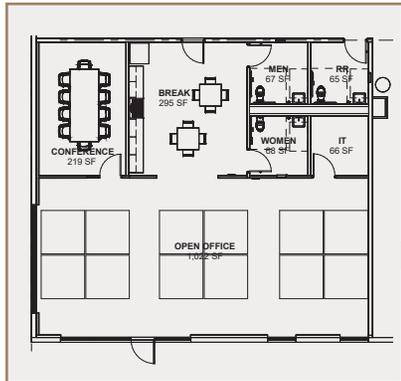
ESFR Fire Sprinkler

\*ABILITY TO DEMISE TO 12,778 SF



BUILDING THREE

SPEC OFFICE  
1,950 SF



## » BUILDING FOUR SPECS



28' Clear Height



92 Parking Spaces



16 Dock High



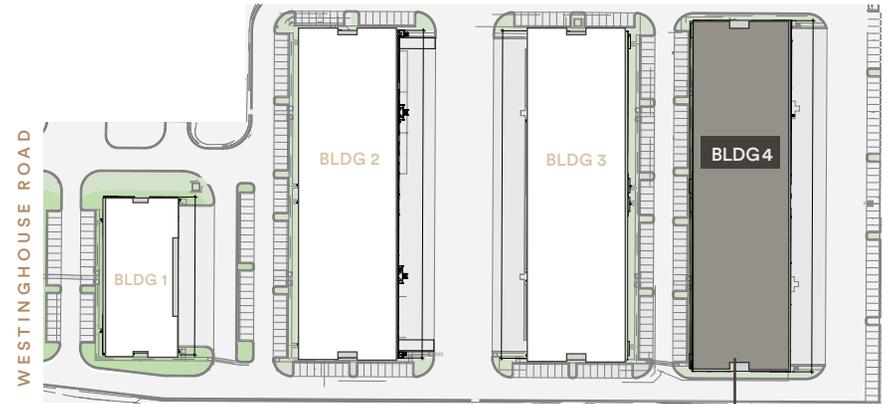
2 Ramps with Oversized Doors



115' Truck Court Depth



ESFR Fire Sprinkler



 BUILDING FOUR

