

480,058 SF
CLASS A INDUSTRIAL
5 BUILDING COMPLEX

Colliers



BUDA ★ GATEWAY

ROBERT S. LIGHT BLVD & S LOOP 4

DEEP IN THE
★

HEART

OF

BUDA



Ideal Location

Buda provides an exceptional blend of close proximity to Austin, a plentiful and affordable workforce, a welcoming community atmosphere, and easy access to top-tier amenities that enhance quality of life.

Excellent Ingress and Egress

Buda Gateway sits approximately 0.5 miles from I-35 at Robert S Light, offering immediate northbound and southbound ingress and egress for employees and commercial traffic.

Prime Labor Market

Buda is situated in the heart of Hays County, one of the most affordable and abundant labor markets in Central Texas, providing both skilled and unskilled labor for manufacturers and distributors alike.

Abundant Retail

Buda Gateway is just 1/2 mile from downtown Buda, the cultural center of Hays County, and offers easy access to abundant retail, dining and entertainment options along the I-35 corridor.



480,058 SF CLASS A INDUSTRIAL



FLEXIBLE DIVISIBILITY
STARTING AT 6,495 SF

60 TRAILER SPACES

665 PARKING SPACES

24' - 32' CLEAR HEIGHTS

2 DEDICATED YARDS

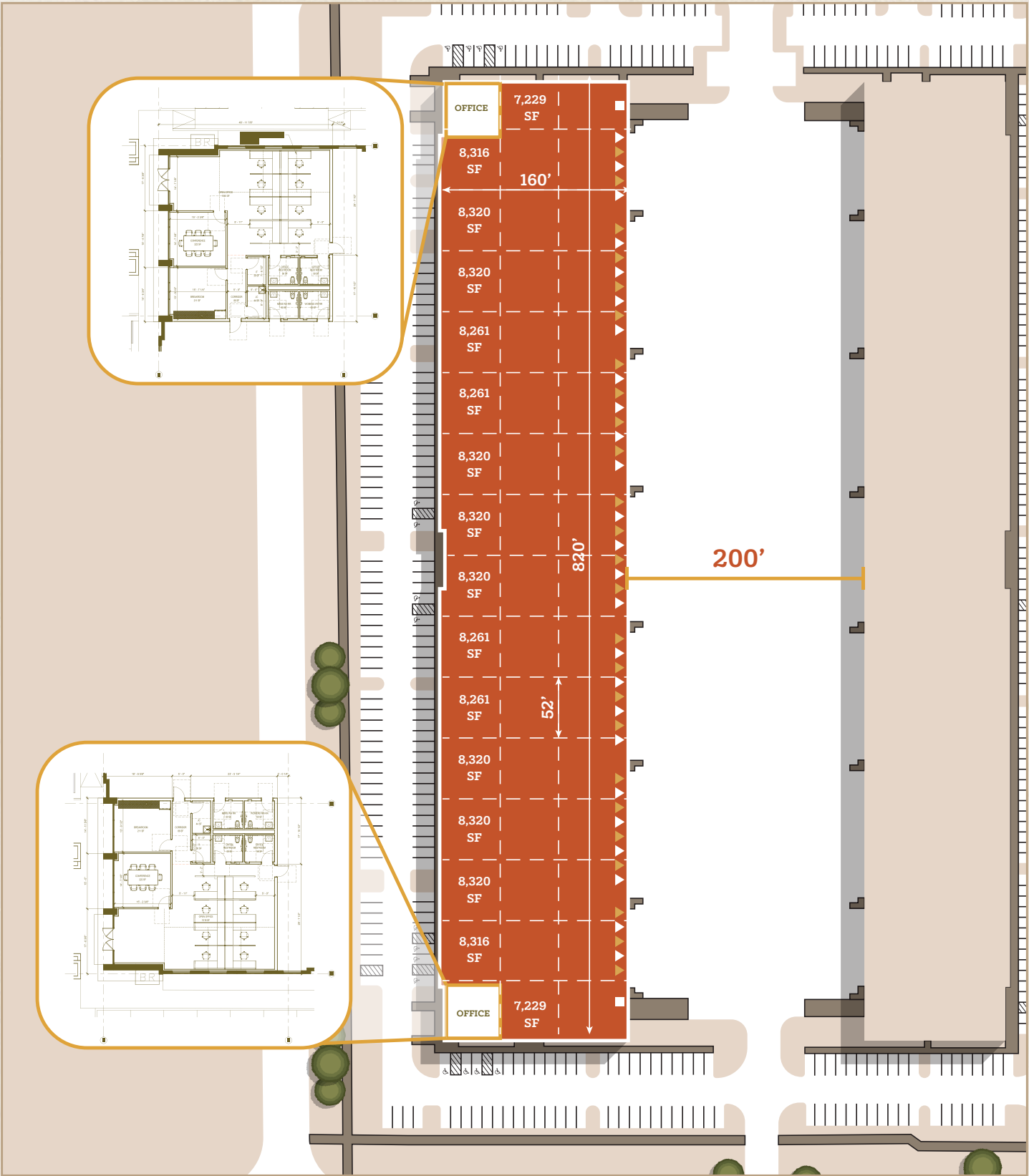


- ★ REAR LOAD
- ★ MIN DIVISIBILITY: ±16,580 SF

130,694 SF

SPEC OFFICE	DOCK DOORS
2 - ±2,067 SF	50 (9' x 10')
CLEAR HEIGHT	DRIVE-IN DOORS
28'	2 (12' x 14')
PIT LEVELERS	TYPICAL COLUMN SPACING
25	52'
BUILDING DEPTH	TRUCK COURT DEPTH
160'	200' Shared
SPEED BAY DEPTH	SPRINKLERS
60'	ESFR
CAR PARKING	POWER
238 Spaces	480V 3-Phase, 2,000 Amps
SLAB THICKNESS	
7"	

BUILDING ONE



► Highlighted dock door indicates dock leveler in place

★ MIN DIVISIBILITY: ±6,495 SF

SPEC OFFICE

DOCK DOORS

CLEAR HEIGHT

RAMPS

PIT LEVELERS

TYPICAL COLUMN SPACING

BUILDING DEPTH

TRUCK COURT DEPTH

SPEED BAY DEPTH

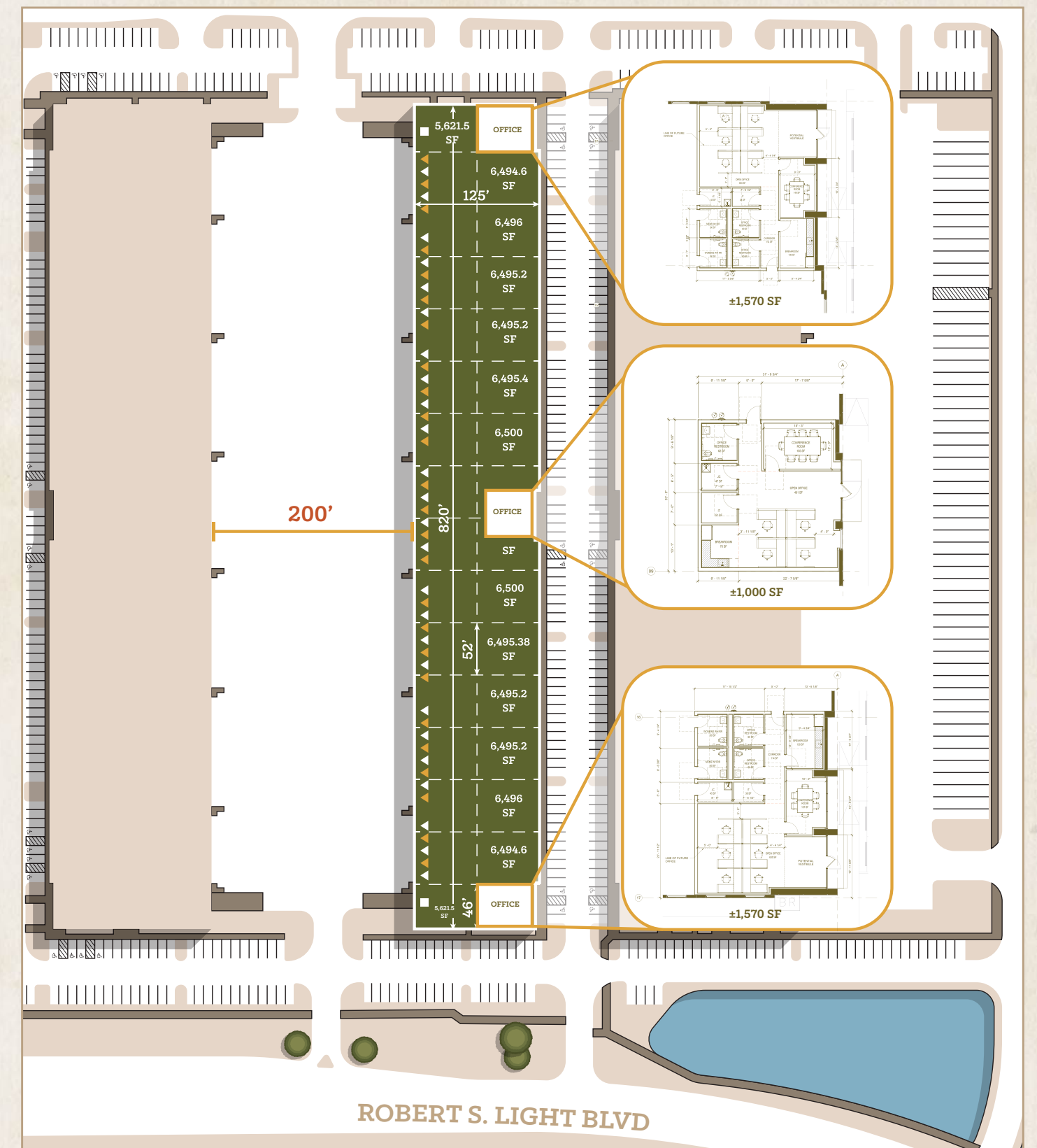
SPRINKLERS

CAR PARKING

POWER

SLAB THICKNESS

BUILDING TWO



◀ Highlighted dock door indicates dock leveler in place

- ★ REAR LOAD
- ★ MIN DIVISIBILITY: ±46,821 SF

151,328 SF

SPEC OFFICE

±2,483 SF

CLEAR HEIGHT

32'

PIT LEVELERS

25

BUILDING DEPTH

185'

SPEED BAY DEPTH

60'

CAR PARKING

181 Spaces

TRUCK PARKING

60 Spaces

DOCK DOORS

50 (9' x 10')

RAMPS

2 (12' x 14')

TYPICAL COLUMN SPACING

52'

TRUCK COURT DEPTH

170'

SPRINKLERS

ESFR

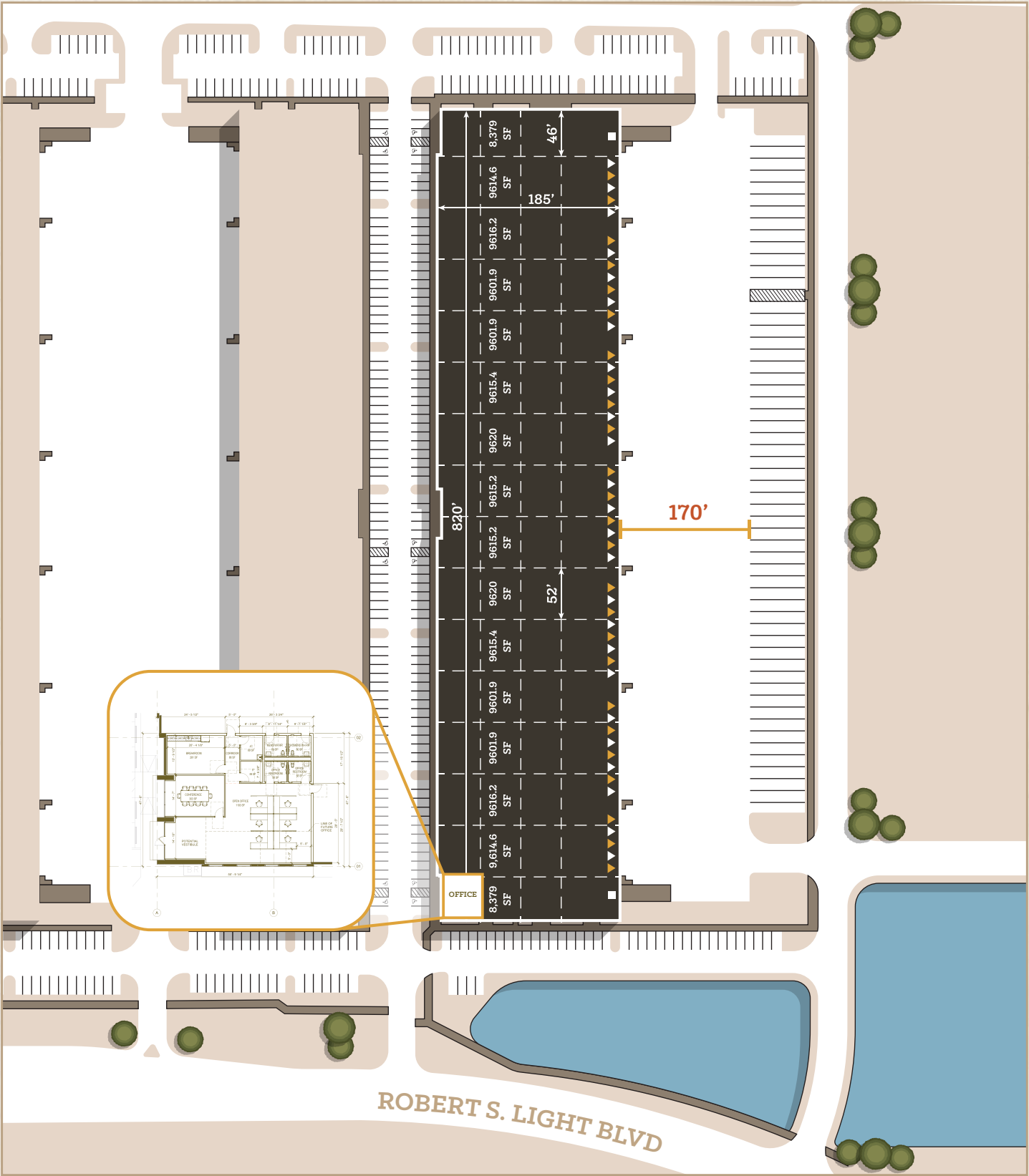
POWER

480V 3-Phase, 2,000 Amps

SLAB THICKNESS

7"

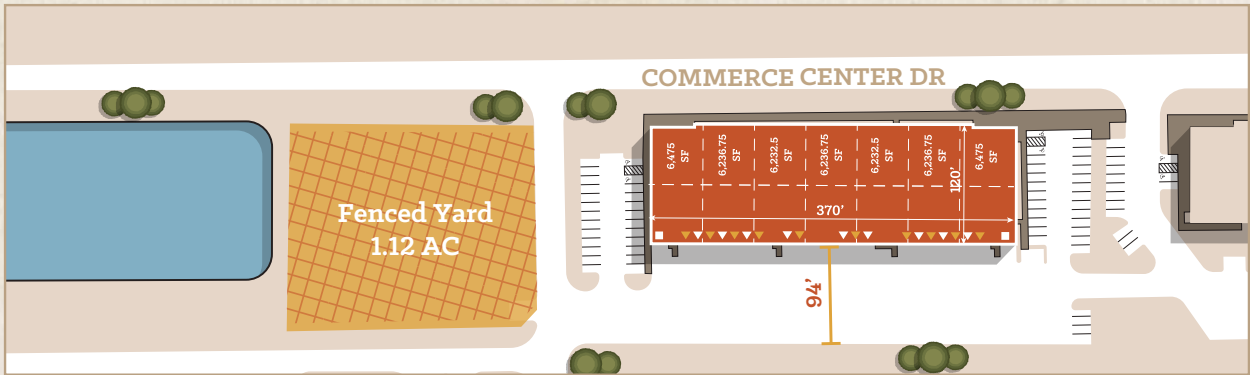
BUILDING THREE



► Highlighted dock door indicates dock leveler in place

BUILDING FOUR - REAR LOAD

44,125 SF

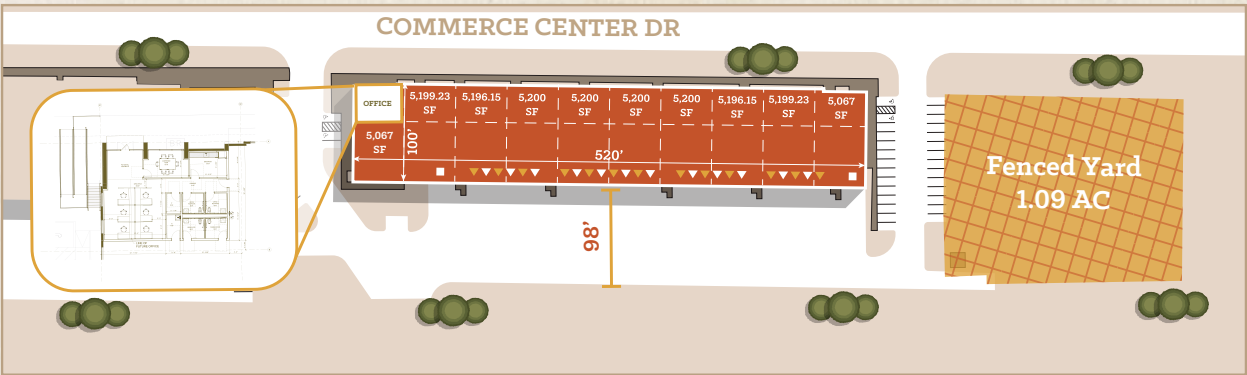


Highlighted dock door indicates dock leveler in place

SPEC OFFICE	YARD SPACE	CLEAR HEIGHT
TBD	1.12 AC	24'
DOCK DOORS	DOCK LEVELERS	RAMPS
18 (9'x10')	11	2 (12'x14')
BUILDING DEPTH	TYPICAL COLUMN SPACING	SPEED BAY DEPTH
120'	52'	60'
TRUCK COURT DEPTH	CAR PARKING	TRAILER PARKING
94'	51 Spaces	Available in Yard
SPRINKLERS	SLAB THICKNESS	POWER
ESFR	7"	1,200 Amps

BUILDING FIVE - REAR LOAD

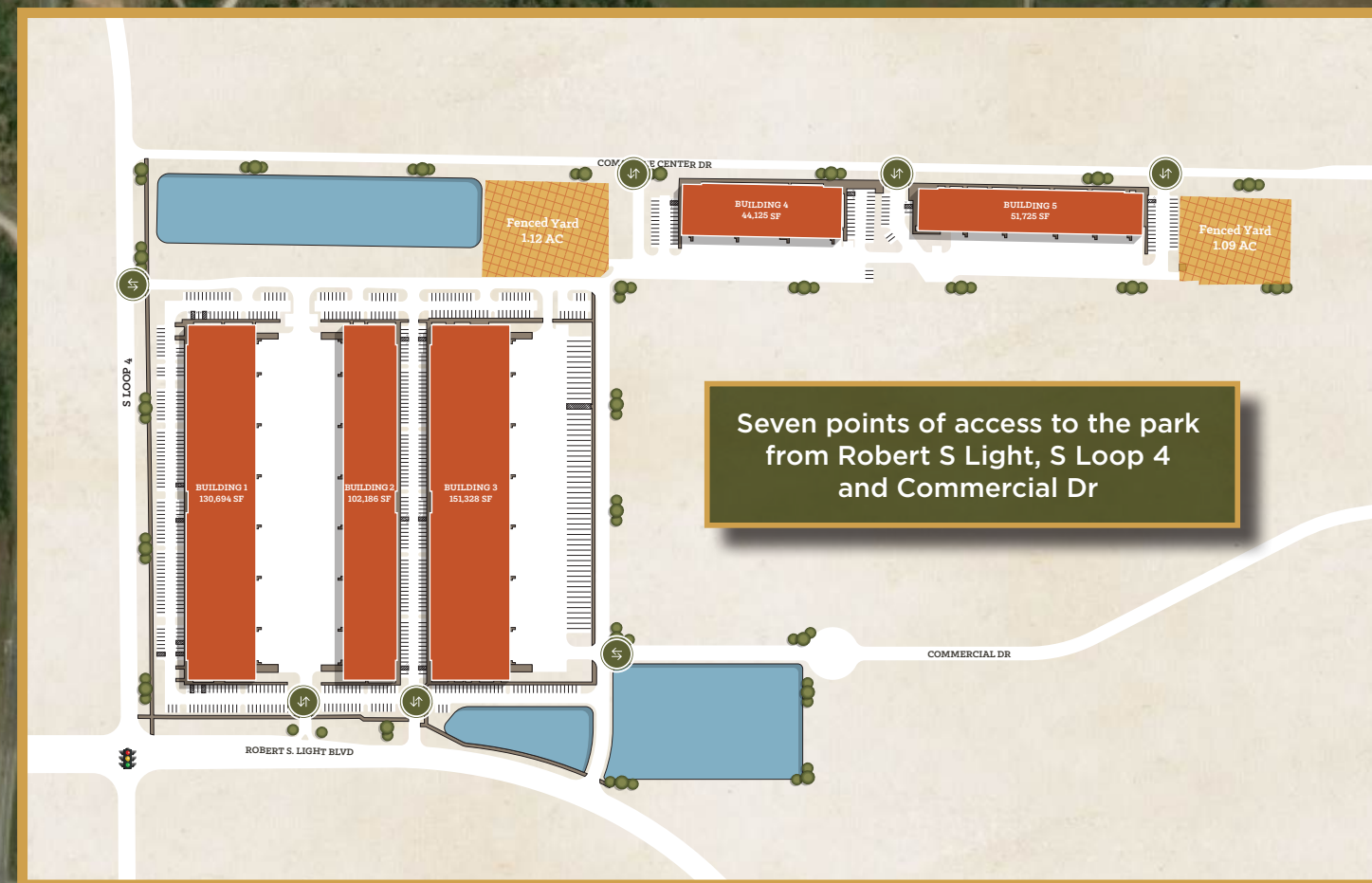
51,725 SF



Highlighted dock door indicates dock leveler in place

SPEC OFFICE	YARD SPACE	CLEAR HEIGHT
±1,570 SF	1.09 AC	24'
DOCK DOORS	DOCK LEVELERS	RAMPS
25 (9'x10')	13	2 (12'x14')
BUILDING DEPTH	TYPICAL COLUMN SPACING	SPEED BAY DEPTH
100'	52'	60'
TRUCK COURT DEPTH	CAR PARKING	TRAILER PARKING
98'	43 Spaces	Available in Yard
SPRINKLERS	SLAB THICKNESS	POWER
ESFR	7"	1,200 Amps

SUPERIOR CONNECTIVITY & ACCESS



4-Way Interchange for immediate northbound and southbound ingress and egress

Approximately 0.5 mile from I-35 via Robert S Light



DALLAS - FT WORTH
3 HOUR 30 MIN DRIVE

AUSTIN
20 MIN DRIVE

★ **BUDA**

HOUSTON
2 HOUR 45 MIN DRIVE

SAN ANTONIO
1 HOUR DRIVE

★ **BUDA GATEWAY**

YOU'RE IN GOOD COMPANY

Positioned in the heart of one of the fastest-growing economic corridors in the nation, Buda Gateway offers seamless access to Central Texas' dynamic network of leading employers. The region is anchored by a diverse mix of global technology innovators, advanced manufacturers, and high-volume logistics operators, creating a powerful ecosystem for growth and collaboration. From Fortune 500 tech campuses and semiconductor facilities to regional distribution hubs and emerging industrial leaders, these employers drive a deep talent pool, robust infrastructure, and sustained demand—making this location an ideal hub for companies seeking connectivity, scalability, and long-term opportunity.



BUDA ★ GATEWAY

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