



RIVERSTONE CROSSING



For Lease or Sale

Riverstone Crossing | Two Class A Industrial Buildings

Building A | 43,200 SF

Divisible to 12,240 SF

601 SH 130
Georgetown, TX 78626

Building B | 60,310 SF

Divisible to 16,952 SF

605 SH 130
Georgetown, TX 78626



Project Overview

Property Highlights



Immediate Highway Access

Immediate access to the SH-130 Frontage Road with highway visibility.



Class A Construction

New, Class A industrial buildings with 28' clear heights.



Smaller Buildings with Enhanced Divisibility

Two buildings totaling 43,200 SF and 60,310 SF respectively, with the ability to demise for smaller users in the +/- 12,240 SF to 16,952 SF range.



Buildings Available for Lease or Sale

Unique owner-user purchase opportunity in buildings that are smaller than much of the development pipeline and well situated for purchase.

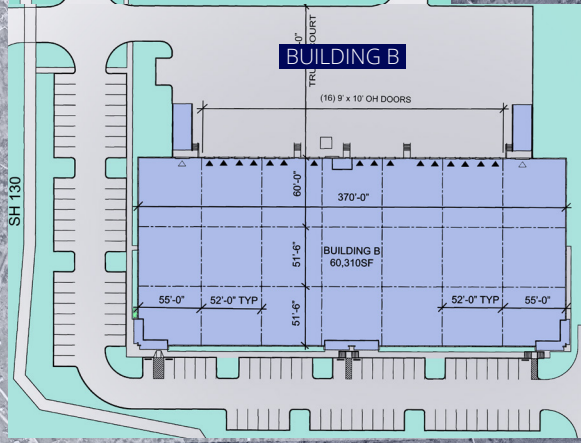
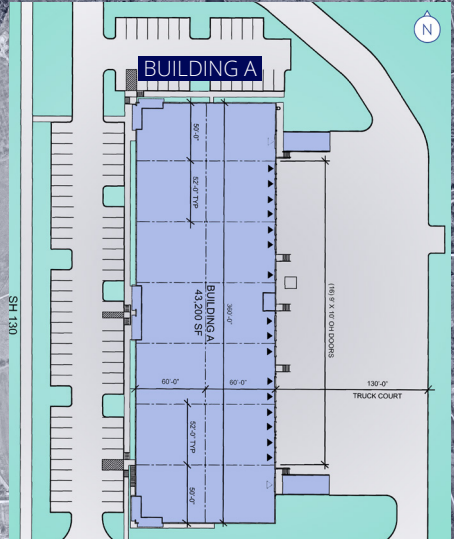
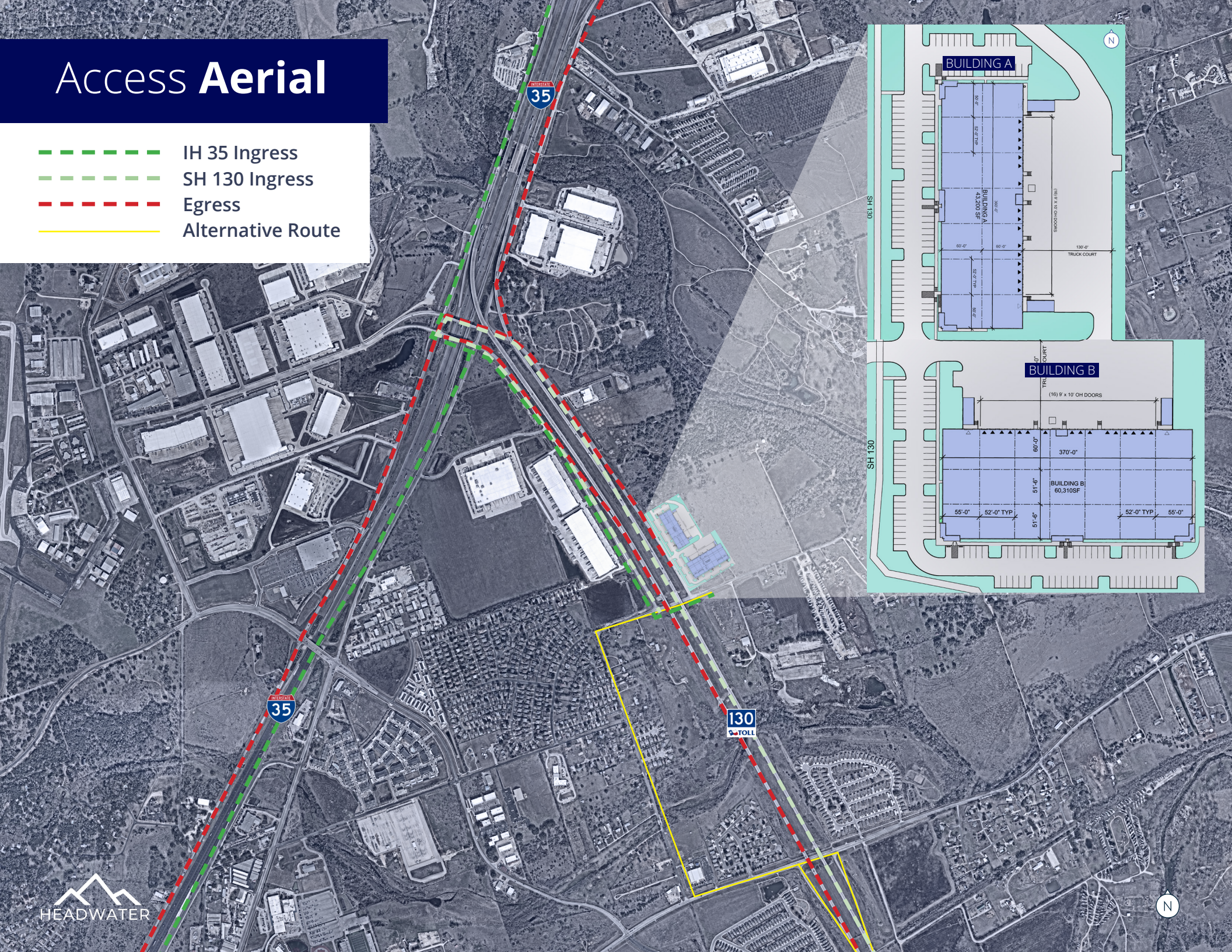


RIVERSTONE
CROSSING



Access Aerial

- IH 35 Ingress
- SH 130 Ingress
- - - Egress
- Alternative Route

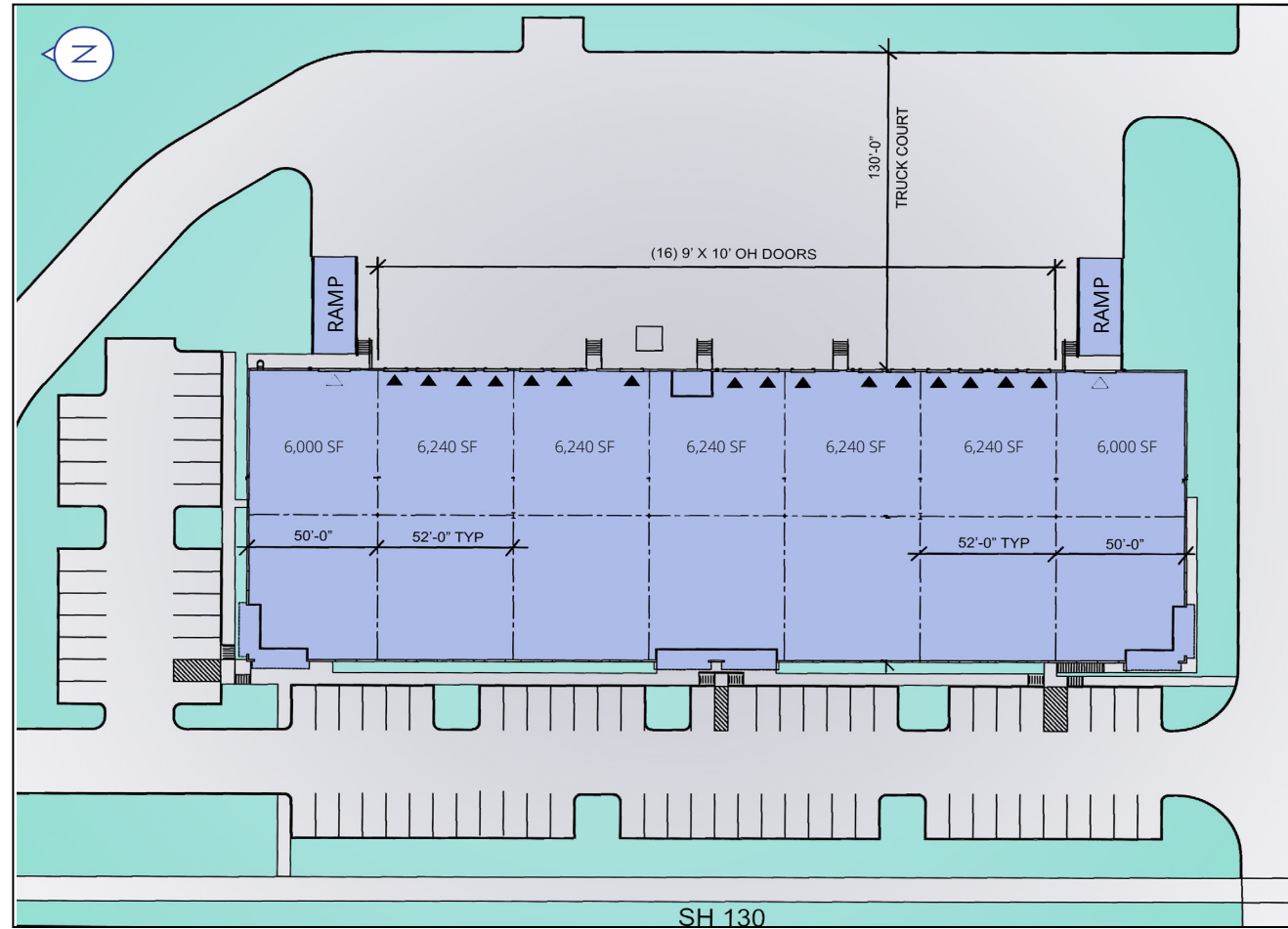


Building A Details

601 SH 130, Georgetown, TX 78626



Building Size	43,200 SF
Minimum Divisibility	12,240 SF
Spec Office *Can be removed at no cost to tenant	Suite 100: 1,585 SF Suite 400: 1,585 SF
Clear Height	28'
Building Depth	120'
Column Spacing	60' x 52'
Speed Bays	60' deep
Dock Doors	16 (9' x 11')
Drive-in Doors	2 (12' x 14')
Automobile Parking	87 Spaces
Slab Depth & PSI Rating	6" reinforced slab 3,000 PSI
Roof Construction	60 Mil TPO R-25 Rating
Insulation	R-25 (HVAC Ready)
Power	1,000 KVA Transformer 1,926 amps (upgradeable to 3,300 amps)

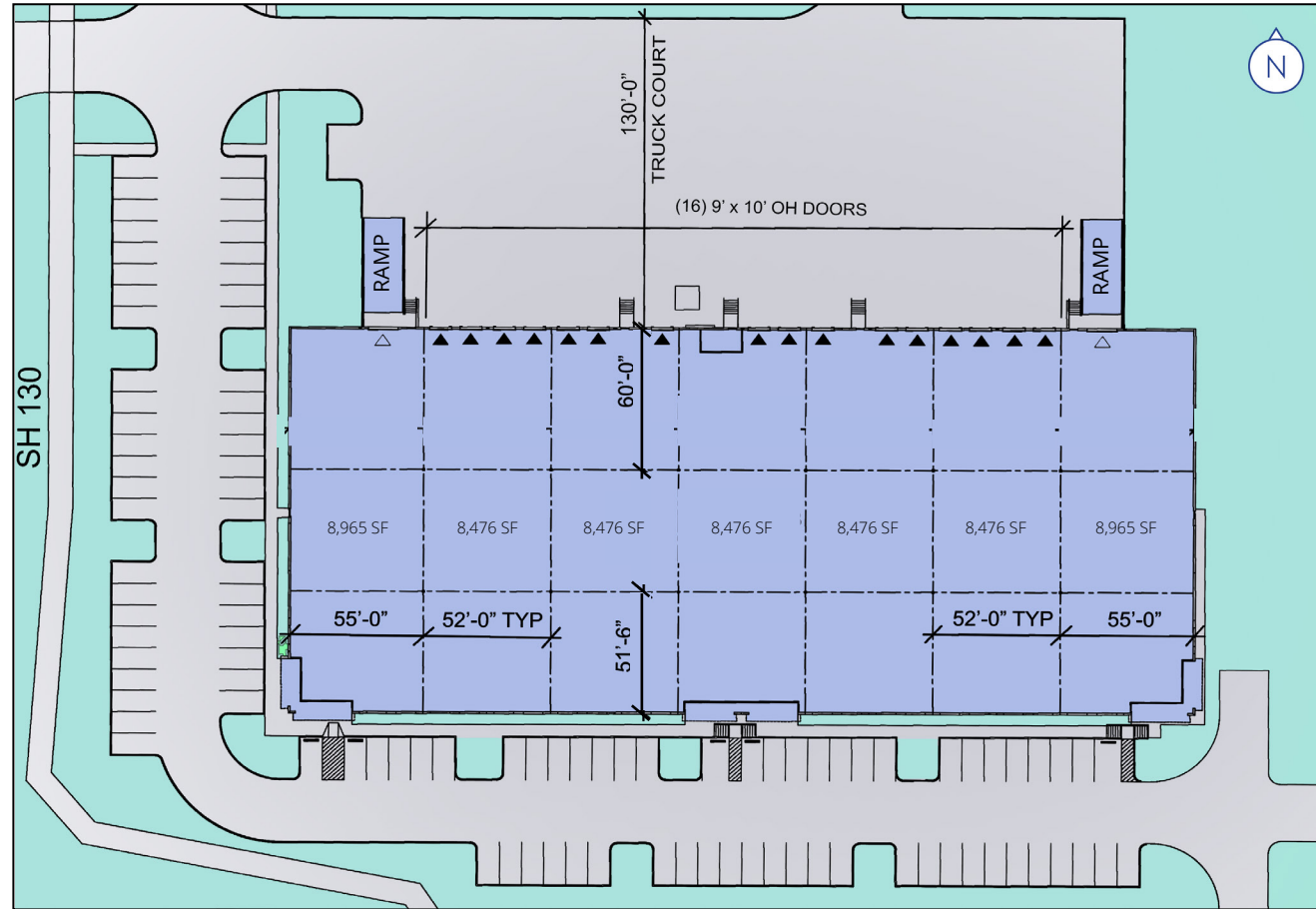


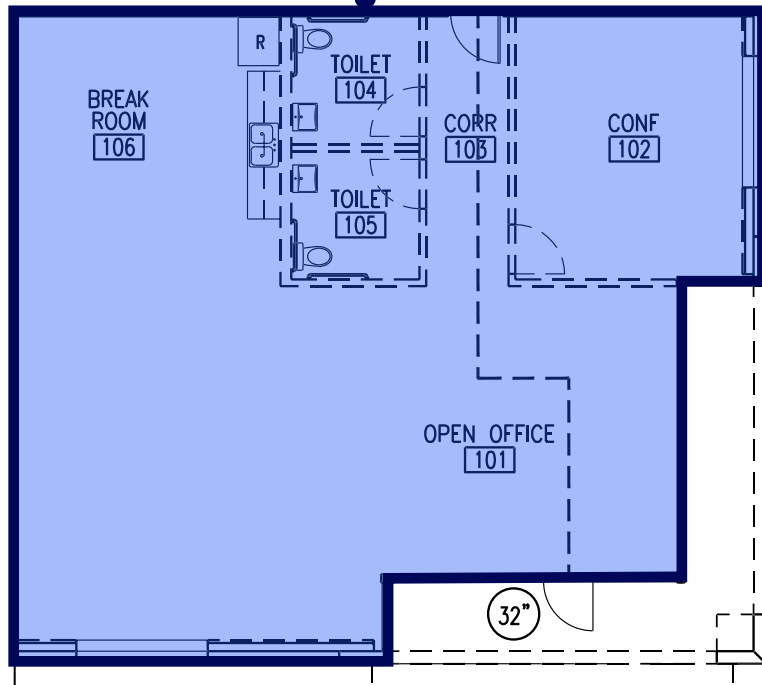
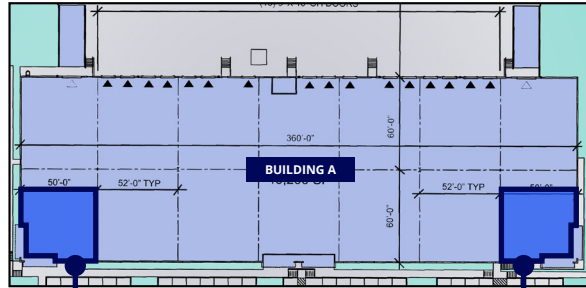
Building B Details

605 SH 130, Georgetown, TX 78626

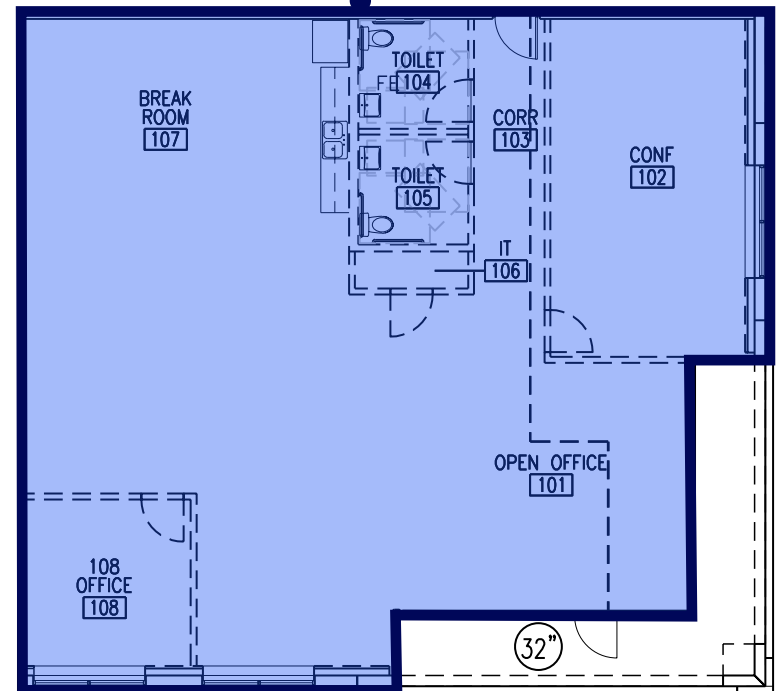
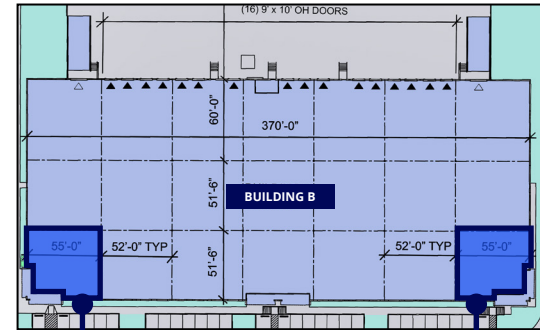


Building Size	60,310 SF
Minimum Divisibility	16,952 SF
Spec Office *Can be removed at no cost to tenant	Suite 100: 2,350 SF Suite 400: 2,350 SF
Clear Height	28'
Building Depth	163'
Column Spacing	51.5' x 52'
Speed Bays	60' deep
Dock Doors	16 (9' x 11')
Drive-in Doors	2 (12' x 14')
Automobile Parking	101 Spaces
Slab Depth & PSI Rating	6" reinforced slab 3,000 PSI
Roof Construction	60 Mil TPO R-25 Rating
Insulation	R-25 (HVAC Ready)
Power	1,500 KVA Transformer 2,890 amps (upgradeable to 3,300 amps)





Building A Offices: 1,585 SF



Building B Offices: 2,350 SF

Area Employers





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