

HUTTO FLEX WARE HOUSE

# SPACE

FOR SALE  
/ RENT

*Prime Location:*

**300 Co Rd 199,  
Hutto, TX 78634.**

**Unit 150 & 160**

**Flexible Terms!**



*Premium spaces tailored to  
meet the needs of your  
growing business in a modern,  
professional environment.*

## FEATURES & BENEFITS:

- Central Location
  - Ware House - Light
  - Industry
  - Flexible Leasing Options
  - Professional Environment
- Easy access to SH 130 and Hwy 79



CONTACT US:

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# Burge Business Center

**Class A Flex Space** is a modern, high-quality, pre-engineered metal building featuring contemporary design and energy-efficient structural panels (Old Town Gray).

## Building construction type

Building construction features high-quality materials and efficient up-to-33% spatial planning, allowing for natural lighting and various configurations.

## Modern architecture

The modern architecture incorporates professional design principles to promote a main commercial environment.

## Energy-efficient

Encasing panels create tight building envelopes for optimized energy conservation and environmental control.



**Light Manufacturing & Assembly**



**Distribution & Wholesale**



**Contractor Workshop & Base**



**R&D / Technology Lab**

**Flexible Column-Free Layout**



**Flex Warehouse & Distribution**



**Sustainable Architecture**



**Modern Construction**



**Mezzanine Capable**



**Sustainability-Focused**



**Drivability & Access**





# THE OPPORTUNITY

## UNIT 150 (2,400 SFT) & UNIT 160 (2,400 SFT)

SEVEN (7) BRAND NEW FLEX UNITS. FULL VACANCY  
OF APPROXIMATELY 16,800 SFT TOTAL SPACE (7 x 2,400 SFT)

| FEATURE            | SPECIFICATIONS                                 |
|--------------------|------------------------------------------------|
| Doors              | 15'x10' full-view overhead doors               |
| Optional           | Optional mezzanine (up to 33% extra space)     |
| Walls              | R-19 walls                                     |
| Roof               | R-11/R-19 super span cool white roof           |
| Total Project Size | Approximately 16,800 SFT (7 units x 2,400 SFT) |
| Clearance          | 18' -20' Clear Height (varies by unit)         |
| Power              | Three-phase, 200+ Amp, 120/208V to each unit   |
| Office Spec        | Spec office build-out potential (optional)     |

### PRIME LOCATION ADVANTAGES

| KEY FEATURE          | ADVANTAGE & DISTANCE                                        |
|----------------------|-------------------------------------------------------------|
| Tesla (Hutto)        | Adjacent building in the same business center               |
| SH-130 Tollway       | Immediate access, <1 mile, north-south arterial             |
| Samsung (Taylor)     | <10 minutes, ~7 miles, access to tech corridor              |
| Population Growth    | Fastest growing market, 2.5% annual growth, young workforce |
| Local Commercial Hub | Immediate adjacency to emerging business parks & services   |
| ABIA Airport         | 30 minutes, 28 miles, international & domestic travel       |

### NEIGHBOR BUSINESSES & SERVICES

Neighbouring commercial and service businesses include:

**TESLA (Hutto)**  
**SAMSUNG (Taylor)**  
**SKYBOX DATA CENTER (Hutto)**

Include some of the world's most significant employers, driving advanced manufacturing and corporate players

### WHY THIS IS A GREAT OPPORTUNITY

Full vacancy for immediate build-out. Brand new construction for low maintenance.  
Strategic access to the tech triangle. Customizable space configurations.  
Highly desirable Hutto location.















