

# 1300

WESTINGHOUSE

GEORGETOWN, TX 78626



OFFICE | WAREHOUSE | SHOWROOM FROM 9,000 - 55,457 SF

## 99,986 SF

Available now for lease





# 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.

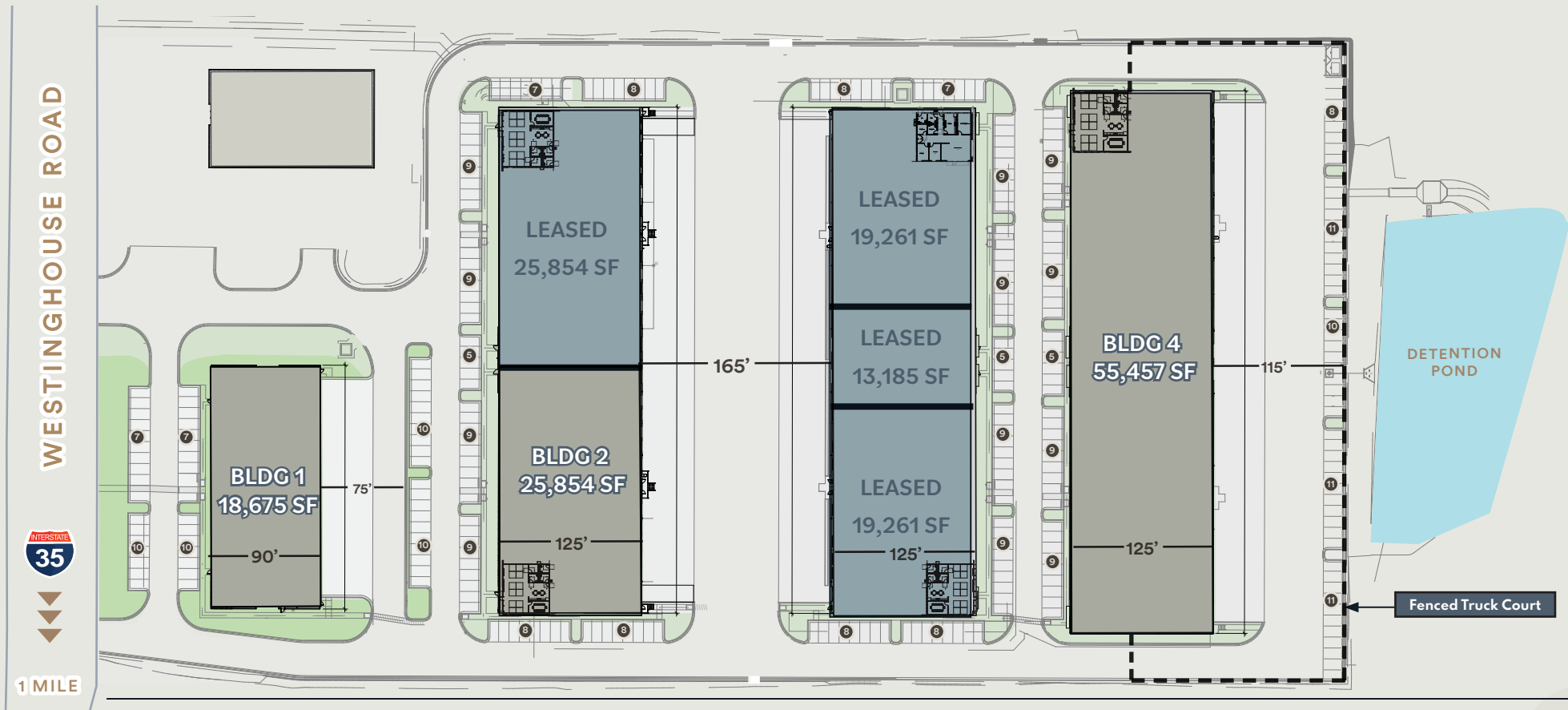
- 1 University of Texas at Austin**  
20 min | 25 mi
- 2 Downtown Austin**  
30 min | 25 mi
- 3 Tesla Giga Factory**  
35 min | 33 mi
- 4 Austin-Bergstrom International Airport**  
30 min | 30 mi
- 5 Amazon Fulfilment Center**  
10 min | 5 mi
- 6 Downtown Georgetown**  
10 min | 5 mi
- 7 Domain**  
20 min | 16 mi
- 8 Samsung**  
30 min | 18 mi
- 9 Round Rock Outlet Mall**





# THE SITE PLAN

**1300**  
WESTINGHOUSE



## BUILDING 1

- 18,675 SF Total
- ESFR Sprinkler
- 6 Grade Level Doors
- 20' Clear Height
- 34 Parking Spaces
- 90' Building Depth
- 1200 Amps of Power

## BUILDING 2

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

## BUILDING 3 (FULLY LEASED)

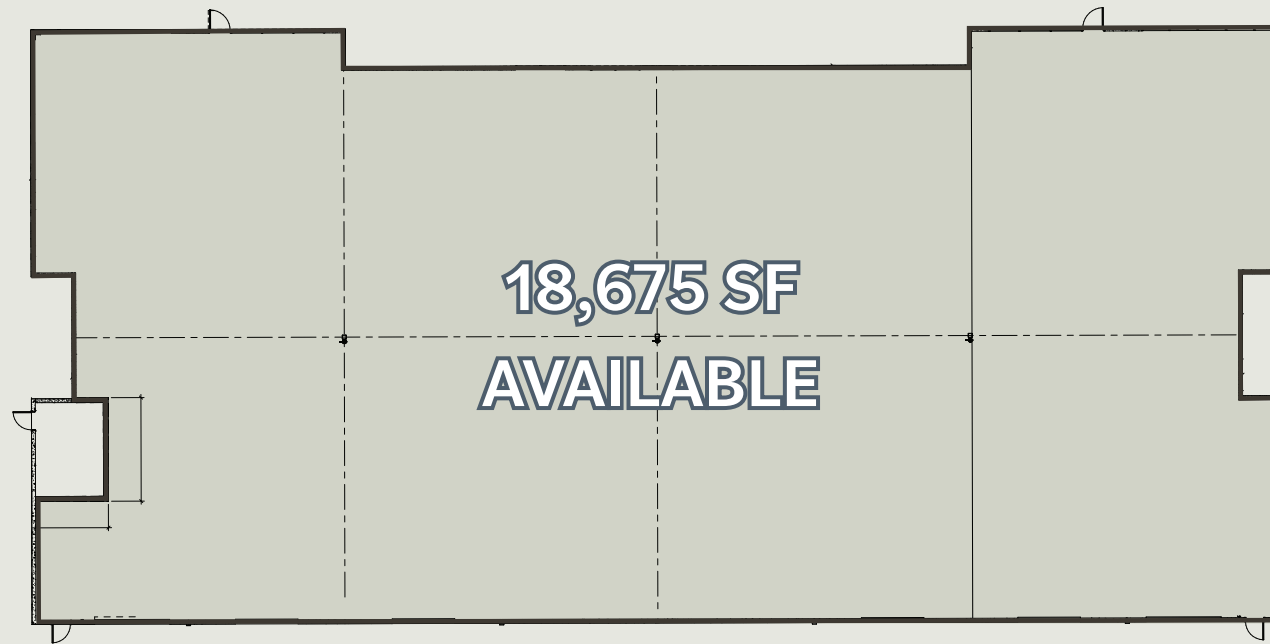
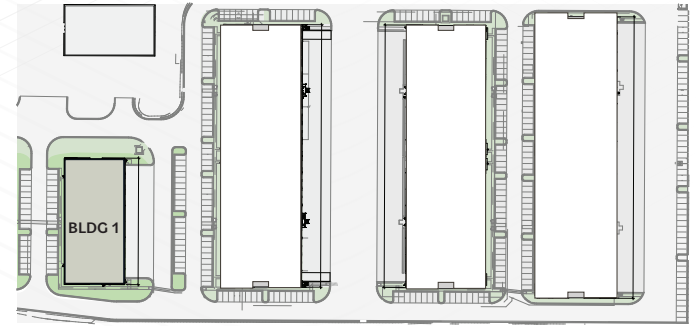
- 51,707 SF
- ESFR Sprinkler
- 22 Dock High Doors
- (2) 12'x14' OH Doors w/Ramps
- 28' Clear Height
- 72 Parking Spaces
- 125' Building Depth
- 1200 Amps of Power

## BUILDING 4

- 55,457 SF Total
- 2,300 SF Spec Office
- ESFR Sprinkler
- 16 Dock High Doors
- (2) 12'x14' OH Doors w/Ramps
- 28' Clear Height
- 92 Parking Spaces
- 125' Building Depth
- 1200 Amps of Power
- Fenced & Secured Private Truck

## BUILDING ONE

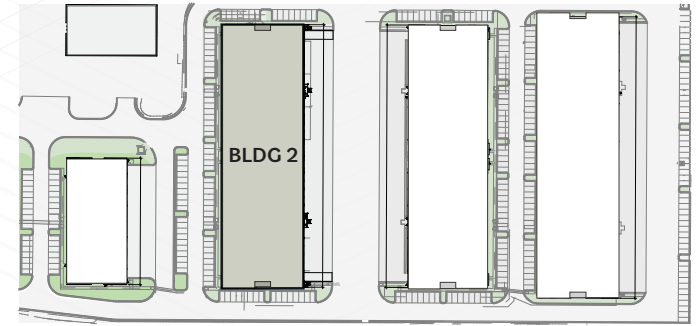
18,675 SF AVAILABLE



- 18,675 SF
- Divisible to 4,500 SF or 9,000 SF
- ESFR Sprinkler
- 6 Grade Level Doors
- 20' Clear Height
- 34 Parking Spaces
- 90' Building Depth
- 1200 Amps of Power

## BUILDING TWO

25,854 SF AVAILABLE

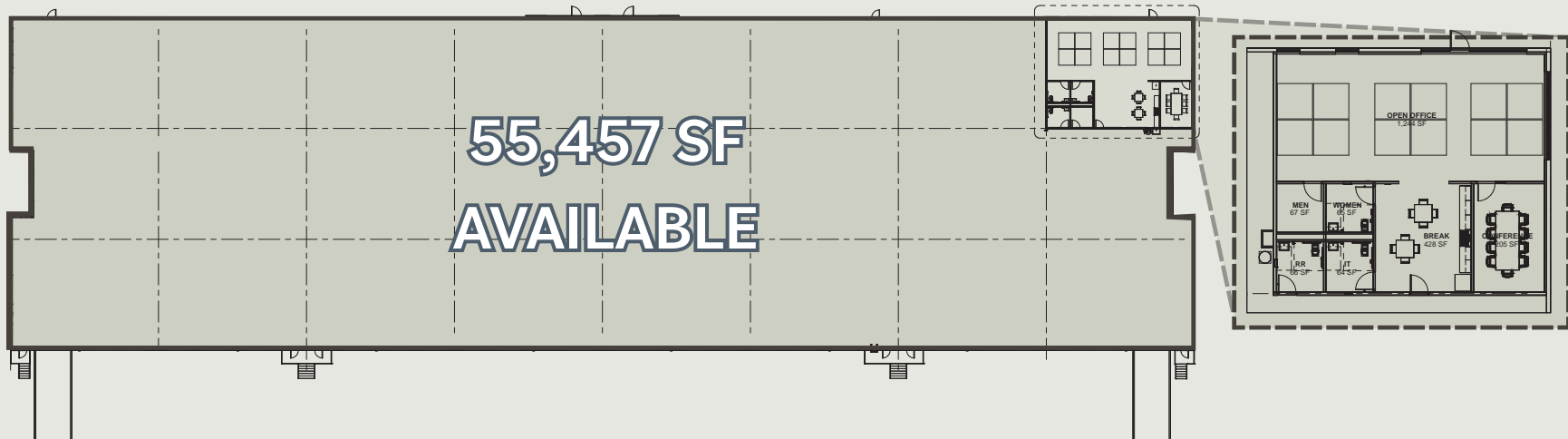
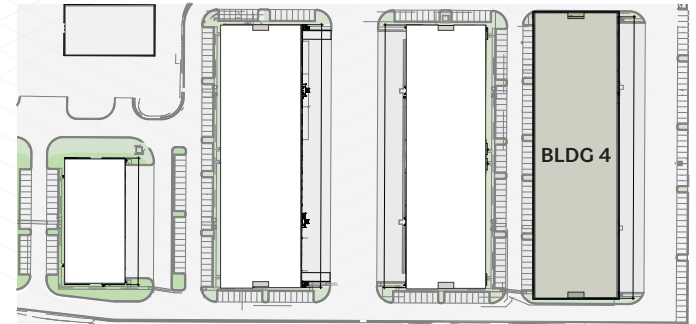


- 51,707 SF Total
- 25,854 SF Remaining
- 1,951 SF Spec Office
- ESFR Sprinkler
- 16 Dock High Doors

- (2) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 92 Parking Spaces
- 125' Building Depth
- 1200 Amps of Power

# BUILDING FOUR

55,457 SF AVAILABLE



- 55,457 SF
- 2,300 SF Spec Office
- ESFR Sprinkler
- 16 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 28' Clear Height
- 92 Parking Spaces
- 125' Building Depth
- 1200 Amps of Power
- Fenced & Secured Private Truck Court







# 1300 WESTINGHOUSE



## FOR MORE INFORMATION, CONTACT

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