

208,560 SF

State-Of-The-Art Cold Storage Facility

Delivering Q1 2025



Located at
INNOVATION BUSINESS PARK BUILDING 9
HUTTO, TX



PROPERTY FEATURES

- Building size: 208,560 SF (Divisible to 50,000 SF)
- Clear height: 50' clear in the freezer – 30' clear in the cold docks
- Convertible storage area: 156,000 SF
- Auto parking spots: 148
- Trailer stalls: 35
- Refrigerated dock area: 43,680 SF
- 30' clear in the loading bay/cold dock area

- Two – 3,600 SF single story offices
- 40,000 lb vertical dock levelers (7'x6'), trailer restraints, electrically operated doors, master control panels, and dock seals

COLD STORAGE AMENITIES

- # pallet positions: 34,000 pallets (Approx.)



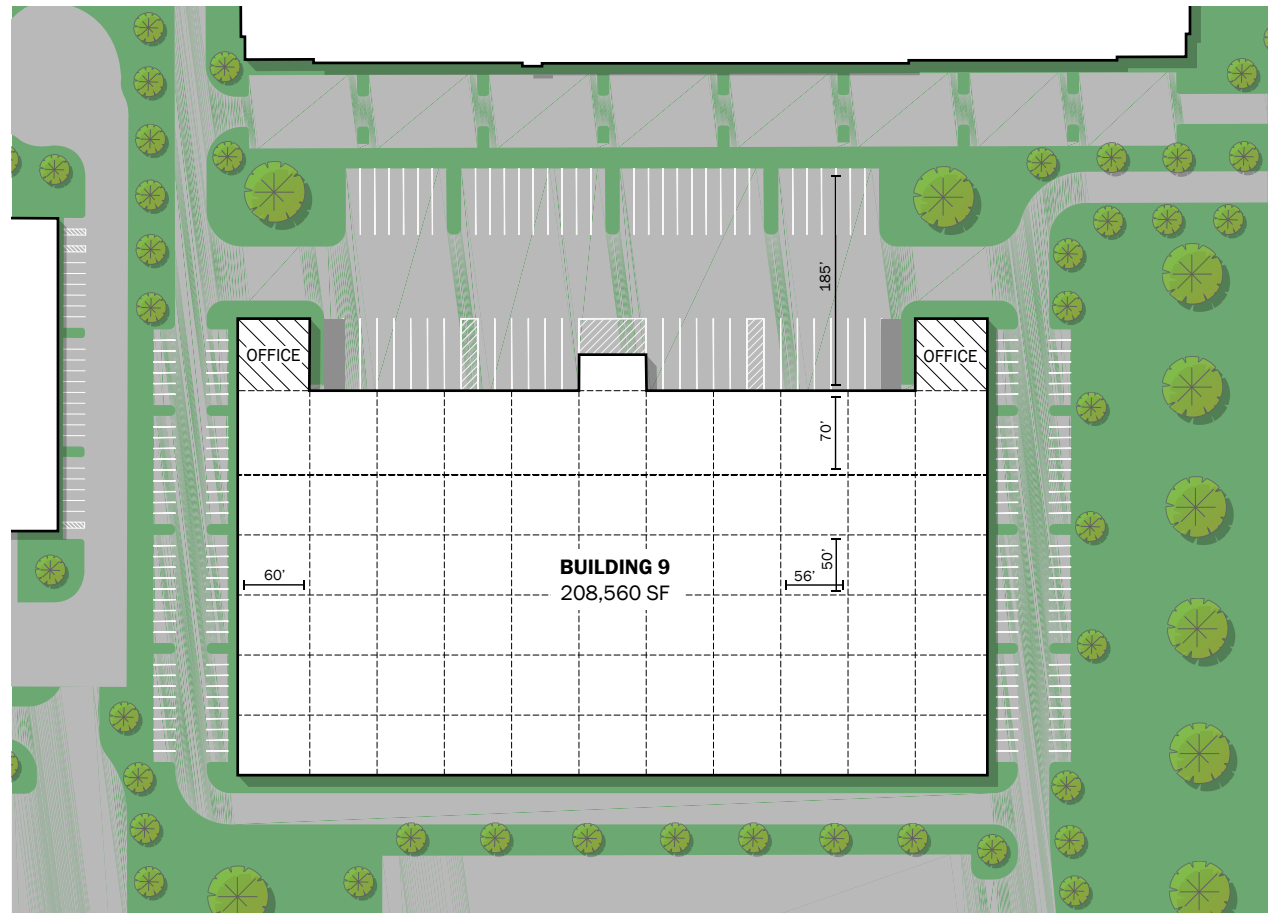
50'
CLEAR HEIGHT



-20°F / 40°F
CONVERTIBLE STORAGE



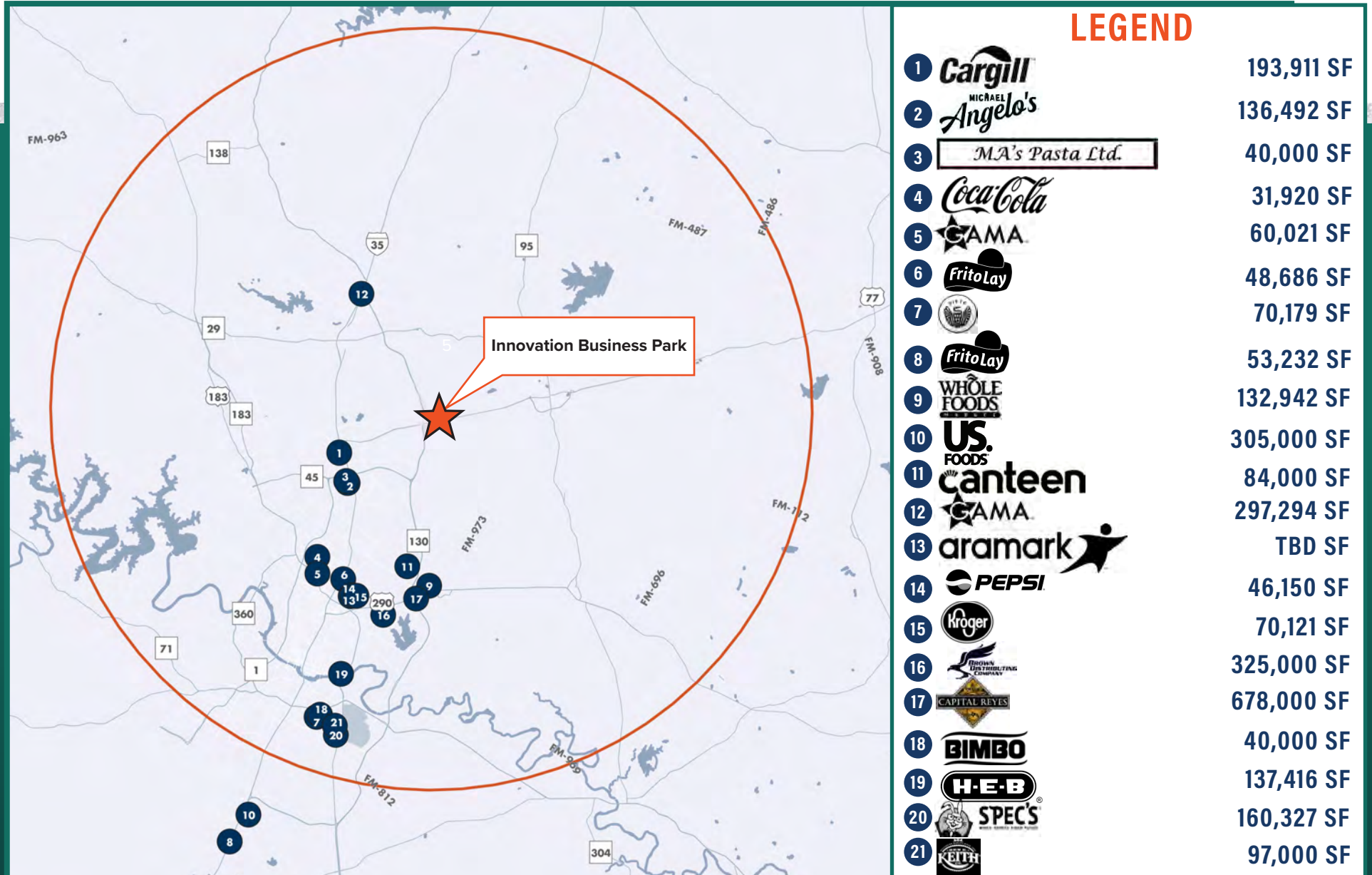
35
TRAILER SPOTS



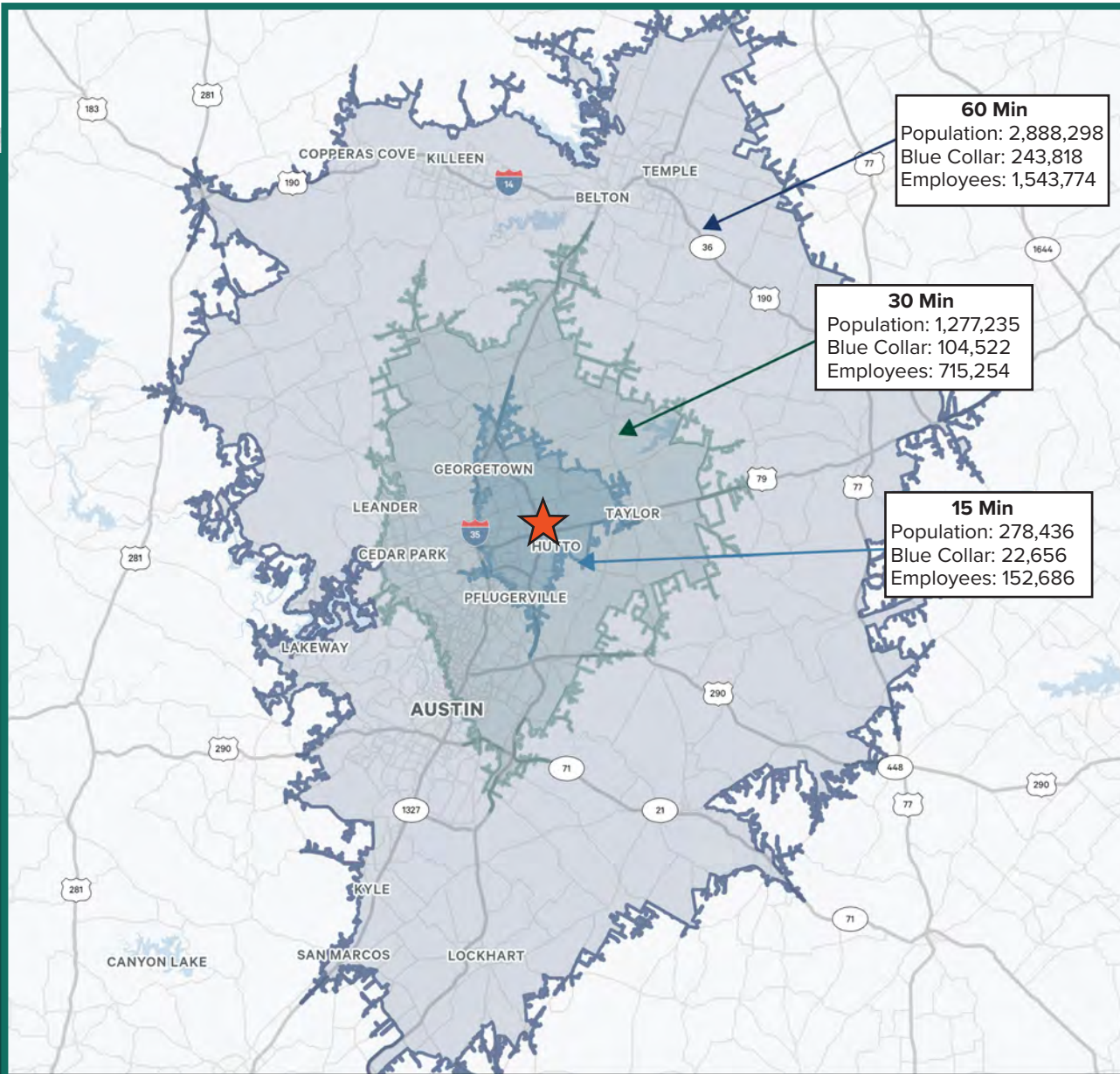
OVERALL SITE PLAN



FOOD & BEVERAGES MANUFACTURER MAP



DRIVE TIME

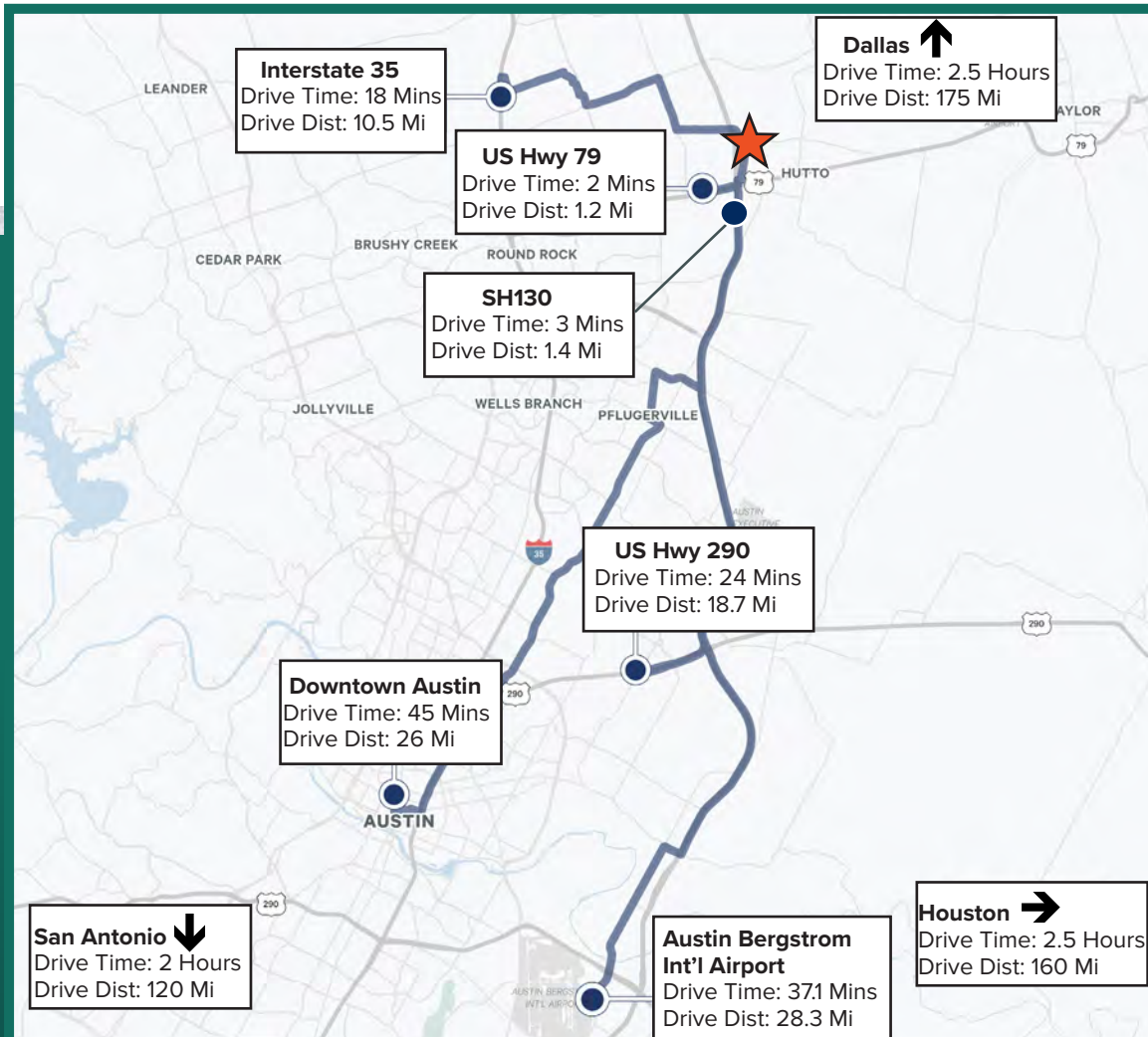


Hutto Community

Innovation Business Park is located at the corner of Innovation Blvd and Limmer Loop in Hutto, Texas

- + Hutto is part of Austin/Round Rock MSA, with an employable population of over half-million
- + City is fast-growing suburb, located less than 30 minutes from downtown Austin - the 11th largest city in US and 4th largest city in Texas
- + Hutto is a known transportation hub
- + Austin-Bergstrom International Airport is 30 miles south of Hutto
- + 12 miles away from Austin Executive Airport
- + Easy access to both SH-130 and SH-79

ACCESS MAP



Prime Location

- + Hutto is one of the fastest-growing cities in Texas
- + Majority of Hutto's population is of working age, between ages of 18 and 65, with median age of 33 years old
- + Within 5 years, Williamson County's net annual population growth will overtake Travis County
- + 581,027 population within 15 miles

Population Projections (Williamson County)

2010	422,679
2020	589,914
2030	830,421
2040	1,175,338
2050	1,645,982

PHH Income

\$88,161

median hh
income

43%

residents greater
than \$100,000

61%

residents greater
than \$75,000

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