

SETTLERS PARK



BUSINESS CENTER

701 N RED BUD LANE, ROUND ROCK, TX 78665



THREE BUILDING, 361,136 SF INDUSTRIAL PARK

107,904 SF BUILDING SIZE	2,398 SF SPEC OFFICE	180' BUILDING DEPTH
32' CLEAR HEIGHT	34 DOCK-HIGH DOORS	130' TRUCK COURT DEPTH
174 AUTO PARKING	REAR LOAD	2 OVERSIZED DRIVE-IN DOORS
2,500 AMPS POWER SPECS		

126,616 SF BUILDING SIZE	2,398 SF SPEC OFFICE	180' BUILDING DEPTH
32' CLEAR HEIGHT	41 DOCK-HIGH DOORS	210' SHARED TRUCK COURT DEPTH
150 AUTO PARKING	REAR LOAD	2 OVERSIZED DRIVE-IN DOORS
2,500 AMPS POWER SPECS		

126,616 SF BUILDING SIZE	2,398 SF SPEC OFFICE	180' BUILDING DEPTH
32' CLEAR HEIGHT	41 DOCK-HIGH DOORS	210' SHARED TRUCK COURT DEPTH
150 AUTO PARKING	REAR LOAD	2 OVERSIZED DRIVE-IN DOORS
2,500 AMPS POWER SPECS		



HANOVER COMPANY

ACCESS MAP

EXIT 257
8 MILES

EXIT 259
8 MILES



E OLD SETTLERS BLVD



701 N RED BUD LANE,
ROUND ROCK, TX 78665

N RED BUD LN

79

EXIT 254
6 MILES

EXIT 253
6 MILES



45

130

EXIT 423 N
4 MILES

79

EXIT 423 S
4 MILES

130

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Leased by:



Developed by:



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PROPERTY ADVANTAGES

3 Building Class A Logistics Center

Infill Round Rock Location

Above Market Parking Ratio

20 minutes from Samsung Taylor (15 miles)

25 minutes from downtown Austin (25 miles)

27 minutes from Tesla (27 miles)

Ideal location for **distribution** and **light manufacturing** companies

Access to **dense labor supply** and **rapidly growing** population

Triple Freeport Zone

Settlers Park Business Center is located in the heart of the booming city of Round Rock, TX. This project consists of 3 premier logistics buildings that will be capable of servicing the greater north Austin submarkets. In addition, Settlers Park Business Center will be able to accommodate a wide range of tenant sizes with easy access to 3 major highways of Austin, Hwy 79, IH-35, and US-130.

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