

WESTINGHOUSE BUSINESS PARK

CLASS A SMALL BAY / SHALLOW BAY INDUSTRIAL DEVELOPMENT

1301-1305 BLUE RIDGE DRIVE
GEORGETOWN, TX 78626



Balcones
REAL ESTATE GROUP

MOVE IN READY SUITES

2,800 SF – 12,600 SF AVAILABLE NOW

THE PROJECT

WESTINGHOUSE BUSINESS PARK

Westinghouse Business Park is a Class A industrial and flex development located in the heart of booming Georgetown, Texas.

The three-building, 184,400 SF project features Move-in Ready office pods, restrooms, LED lighting, ESFR sprinklers, and front-facing overhead roll-up glass doors. Each warehouse space has R-20 roof insulation, HVAC-ready, and requires no power upgrades for conditioning.



3-Building
Business Park



Move-In Ready
Office Pods



ESFR
Sprinklers



200 AMP 3 Phase
Electric Panel in Suites



HVAC Ready
Warehouse





WESTINGHOUSE AT A GLANCE

1301-1305 BLUE RIDGE DRIVE

184,400 SF
TOTAL BUILDING AREA

± 14.87 AC
SITE ACREAGE

BUSINESS PARK
ZONING

1.0/1,000
BUILDING 1305 PARKING

72,100 SF
BUILDING 1305

61,800 SF
BUILDING 1303

50,500 SF
BUILDING 1301

1.3/1,000
BUILDING 1303 PARKING

3.0/1,000
BUILDING 1301 PARKING

THE DETAILS

MOVE IN READY OFFICE SUITES

All suites complete with solid surface counters, polished concrete floors, 2'x2' "Second look" ceiling tiles, LED lighting, Breakroom, Counter, Bathroom, & Mop Sink

BUILDING 1301: 50,500 SF

24' Clear Height

3.00/1,000 SF Parking Ratio

11' x 14' Front Load Grade Level Glass Doors

12' x 14' Rear Load Grade Level Metal Doors

BUILDING 1303: 61,800 SF

28' Clear Height

1.33/1,000 SF Parking Ratio

12' x 14' Front Load Grade Level Glass Doors

9' x 10' Rear Load Dock High Metal Doors

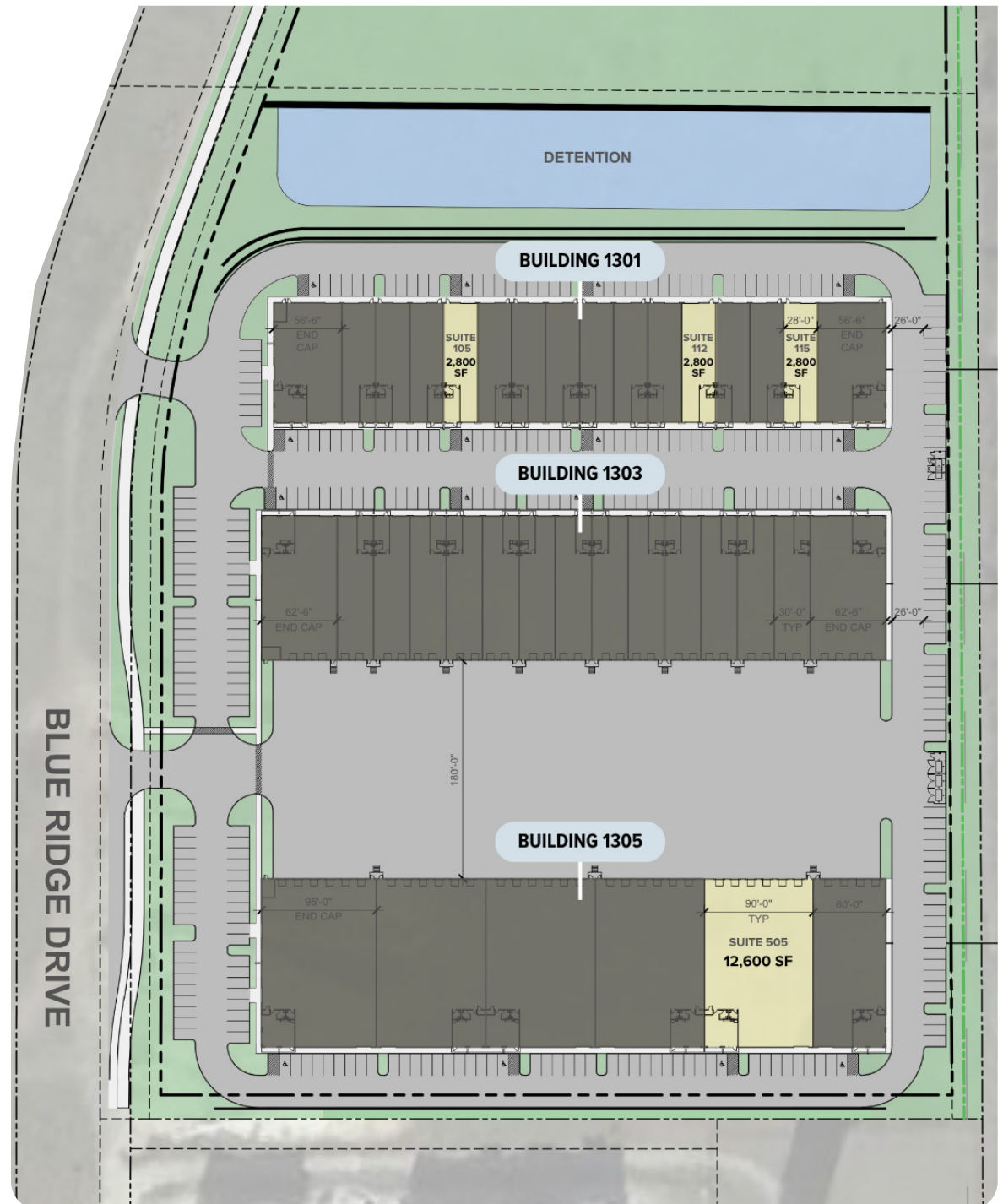
BUILDING 1305: 72,100 SF

28' Clear Height

1.00/1,000 SF Parking Ratio

12' x 14' Front Load Grade Level Glass Doors

9' x 10' Rear Load Dock High Metal Doors



BUILDING 1301

2,800 SF

AVAILABLE FOR LEASE



24' Clear Height



3.00/1,000



11' x 14' Front Load
Grade Level
Glass Doors



12' x 14' Rear Load
Grade Level
Metal Doors



100' Building Depth



56' Column Width
28' Suite Width



ESFR
Sprinklers

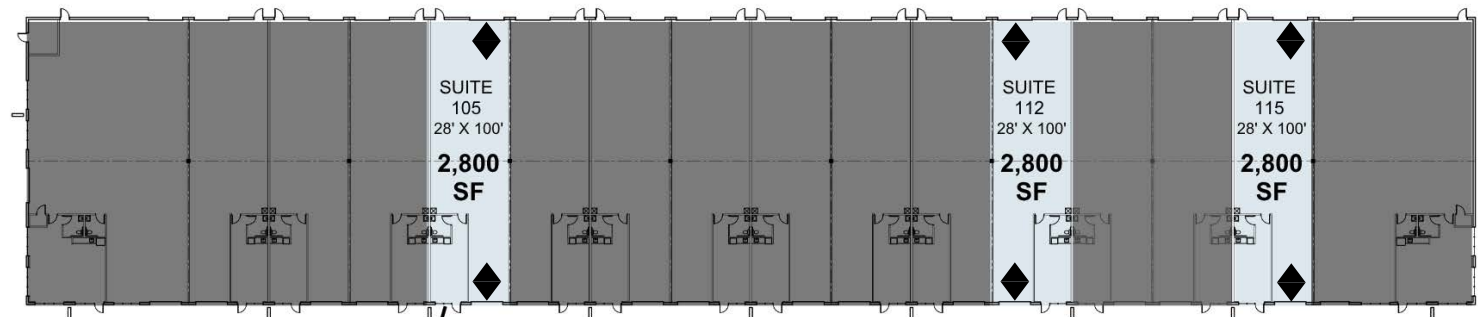


R20 Roof Insulation
HVAC Ready

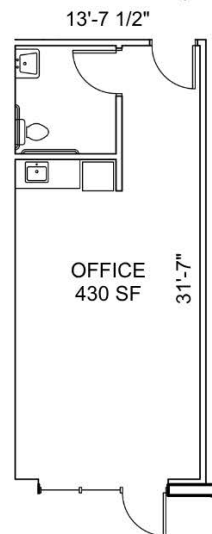


200A 480V

▲ DOCK HIGH DOOR
◆ DRIVE-IN DOOR



*SUITES 112 & 115
AVAILABLE
MARCH 1, 2027



BUILDING 1305

12,600 SF
AVAILABLE FOR LEASE



28' Clear
Height



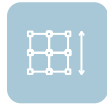
1.00/1,000



12' x 14' Front Load
Grade Level
Glass Doors



9' x 10' Rear Load
Dock High
Metal Doors



140' Building
Depth



60' Column Width
90' Suite Width



180' Shared Court
Truck Depth



ESFR
Sprinklers

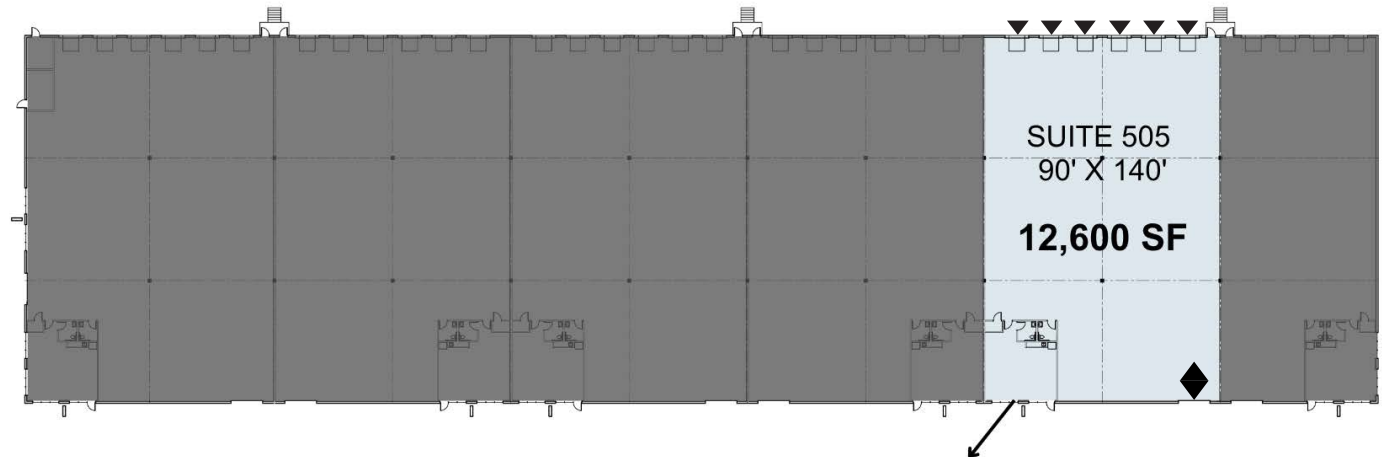


R20 Roof Insulation
HVAC Ready



200A 480V
Upgradable Power

▲ DOCK HIGH DOOR
◆ DRIVE-IN DOOR



GEORGETOWN

LOCATION MAP

The business park sits in a prime location with easy access to and from I-35 as well as close proximity to surrounding retail, restaurants, parks, and entertainment.



Amazon
10 min



Toll 130
10 min



Dell
Technologies
12 min



Georgetown
Airport
12 min



Tesla Giga
Factory
20 min



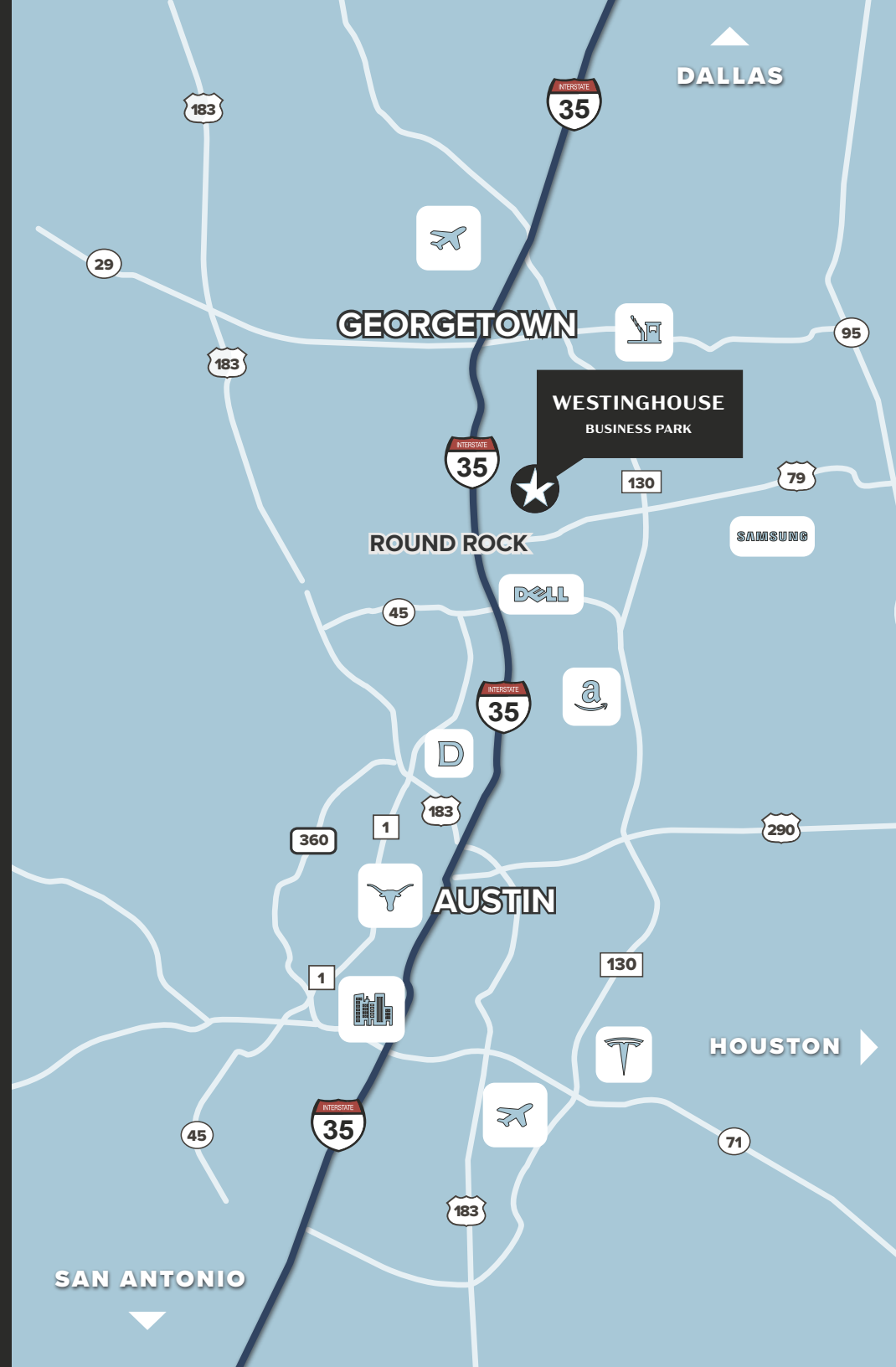
The Domain
20 min



Samsung
22 min



Downtown
Austin
28 min





1301-1305 BLUE RIDGE DR | GEORGETOWN, TX

WESTINGHOUSE

BUSINESS PARK



FOR MORE
INFORMATION

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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