

# CRYSTAL PARK B

116 EAST OLD SETTLERS BLVD • ROUND ROCK, TX 78664



- 130,438 SF
- Available 6/1/2026
- OpEx \$4.88/PSF
- 10% office with remaining 100% HVAC manufacturing/warehouse space.
- Two-story office space
- 24' clear height
- Heavy power: 3 phase, 480 volt, 4000 amps
- Fire Sprinklered
- Rear loading, 20 dock high doors
- 2 oversized loading ramps
- 1 grade-level drive-in door

 STOLTZ

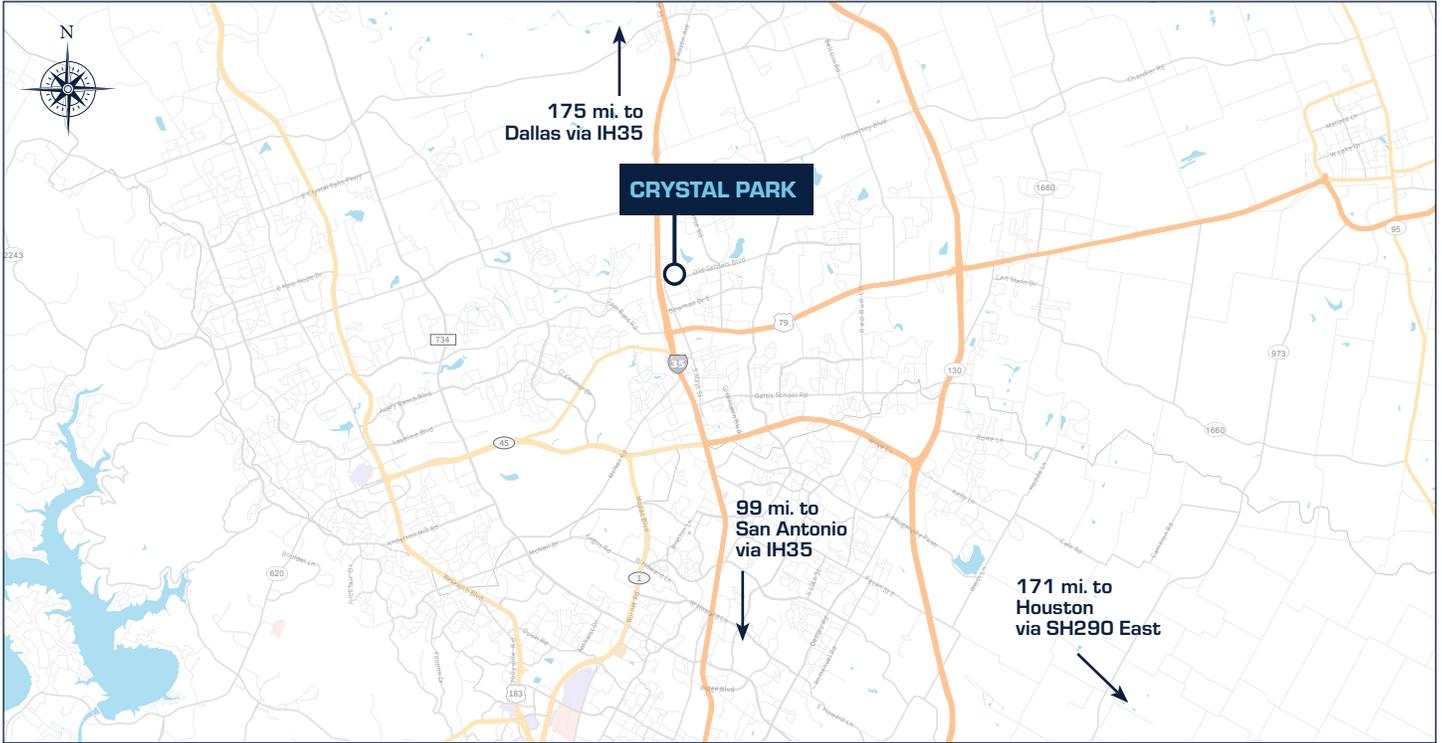
 JLL

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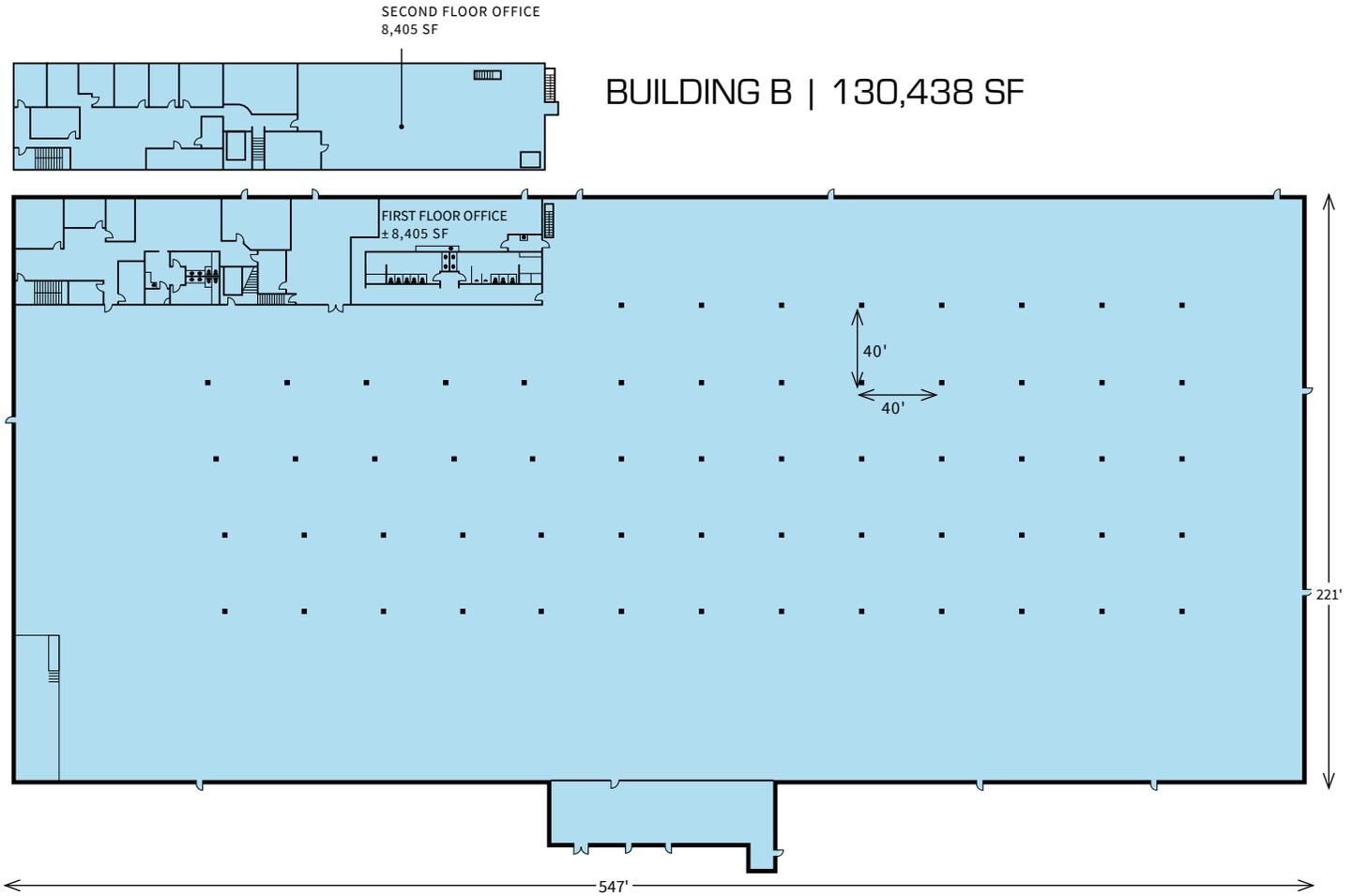
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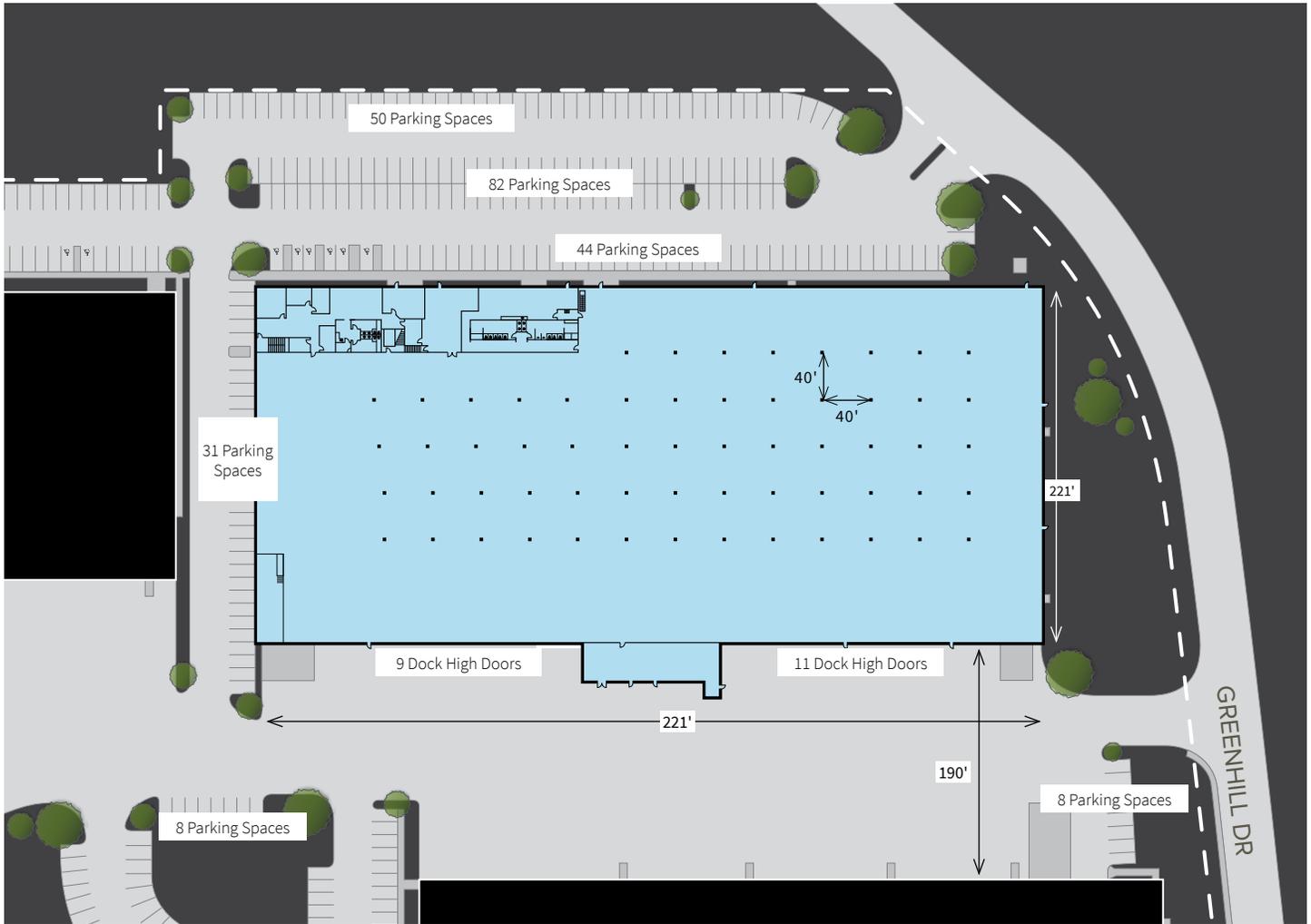


## Design and Construction

STRUCTURE/EXTERIOR	Tilt-Wall Concrete Panels
CLEAR STRUCTURE HEIGHT	24'
BUILDING DIMENSIONS	547' x 221'
COLUMN SPACING	40' x 40'
LOADING CONFIGURATION	Rear-load
LOADING DOCKS	20 dock-high doors
	1 grade level access door
	2, 15' x 15' drive-in doors
TRUCK COURT	190' (full concrete, shared with Building C)
FIRE PROTECTION	ESFR
ELECTRICAL	3 phase, 480 volt, 4000 amps
HVAC	Electric package units
LIGHTING	Metal-halide lamps with 400 Watt - BT37 bulbs
EMPLOYEE PARKING	214 spaces (1.64 : 1,000 SF)
ADDITIONAL SPECIFICATIONS	Elevator serves the second floor of the mezzanine premises

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