



PARK 79

Commerce Center

FOR SALE OR LEASE

14501 HWY 79, TAYLOR TX 76574

2 REAR LOAD BUILDINGS

135,218 SF AVAILABLE

LOCATED IN THE OPPORTUNITY ZONE

MOVE-IN READY



SITE PLAN

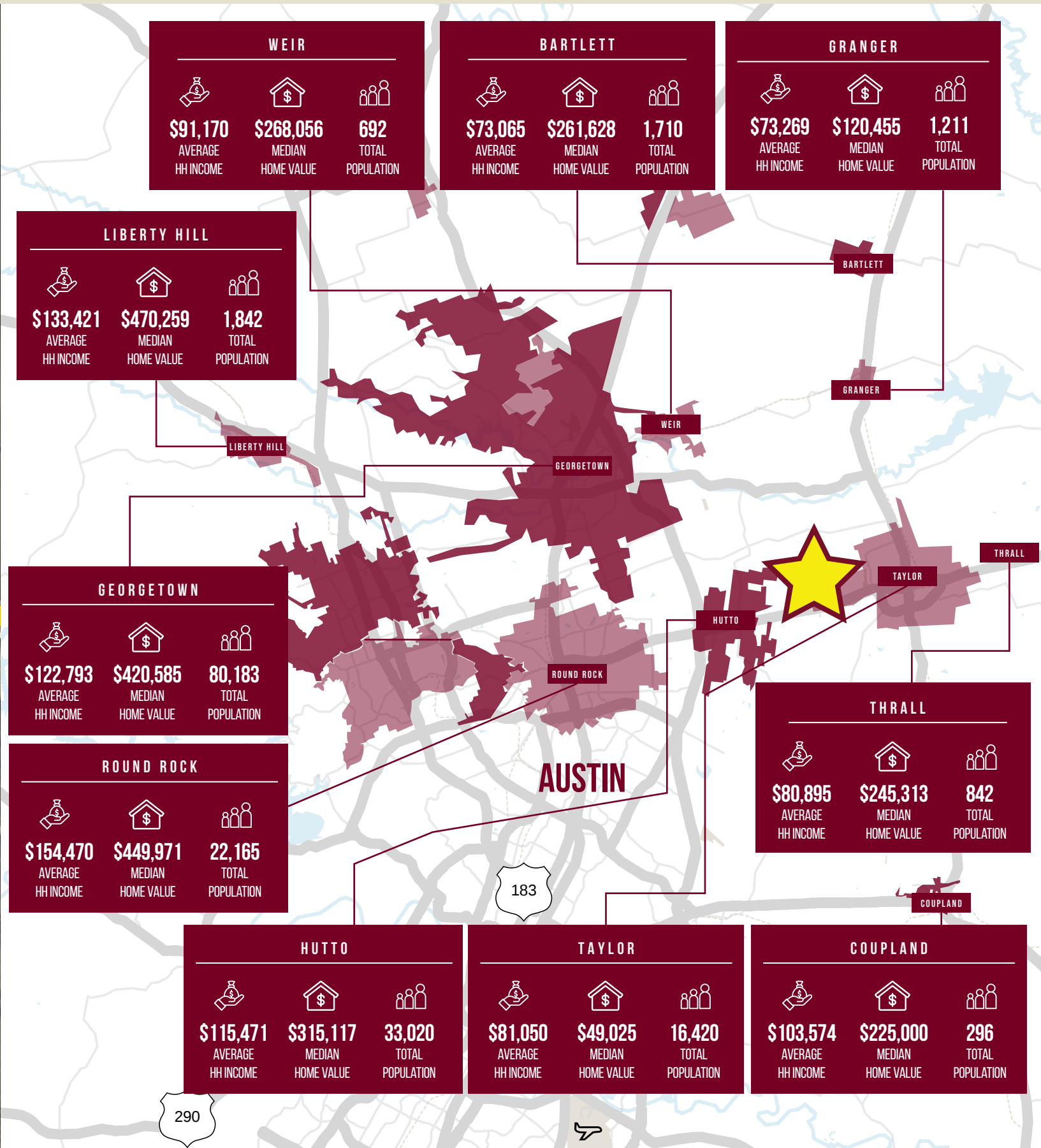


DIRECT ACCESS
TO THE SAMSUNG
CHIP PLANT

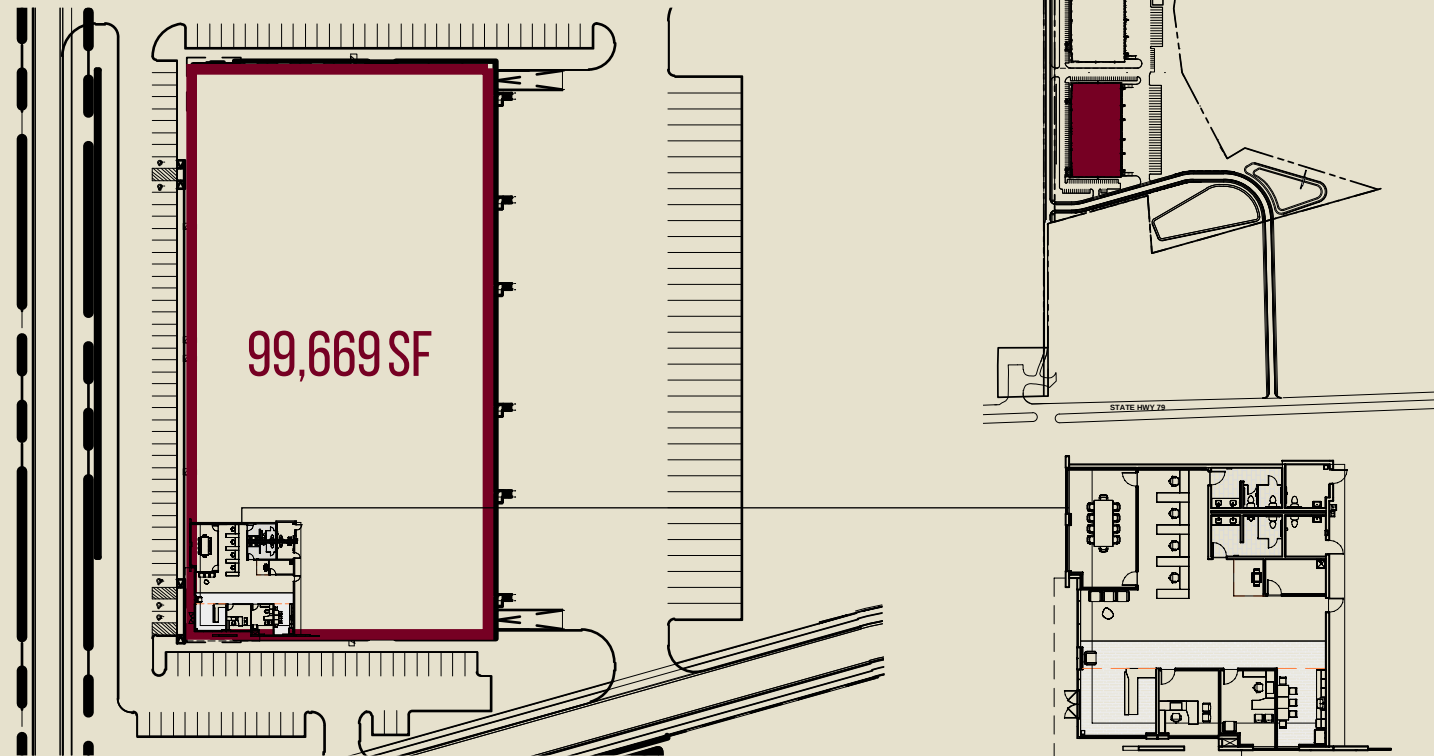
3,000 SF
SPEC OFFICES
IN EACH
BUILDING

DELIVERING
Q2 2025

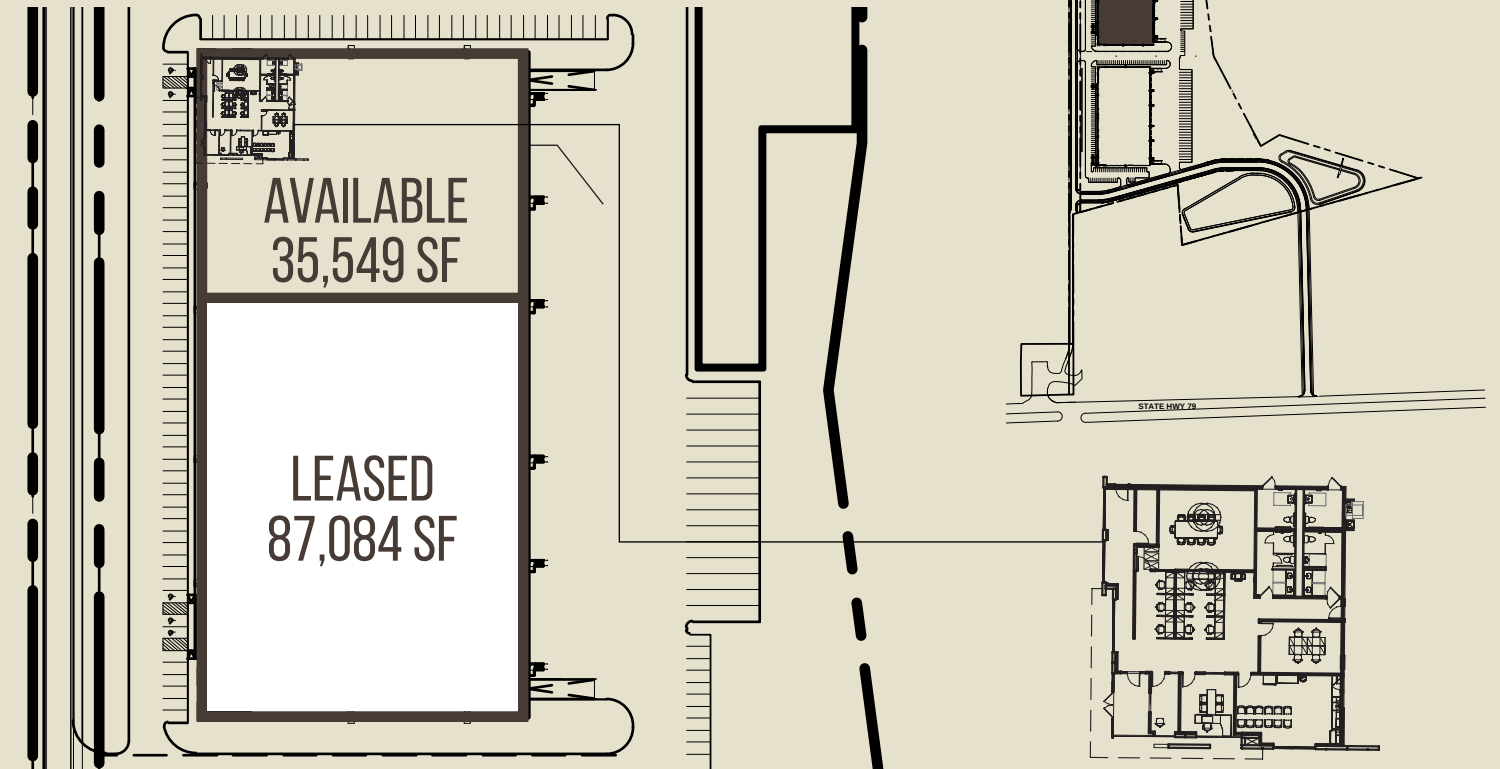
DEMOGRAPHIC



BUILDING 1
3,000 SF SPEC OFFICE



BUILDING 2
3,000 SF SPEC OFFICE



BUILDING SPECIFICATIONS

Expected Delivery date

Available Now

Configuration

Rear Load

Clear Height

32'

Building Dimensions

230' D x 435' L

Truck Court depth

185' (130'+55' trailer stall)

Dock doors

26 (9'x10')

Drive-in Doors

2 (12'x14')

Parking (Auto/Trailer)

Auto – 156 spaces/Trailer – 34

Sprinkler

ESFR

Power

1,600 AMPS

BUILDING SPECIFICATIONS

Expected Delivery date

Available Now

Configuration

Rear Load

Clear Height

32'

Building Dimensions

246' D x 500' L

Truck Court depth

185' (130'+55' trailer stall)

Dock doors

28 (9'x10')

Drive-in Doors

2 (12'x14')

Parking

Auto – 54 spaces

Sprinkler

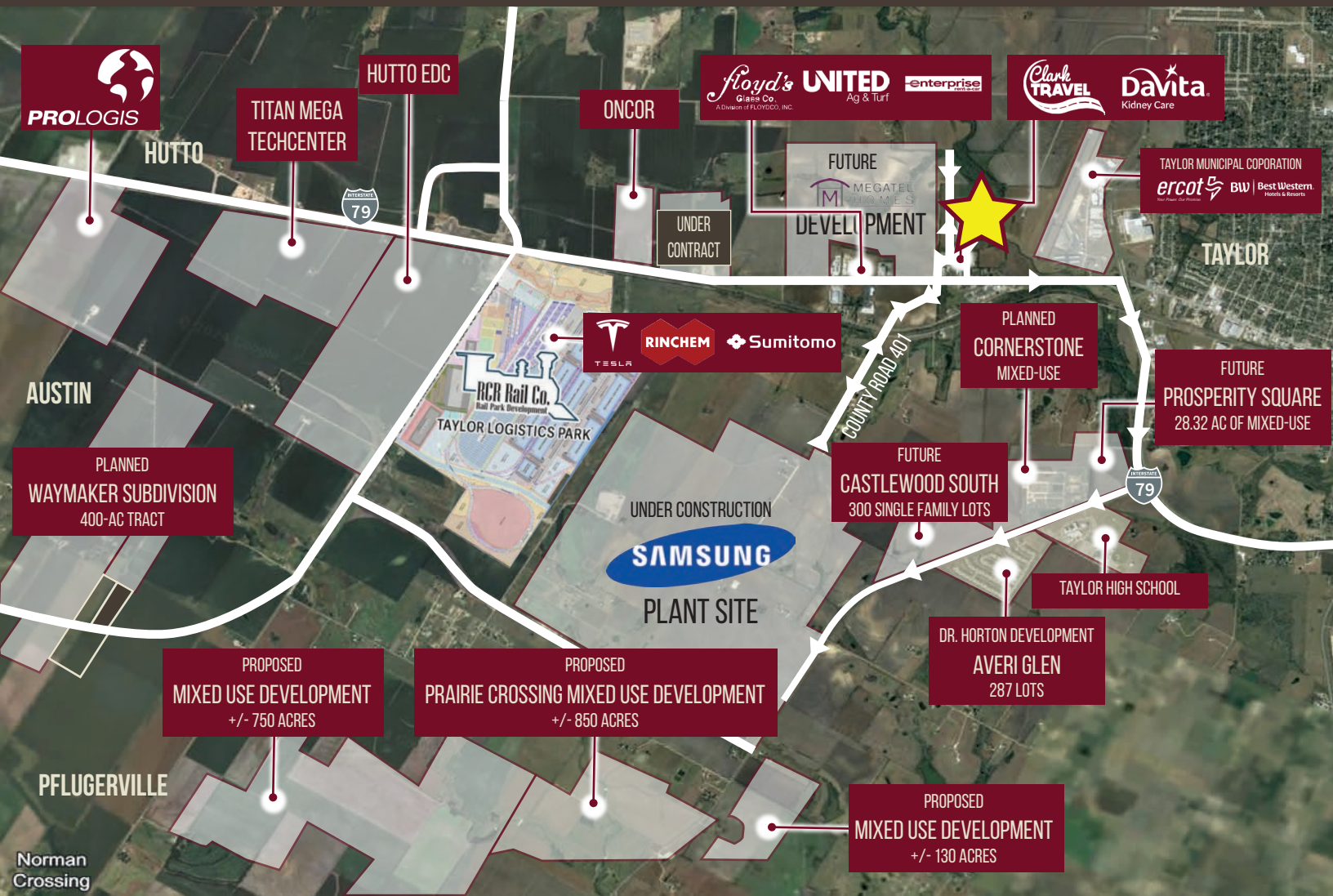
ESFR

Power

1,600 AMPS

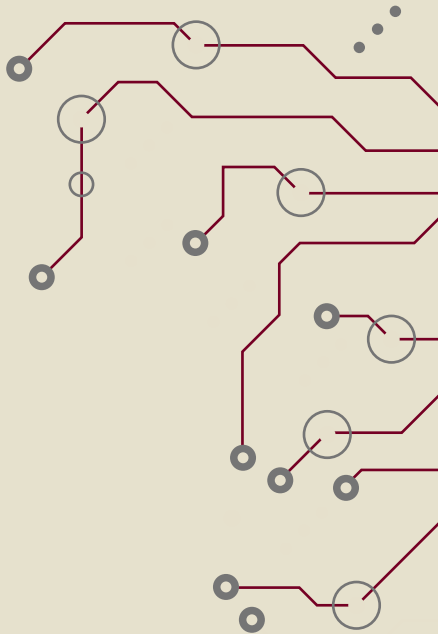
LOCAL AREA

OPPORTUNITY ZONE



Drive times

Samsung Semiconductor	4 Mins
Hutto	10 Mins
Round Rock	22 Mins
Cedar Park	35 mins
Austin Texas	40 Mins
Austin Bergstrom International Airport	45 Mins







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