LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

21959 US-79, Taylor, TX 76574

GBP Taylor Business Park

Two state-of-the-art industrial buildings totaling up to 145,201 SF
Minutes from Samsung and US-79.

Up to 132,077 SF
TOTAL AVAILABLE

- Less than 10 min drive to Samsung
- State-of-the-art building design
- Located in Taylor ETJ
- Direct access to US Highway 79
- 40 min from Austin International Airport
- Close to hotels, dining & labor force

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GBP TAYLOR BUSINESS PARK

Building Specifications

Building 1

TOTAL BUILDING SIZE	±85,250 SF
SITE SIZE	3.9 AC
TOTAL AVAILABLE SF	±19,764 – 85,250 SF

Building 2

TOTAL BUILDING SIZE	±59,951 SF
SITE SIZE	3.58 AC
TOTAL AVAILABLE SF	±10,000 – 44,827 SF

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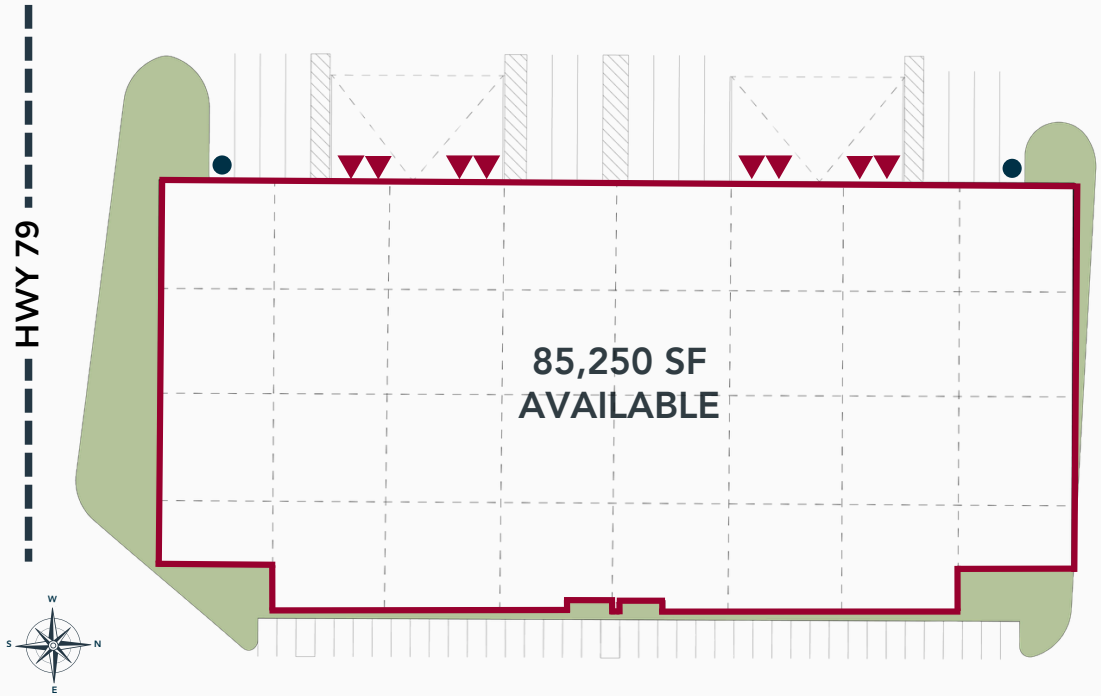
Building 1 | ±85,250 SF

ANTICIPATED CONSTRUCTION 2027



85,250 SF AVAILABLE

AVAILABLE SF	±19,764 – 85,250 SF
CLEAR HEIGHT	±32' at first column
SPRINKLER	ESFR
DOCK HIGH DOORS	8 Dock High
GRADE LEVEL DOORS	(2) 12' x 14' doors
BAY DIMENSIONS	45'-9" x 54' x 183'
TRAILER STORAGE	15 Trailer Positions
CAR PARKS	53
POWER	500KVA, 277/480V, 3Ph

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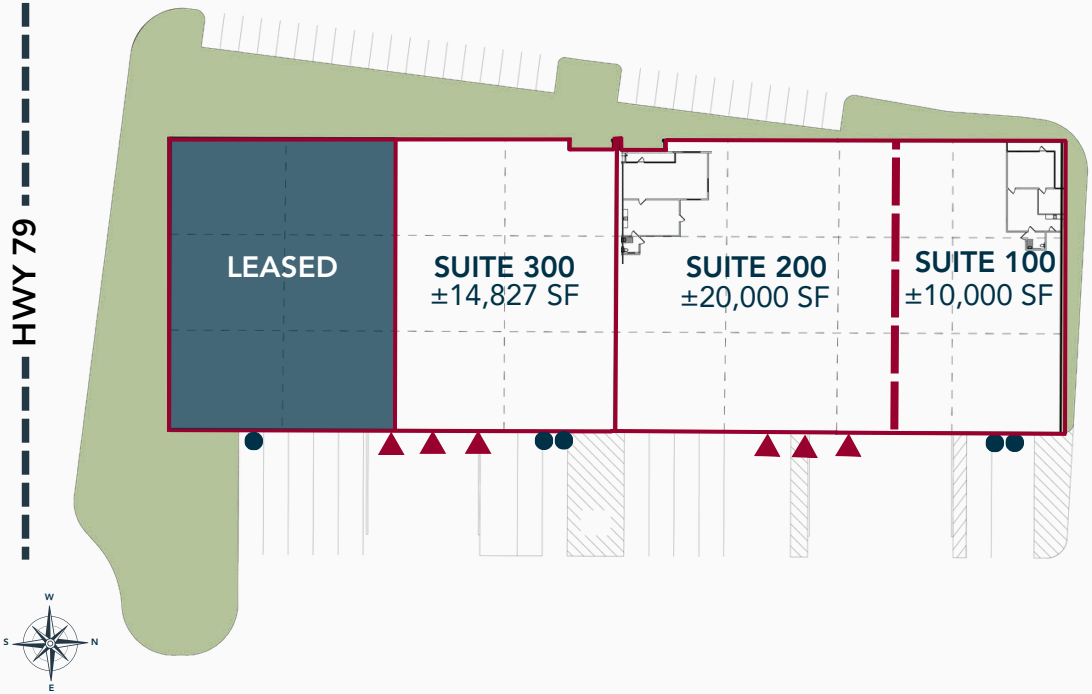
Building 2 | ±59,951 SF

LEASED | AVAILABLE



10,000 – 44,827 SF AVAILABLE

SUITE 100 & 200

AVAILABLE SF	±10,000-30,000 SF
SPEC OFFICE SF	±2,276 SF
CLEAR HEIGHT	±32'
SPRINKLER	ESFR
LOADING	2 Grade-Level 3 Dock-High
POWER	500KVA, 277/480V, 3Ph

SUITE 300

AVAILABLE SF	±14,827 SF
CLEAR HEIGHT	±32'
SPRINKLER	ESFR
LOADING	2 Grade-Level
POWER	500KVA, 277/480V, 3Ph

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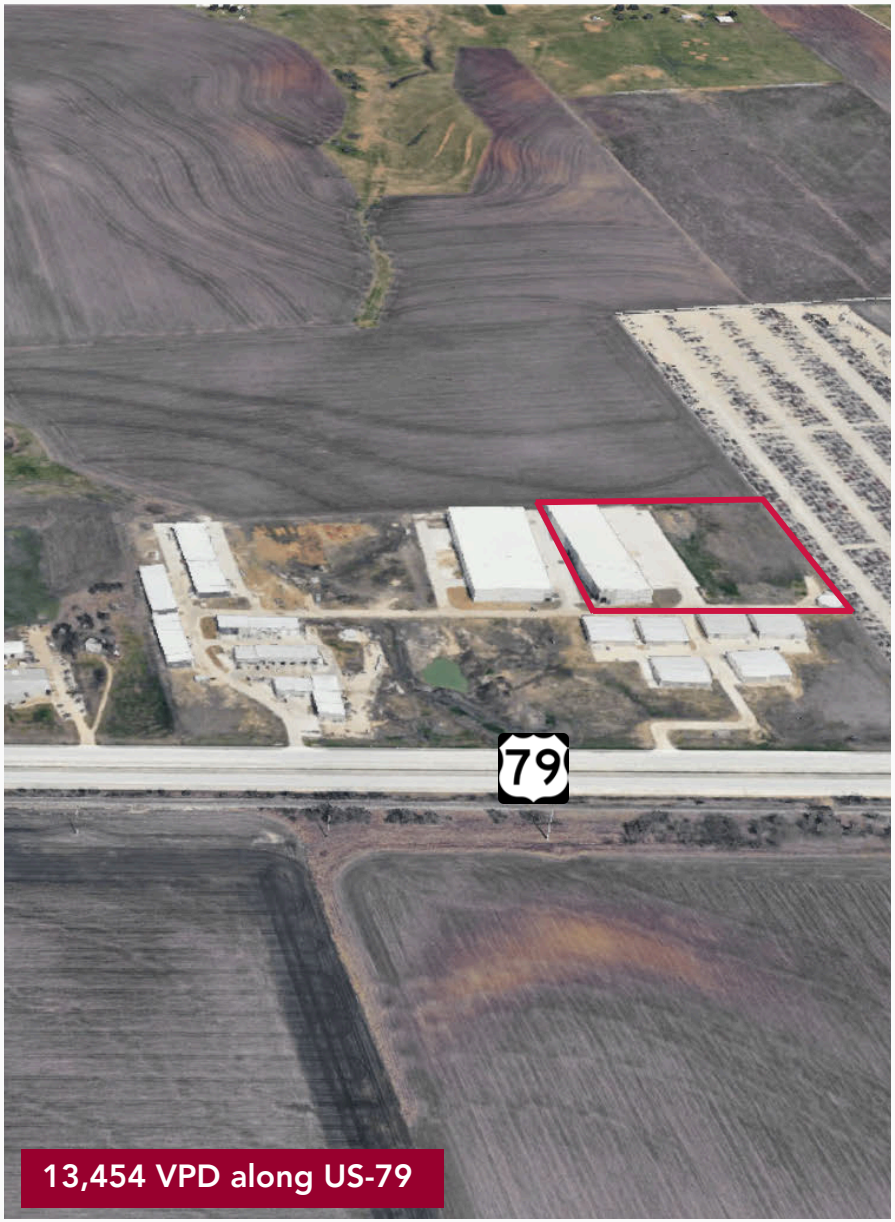
Prime Location in the Texas Triangle



13,454 VPD along US-79

CORPORATE NEIGHBORS

SAMSUNG AUSTIN SEMICONDUCTOR

TESLA

COMPAL

soulbrain

ercot Your Power. Our Promise.

DURCON A WILSONART COMPANY

NEARBY AMENITIES

Downtown Taylor	5 min
Georgetown	30 min
Austin	46 min
College Station	1 hr 15 min
San Antonio	1 hr 50 min
Houston	2 hr 20 min

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Taylor Happenings

Northeast Austin's fastest-growing industrial corridor is anchored by Samsung and emerging as a data hub. Taylor-Hutto is becoming a core Austin MSA node for industrial, logistics, and advanced manufacturing. For owners and investors, it offers early access to accelerating demand.

Samsung Semiconductor Campus

The primary catalyst transforming the region into a national hub for advanced manufacturing. Samsung's semiconductor facility is expected to be completed in 2026, continuing to drive construction and investment in Taylor.

$17B+
Facility Investment

2,000+
Direct Jobs

1,000s
Supplier & Construction Roles

Hutto Mega Site & Industrial Expansion

Large-scale build-to-suit space along US-79 for manufacturing, distribution, and semiconductor-adjacent users. Located within the 1,400-acre Hutto Megasite,

RCR Taylor Logistic Park

±750-acre RCR Taylor Rail Park offers dual Class I rail access and build-to-suit opportunities for manufacturing, distribution, warehousing, and unit-train users. Positioned to support Taylor's growing semiconductor

Additional Nearby Projects

IRON MOUNTAIN®
KDC
SKYBOX DATACENTERS
COLOVORE
Blueprint DATA CENTERS
POWERHOUSE DATA CENTERS

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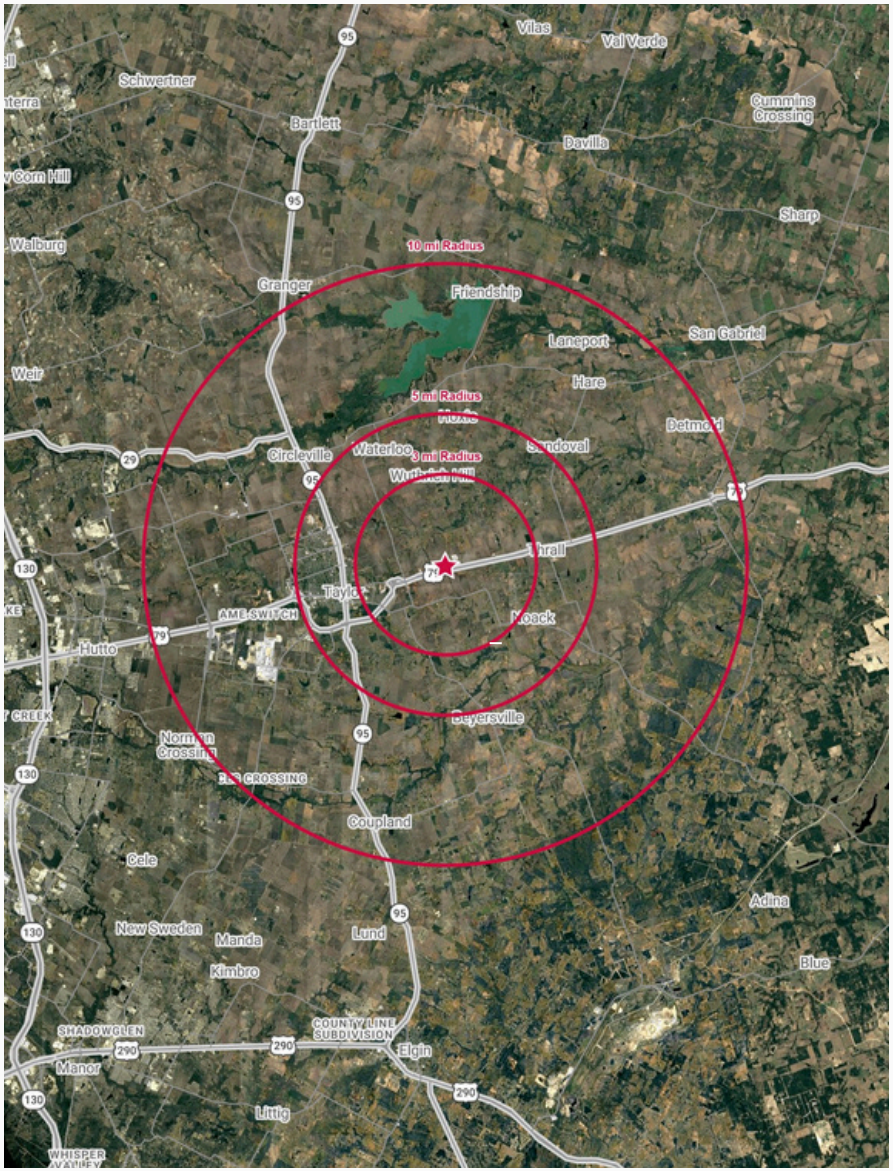
Strong Demographics in a Growing Market



POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
Population (2026)	1,630	17,882	25,400
Proj. Annual Growth (2031)	1.5%	0.6%	1.5%
Avg. HH Income (2026)	$124,689	$112,465	$117,072
Labor Force (16+)	1,338	14,533	20,674

WORKFORCE SNAPSHOT (5 MI)

Occupation Population (16+)	8,912
Total Employees	7,741
Blue-Collar Workforce	42.1%
Production / Transportation / Material Moving	14.2%
Construction / Maintenance Workforce	9.2%
Avg. Commute Time (min)	28.7

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