

TOWER BUSINESS PARK



1340 FM 2001, BUDA, TX 78610



7,250-164,241 SF

DELIVERING Q4 2025
AVAILABLE FOR LEASE

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

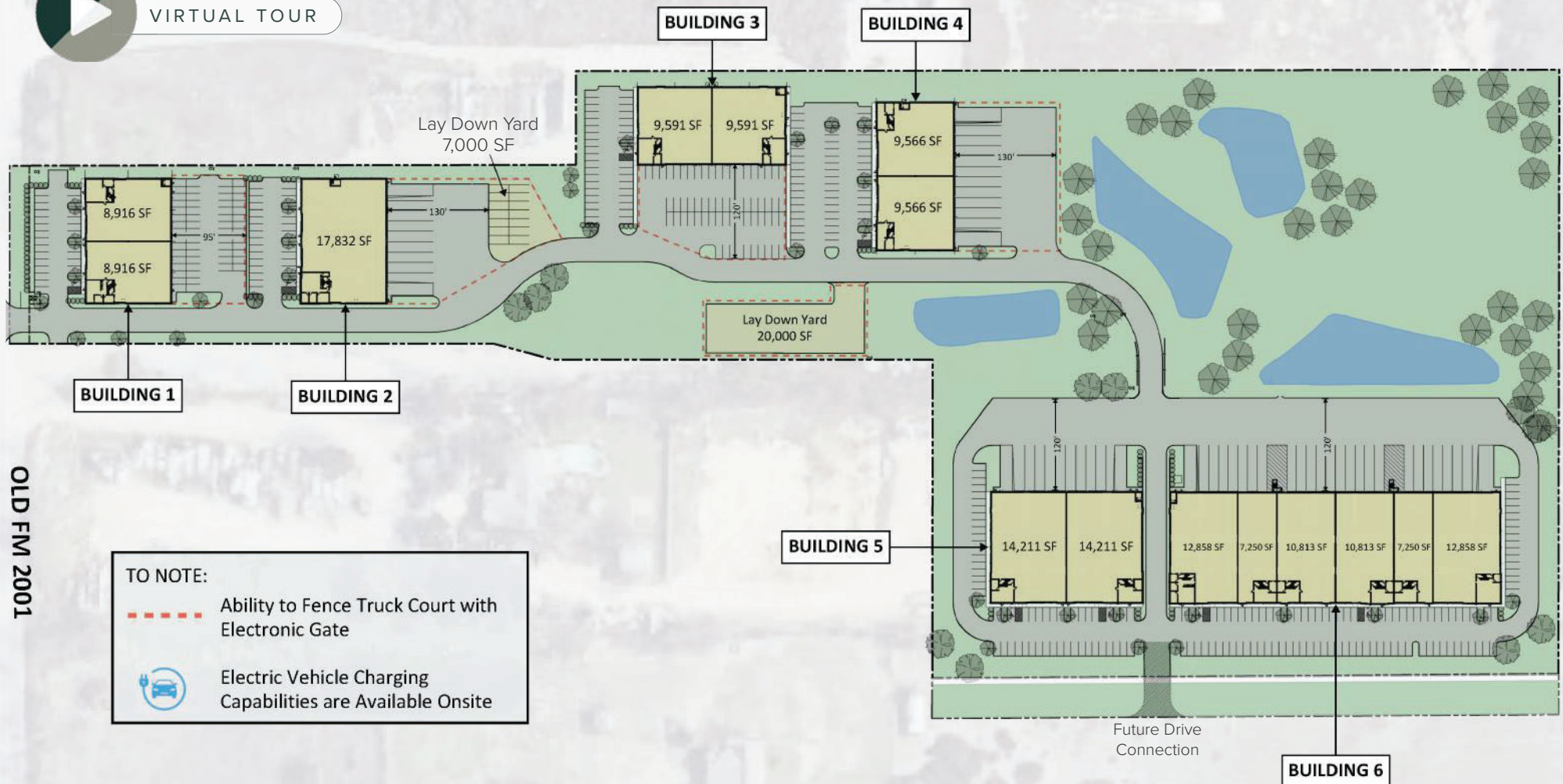
TOWER BUSINESS PARK

1340 FM 2001, BUDA, TX 78610

SITE PLAN
CONTIGUOUS
164,241 SF



VIRTUAL TOUR



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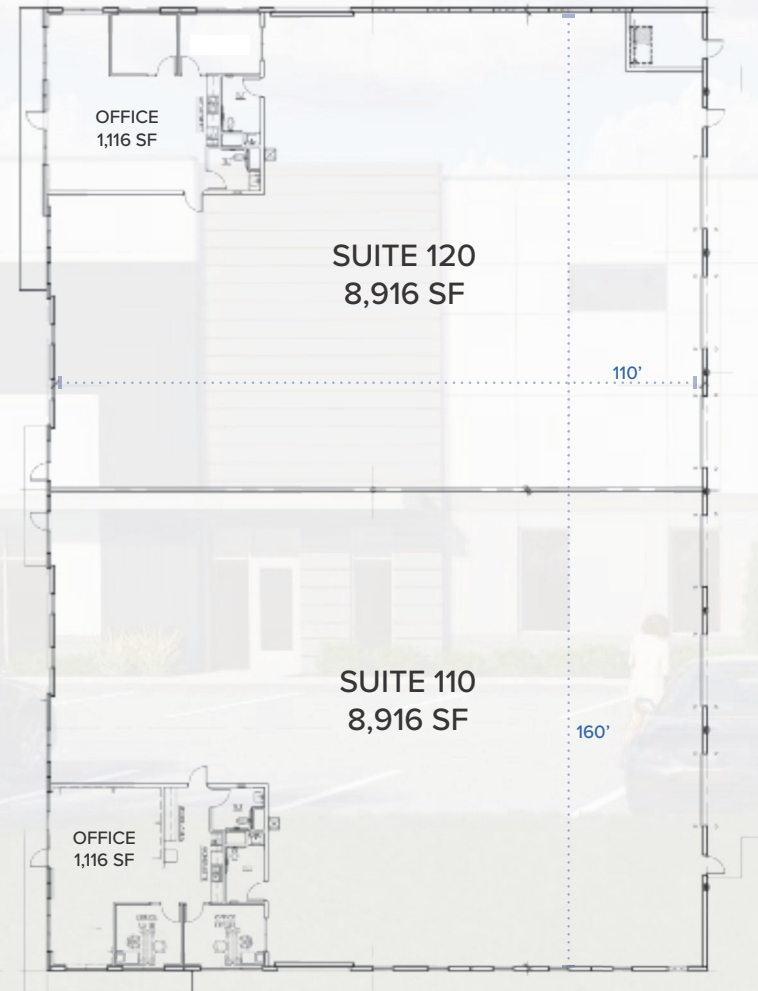
FLOORPLAN - BLDG. 1

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BUILDING 1 DETAILS

Total Building Area	17,832 SF
Suite 110	8,916 SF
Suite 120	8,916 SF
Clear Height	± 20'
Building Dimensions	160' x 110'
Loading	Grade Level
Parking	4.82 / 1000
Dock Doors	6 Total / 3 per Suite
12' x 14' Drive-In Doors	4 Total / 2 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite
Insulation	R25 - HVAC Ready



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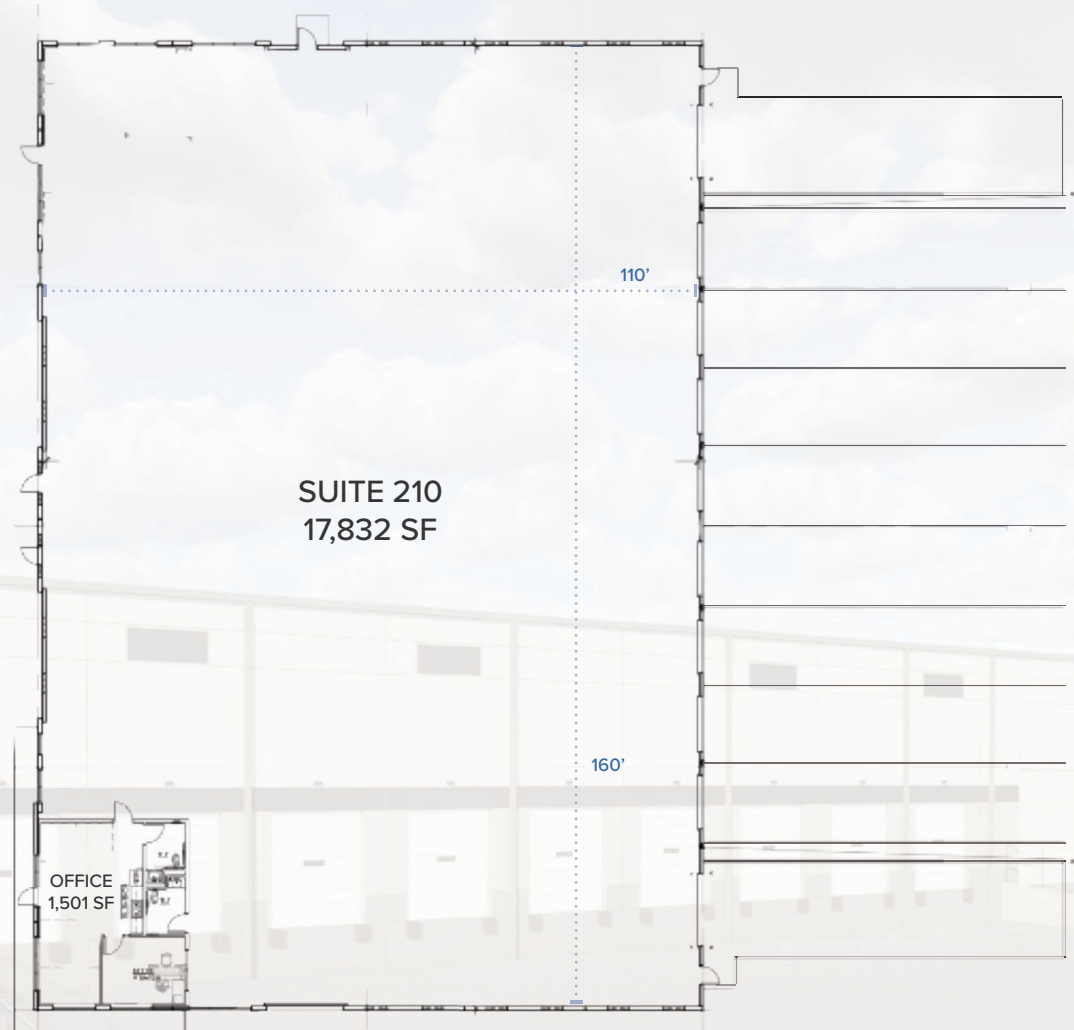
FLOORPLAN - BLDG. 2

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BUILDING 2 DETAILS

Total Building Area	17,832 SF
Suite 210	17,832 SF
Clear Height	± 24'
Building Dimensions	160' x 110'
Loading	Grade Level & Dock High
Parking	2.36 / 1000
Dock Doors	8
12' x 14' Drive-In Doors	2
Sprinkler	ESFR
Power	400A 480V
Insulation	R25 - HVAC Ready
Lay Down Yard	± 20,000 SF



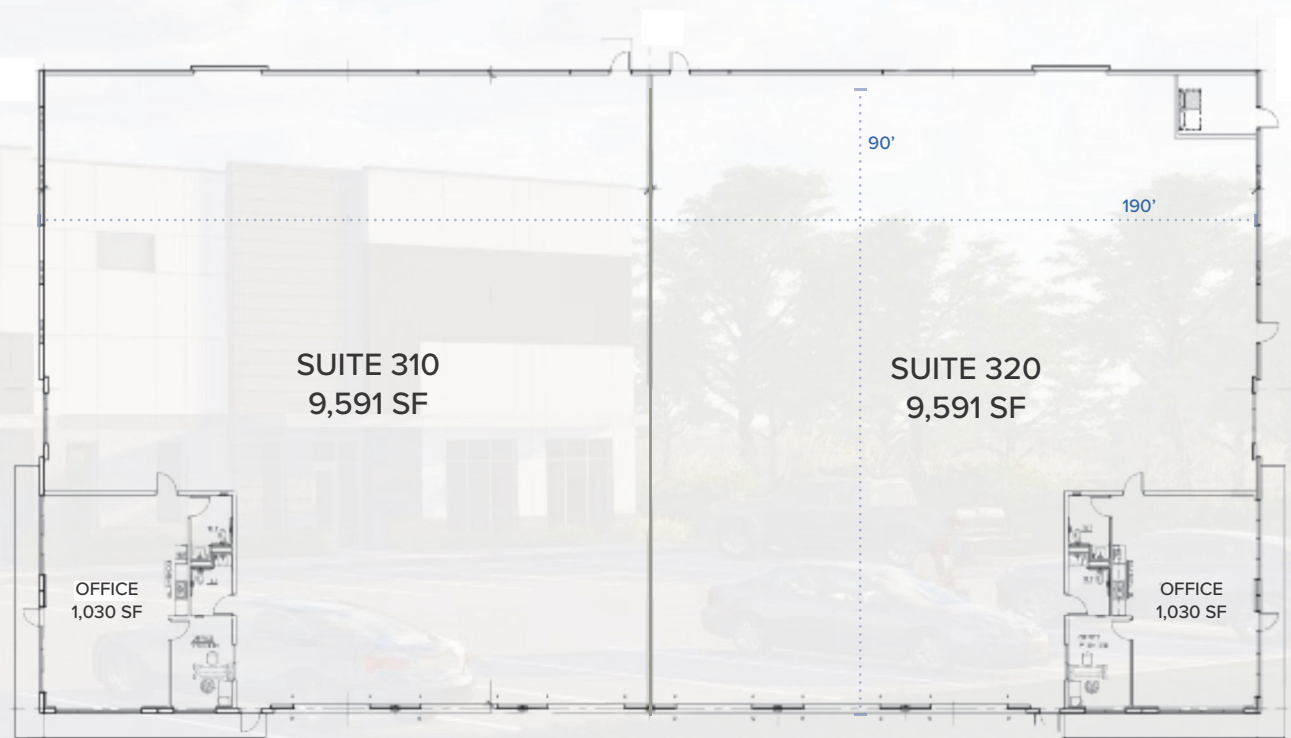
FLOORPLAN - BLDG. 3

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BUILDING 3 DETAILS

Total Building Area	19,182 SF
Suite 310	9,591 SF
Suite 320	9,591 SF
Clear Height	± 20'
Building Dimensions	90' x 190'
Loading	Grade Level
Parking	5.37 / 1000
Dock Doors	-
12' x 14' Drive-In Doors	6 Total / 3 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite
Insulation	R25 - HVAC Ready
Lay Down Yard	± 20,000 SF



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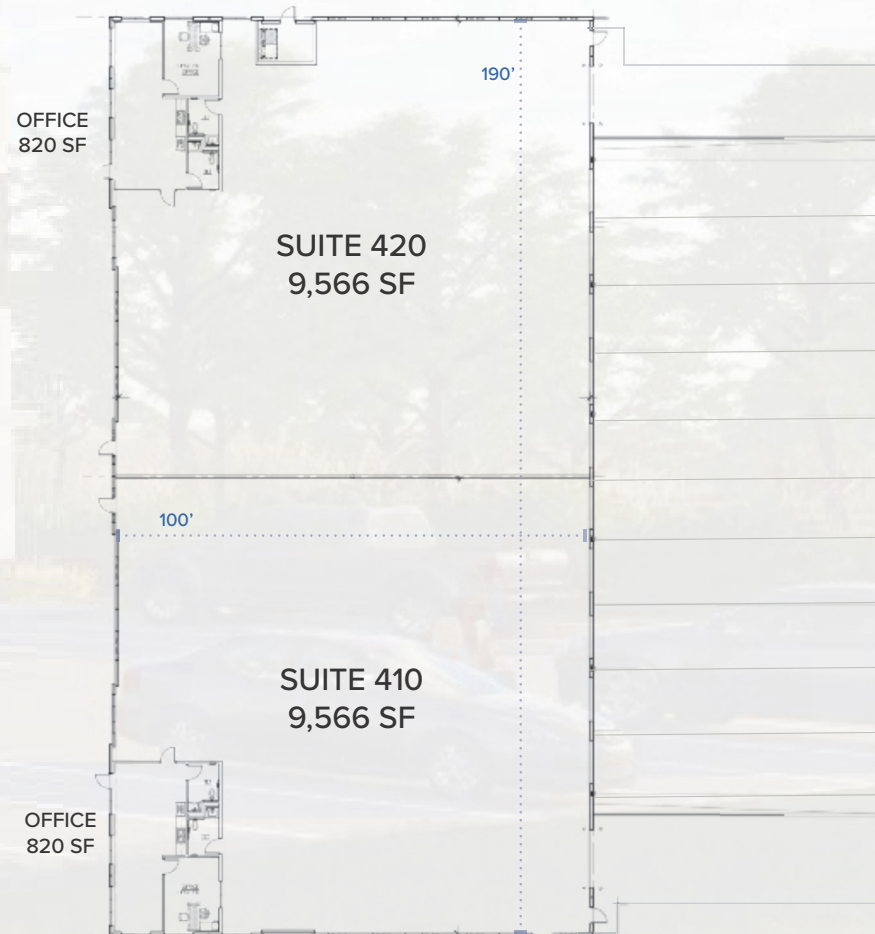
FLOORPLAN - BLDG. 4

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BUILDING 4 DETAILS

Total Building Area	19,132 SF
Suite 410	9,566 SF
Suite 420	9,566 SF
Clear Height	± 24'
Building Dimensions	190' x 100'
Loading	Grade Level & Dock High
Parking	2.72 / 1000
Dock Doors	10 Total / 5 per Suite
12' x 14' Drive-In Doors	2 Total / 1 per Suite
Sprinkler	ESFR
Power	400A 480V per Suite
Insulation	R25 - HVAC Ready



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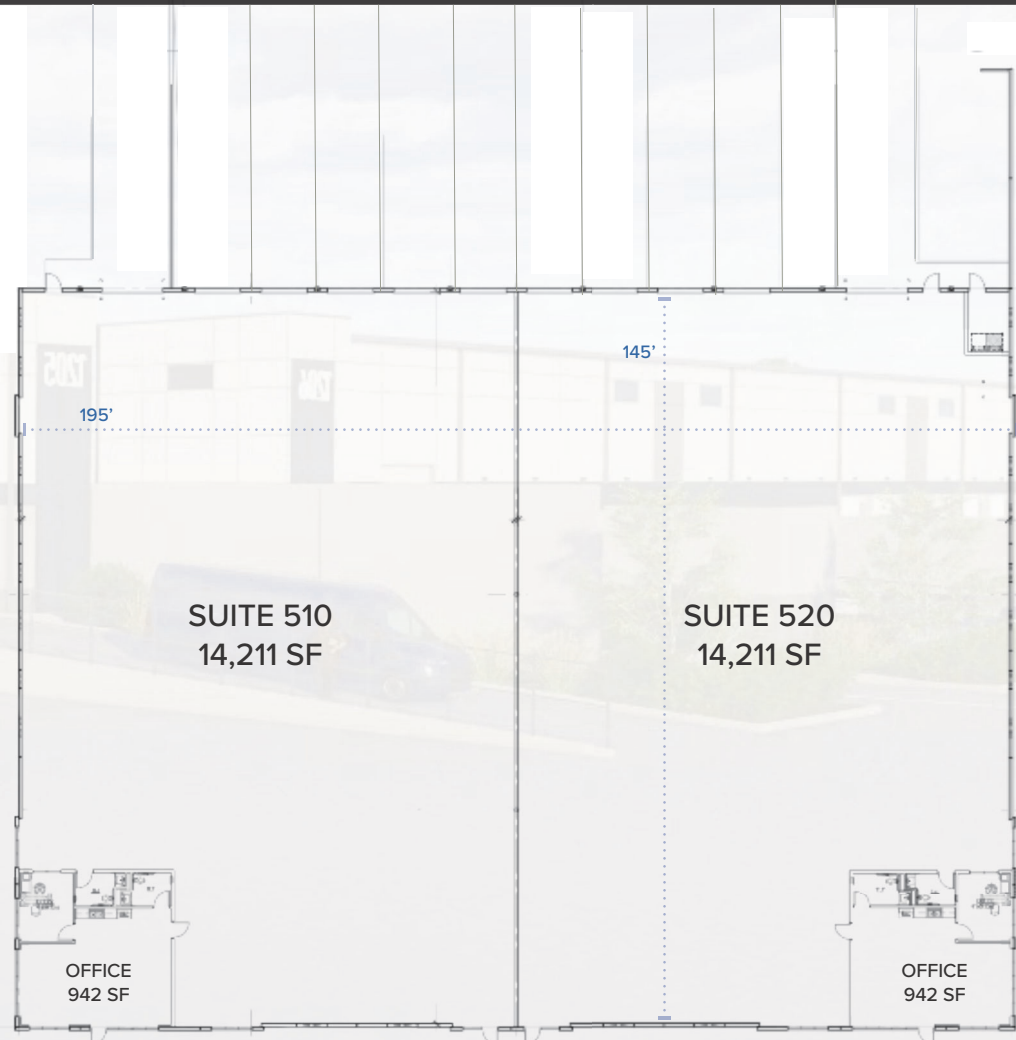
FLOORPLAN - BLDG. 5

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BUILDING 5 DETAILS

Total Building Area	28,423 SF
Suite 510	14,211 SF
Suite 520	14,211 SF
Clear Height	± 24'
Building Dimensions	195' x 145'
Loading	Grade Level & Dock High
Parking	2.08 / 1000
Dock Doors	2 Total / 1 per Suite
12' x 14' Drive-In Doors	9 Total
	Suite 510 - 5
	Suite 520 - 4
Sprinkler	ESFR
Power	400A 480V per Suite



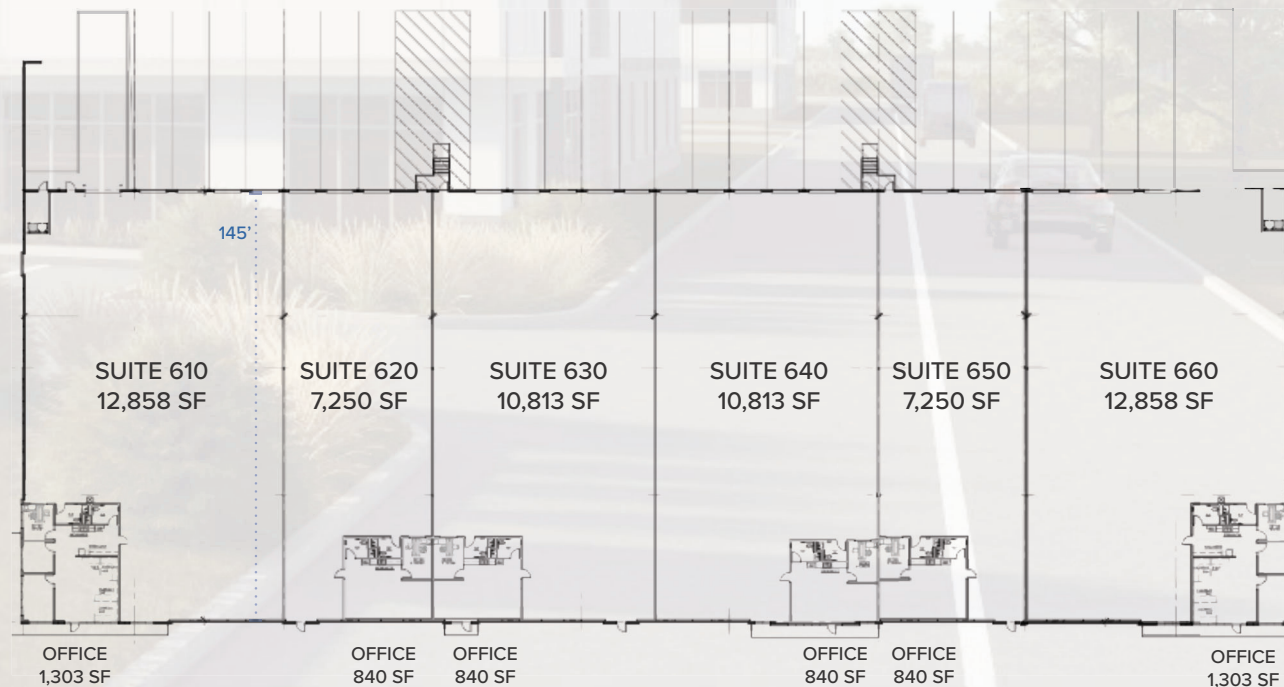
FLOORPLAN - BLDG. 6

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BUILDING 6 DETAILS

Total Building Area	61,840 SF
Suite 610 & 660	12,858 SF
Suite 620 & 650	7,250 SF
Suite 630 & 640	10,813 SF
Clear Height	± 24'
Loading	Grade Level & Dock High
Parking	102 Spaces
Dock Doors	24 Total
12' x 14' Drive-In Doors	2 Total
Sprinkler	ESFR
Power	400A 480V - End Suites 200 A 480V - Interior Suites
Insulation	R25 - HVAC Ready



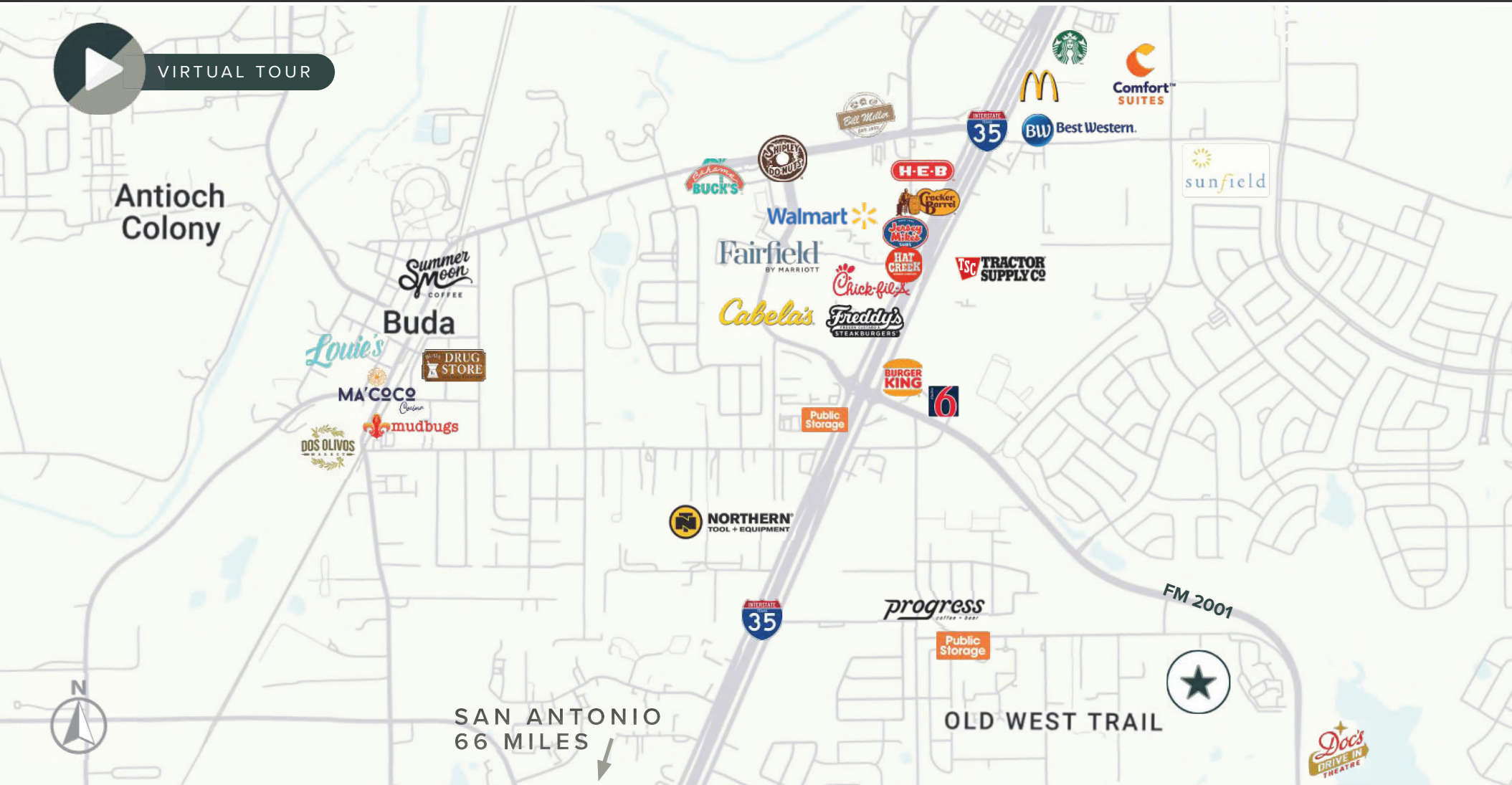
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VIRTUAL TOUR



Balcones
REAL ESTATE GROUP



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

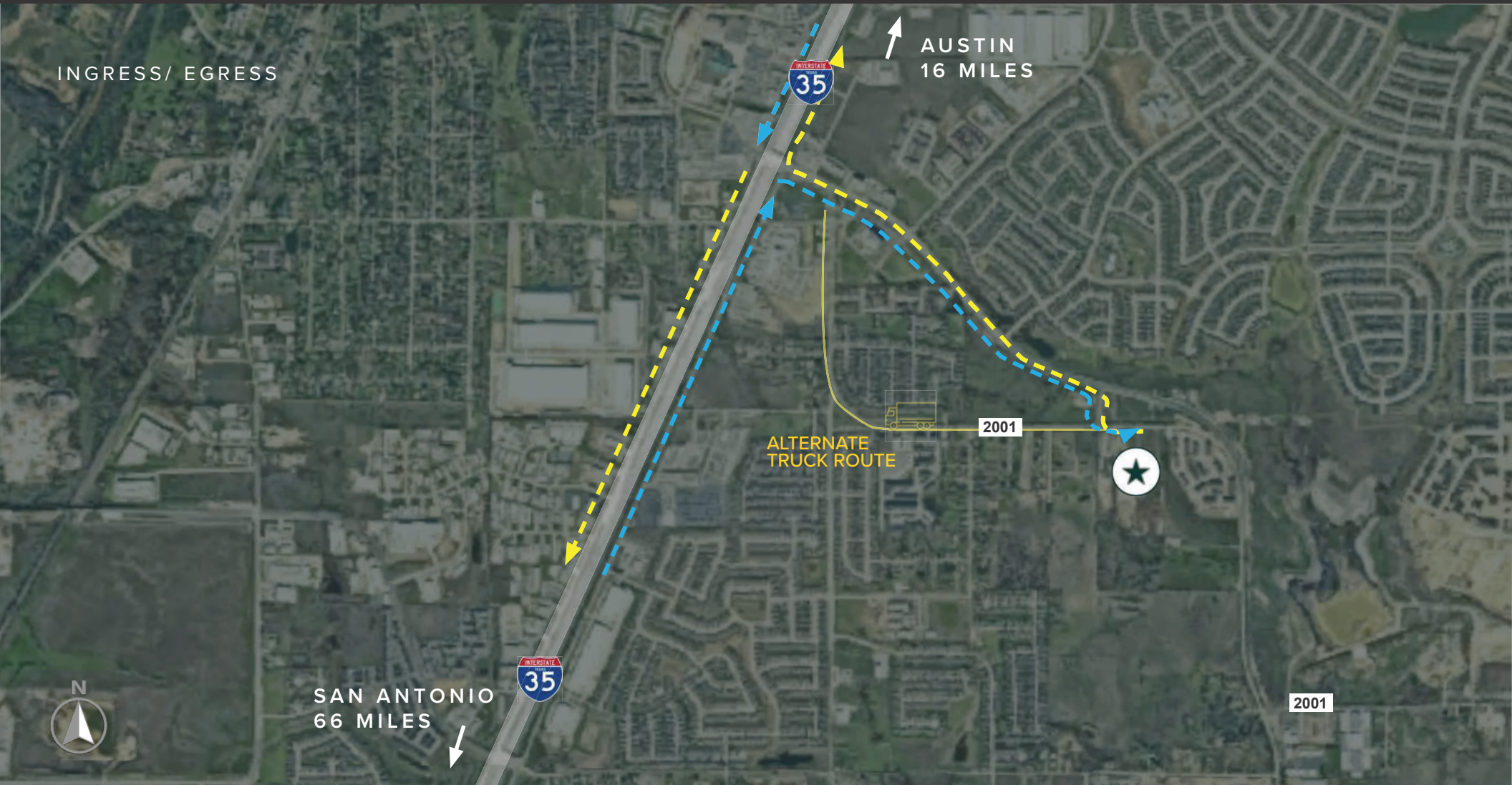
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FOR MORE
INFORMATION:

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TREC Information on Broker Services

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