

FOR SALE

NORTHSTAR INDUSTRIAL PARK

113 BENELLI DR | HUTTO, TX 78634



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100% LEASED
INVESTMENT OPPORTUNITY



NORTHSTAR INDUSTRIAL PARK

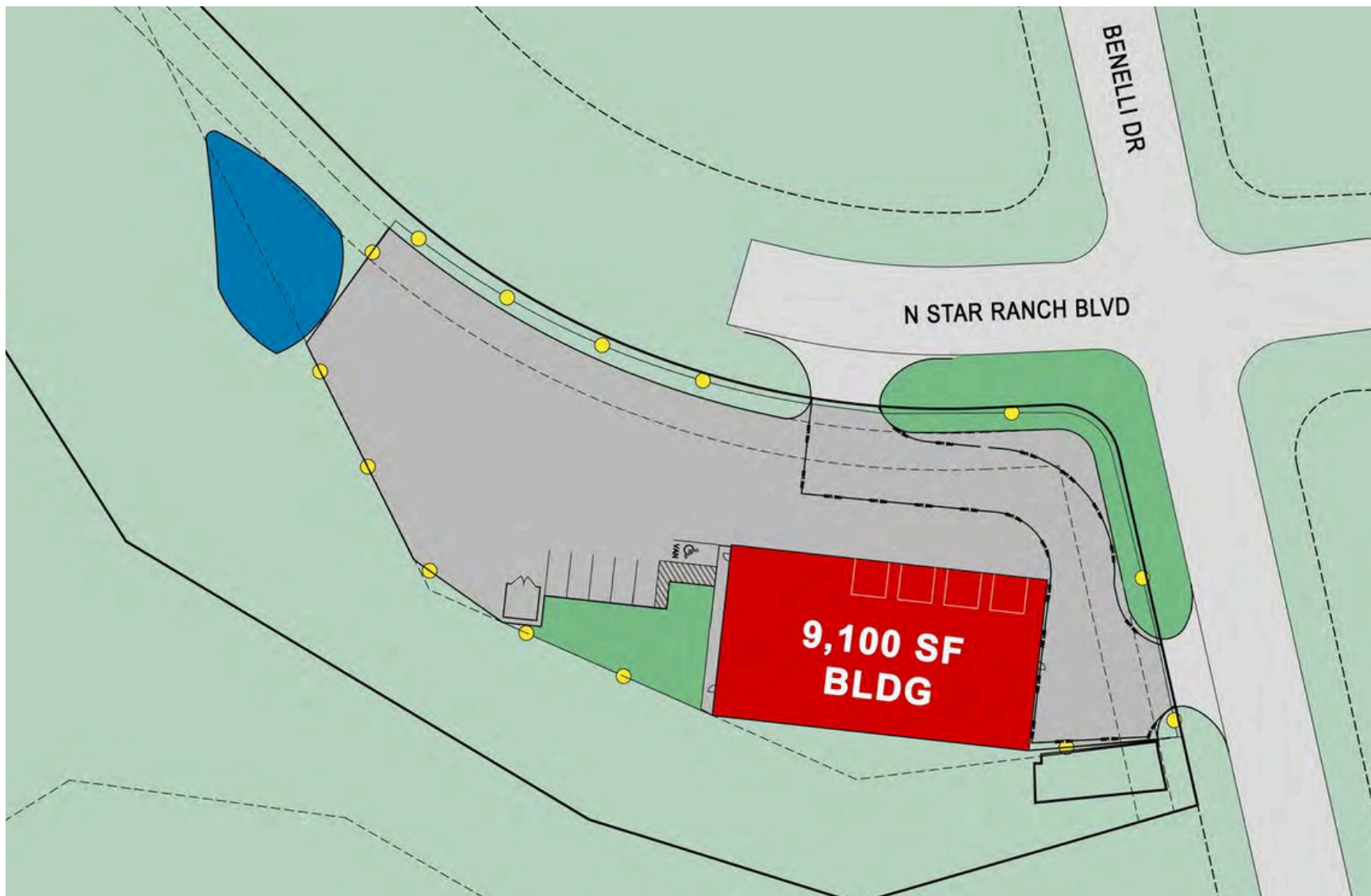
NorthStar Industrial Park offers investors the opportunity to acquire a newly constructed, 9,100 SF freestanding industrial facility located in Hutto, Texas — one of the fastest-growing submarkets in the SH-130 corridor. The property is **100% leased** to a quality tenant under a new lease that began in October 2025 and extends **through 2028**.

Constructed in 2025, the asset features a **fenced and paved concrete yard, three grade-level 12' x 14' overhead doors, 22-foot clear height, and 3-phase, 480V, 400-amp power**. Its modern design, low-maintenance structure, and functional layout make it ideal for long-term occupancy and steady income generation.

With immediate access to SH-130 and HWY 79 with close proximity to Hutto, Round Rock, Taylor, and North Austin, NorthStar Industrial Park is strategically positioned to benefit from the region’s continued industrial expansion and population growth.

PROPERTY HIGHLIGHTS

Building Size	9,100 SF
Land Area	1.28 Acres
Year Built	2025
Occupancy	100% Leased
Tenant Type	Single Tenant Industrial
Lease Expiration	2028 (Approx. 3 Years Remaining)
Loading	(3) Grade Level 12' x 14' Overhead Doors
Clear Height	± 22'
Power	3-Phase, 480 Volt, 400 Amps
Zoning	Hutto ETJ



Site layout illustrating yard configuration, drive access, and building placement on the 1.28-acre parcel.

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SITE OVERVIEW



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