

Taylor Industrial Park

FOR LEASE

1901 Industrial Dr.
Taylor, Texas 76574



Will Sikora
512.684.3837
sikora@aquilacommercial.com

Omar Nasser, SIOR
512.684.3721
nasser@aquilacommercial.com

aquilacommercial.com/taylor-industrial-park

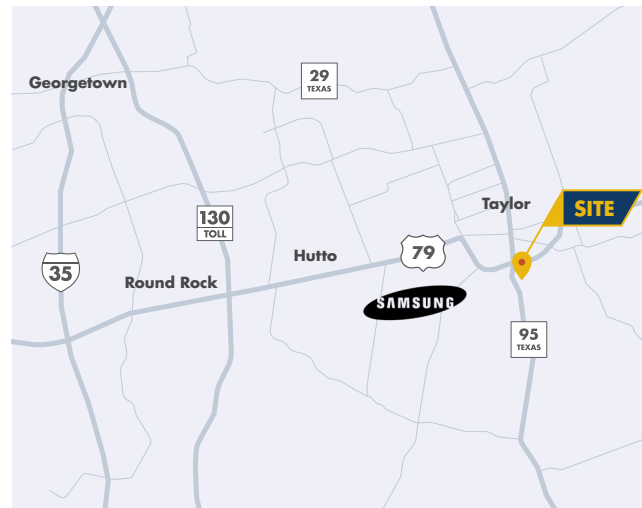
Taylor Industrial Park

FOR LEASE

1901 Industrial Dr.
Taylor, Texas 76574



Taylor Industrial Park is an multi-building industrial park in Taylor, Texas. Building A is a new spec industrial building within the park. The standalone building will have 51,000 SF of industrial space available for lease. The building is under construction and slated to deliver in Q3 2025. The building has a 28' clear height and is just minutes away from Samsung's new plant in Taylor.



Property Size

Building A: 51,000 SF Spec Building

Building A Construction Timeline

Under Construction
Delivery: Q3 2025

Proximity to Samsung

Minutes away from Samsung's new chip-making plant in Taylor

Flexible Future Park Phasing

Ability to accommodate four smaller buildings or two larger buildings in Phase II

Clear Height

28'

Parking

105 spaces



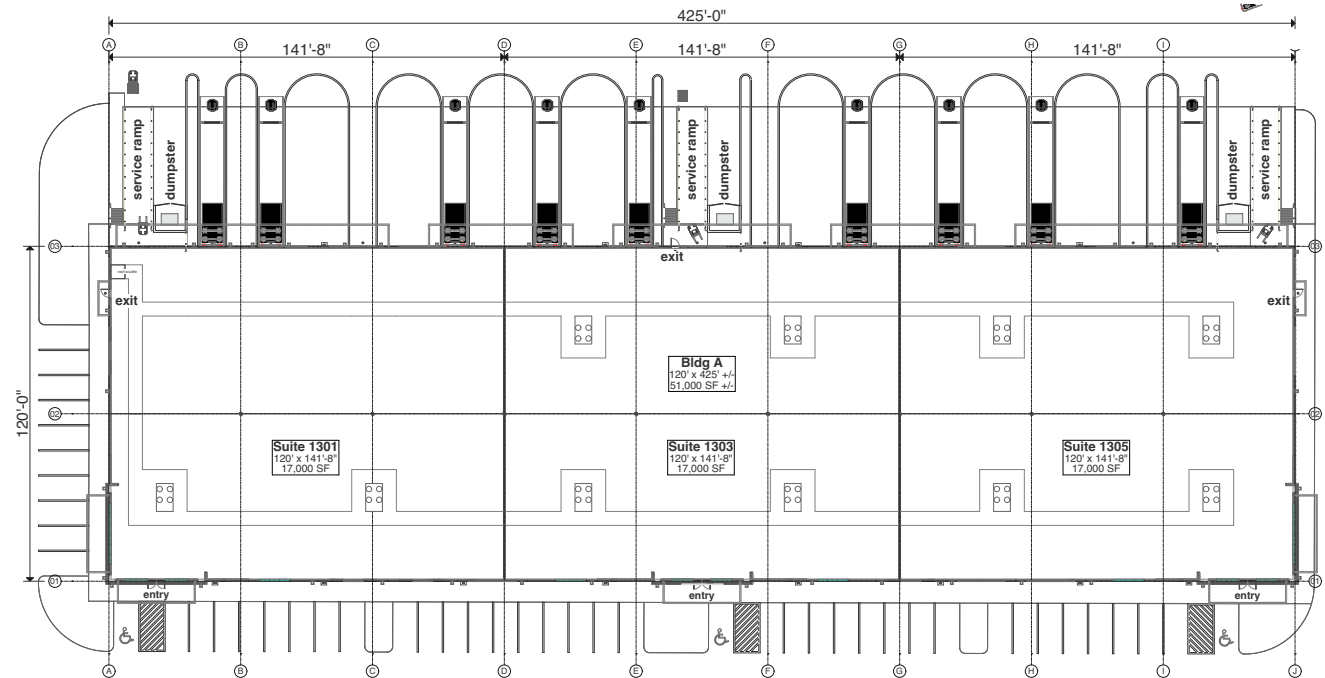
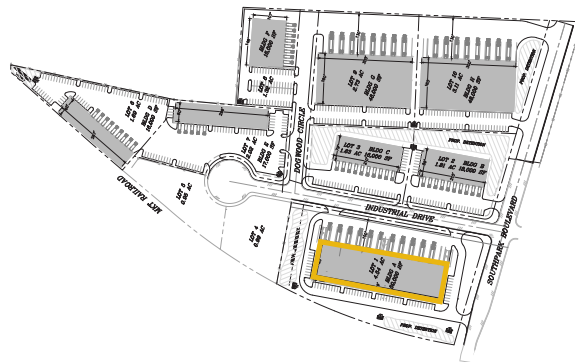
Will Sikora
512.684.3837
sikora@aquilacommercial.com

Omar Nasser, SIOR
512.684.3721
nasser@aquilacommercial.com

aquilacommercial.com/taylor-industrial-park

BUILDING A SPECS

Timing	Delivering Q3 2025
Total Size	51,000 SF
Divisible to	17,000 SF
Building Type	Rear Load
Clear Height	28'
Dock Doors	12
Truck Court Depth	100'
Building Size	120' x 425'
Column Spacing	47.2' x 60'
Sprinklers	ESFR
Power	3-Phase, 480V, 2,000 Amps
Parking	105 spaces



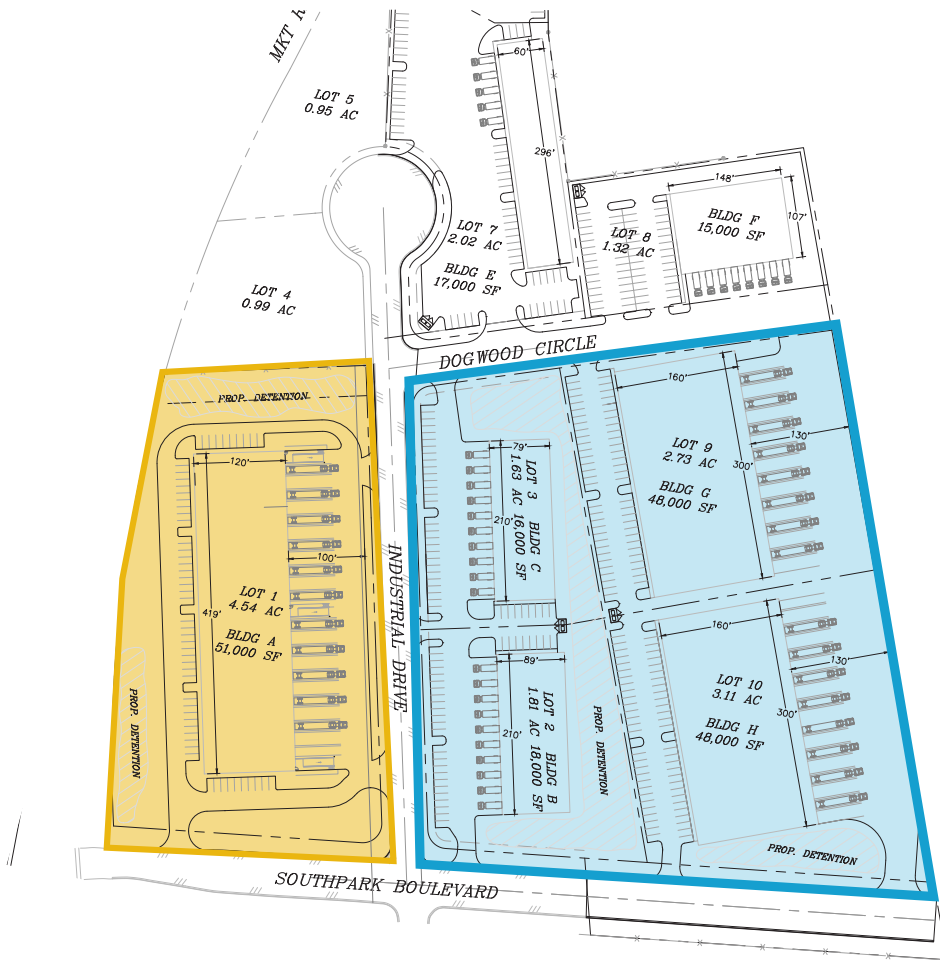
Will Sikora
512.684.3837
sikora@aquilacommercial.com

Omar Nasser, SIOR
512.684.3721
nasser@aquilacommercial.com

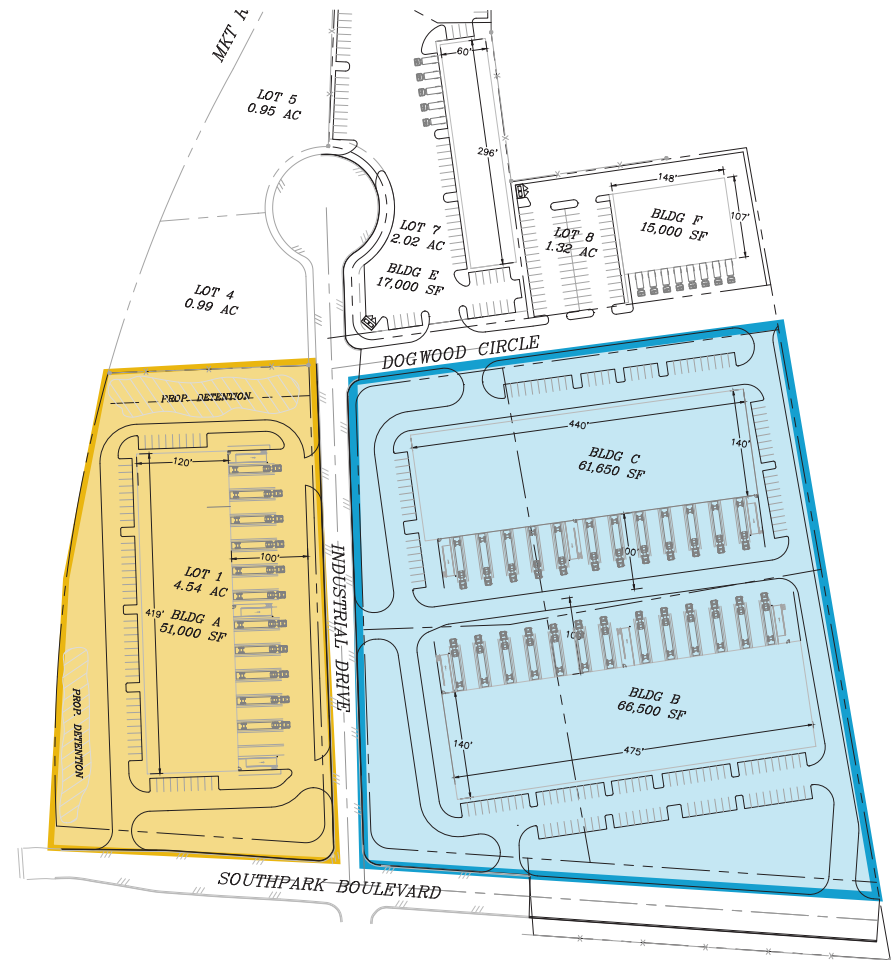
Potential Phase II Site Layout

- Phase I
- Phase II

Option A



Option B



Will Sikora
512.684.3837

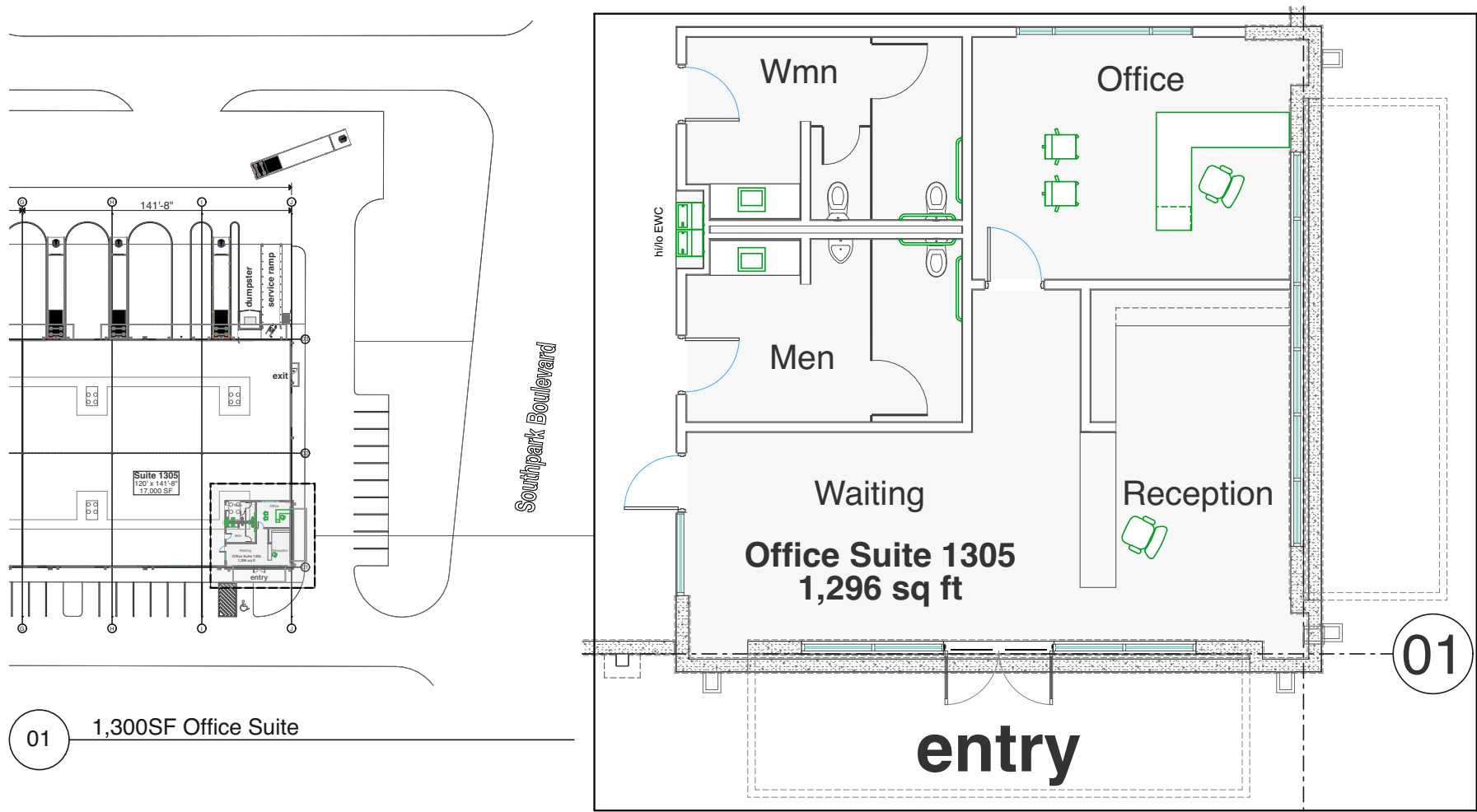
sikora@aquilacommercial.com

Omar Nasser, SIOR
512.684.3721

nasser@aquilacommercial.com

aquilacommercial.com/taylor-industrial-park

Possible Spec Office Plan



Taylor Industrial Park

FOR LEASE

1901 Industrial Dr.
Taylor, Texas 76574

Nearby Destinations

Destination	Distance	Drive Time
Samsung Taylor	3.5 mi.	5 min.
Applied Materials	23 mi.	25 min.
Samsung Austin	25 mi.	30 min.
Tesla Gigafactory	30 mi.	32 min.
The Domain	30 mi.	35 min.
Downtown Austin	35 mi.	40 min.
ABIA Airport	35 mi.	38 min.
Temple/Belton	42 mi.	50 min.
San Antonio	125 mi.	2 hours
Houston	150 mi.	2.5 hours
Dallas/Ft. Worth	175 mi.	2.5 hours





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AQUILA Commercial LLC 567896 **info@aquilacommercial.com** 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Christopher Perry 428511 **perry@aquilacommercial.com** 512-684-3803

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____