



NEWMARK

For Sale / Lease

Manor Business Park

SWC Las Entradas & Hill Lane, Manor, TX 78754

- 135,927 SF Available June 2024
- 2,482 SF Spec Office
- Located immediately north of Hwy 290 with quick access to SH-130

Property Highlights



Excellent location with immediate access to Hwy 290



Class A industrial design



Unique ability to fence and secure the entire property



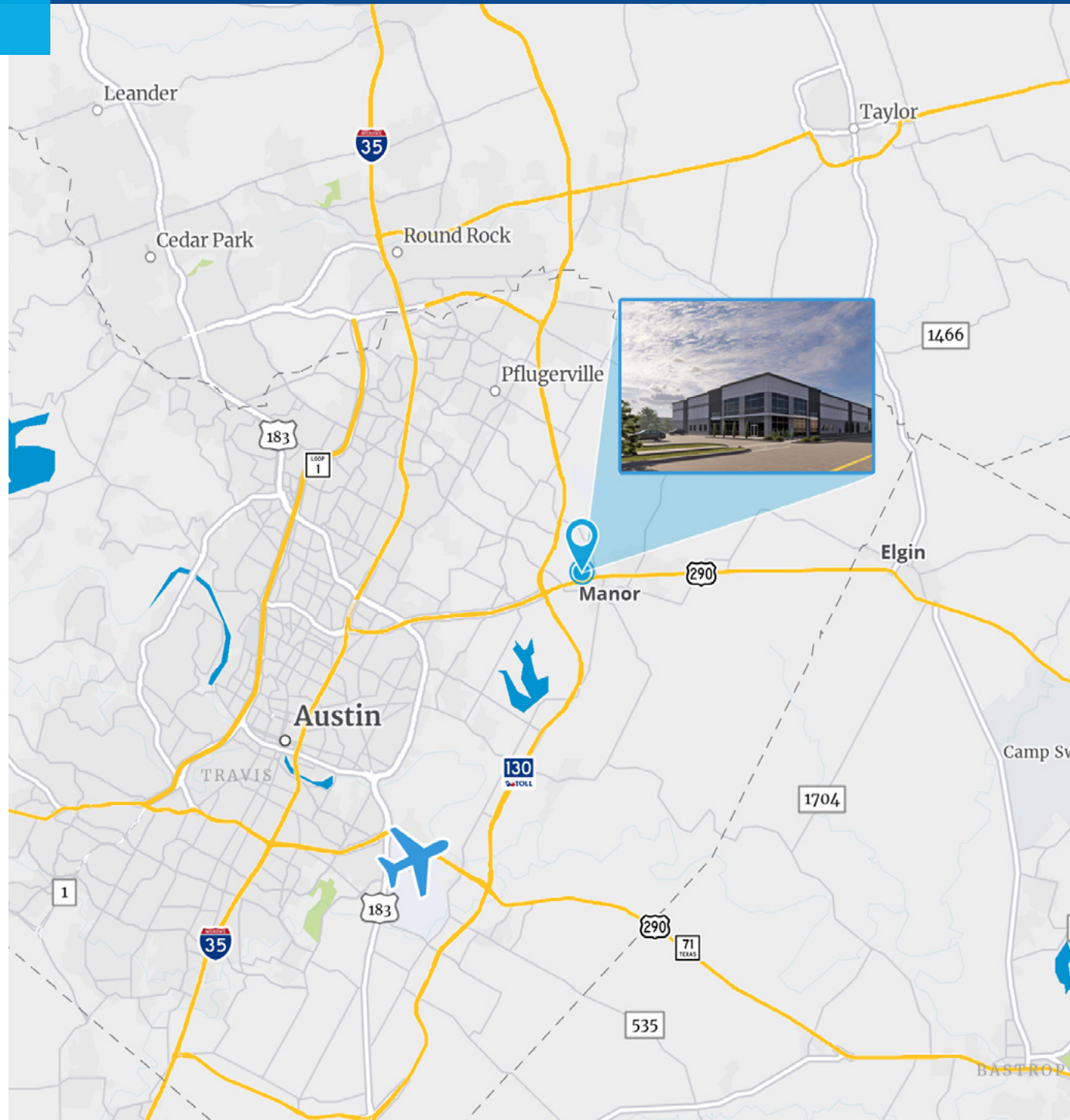
Flexible divisibility for small and large tenant requirements



Flexible ownership structure willing to lease or sell

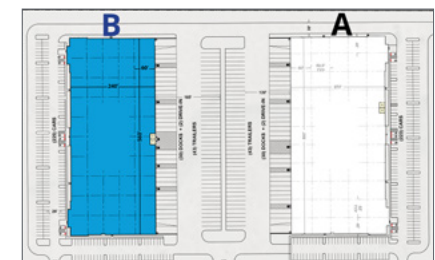
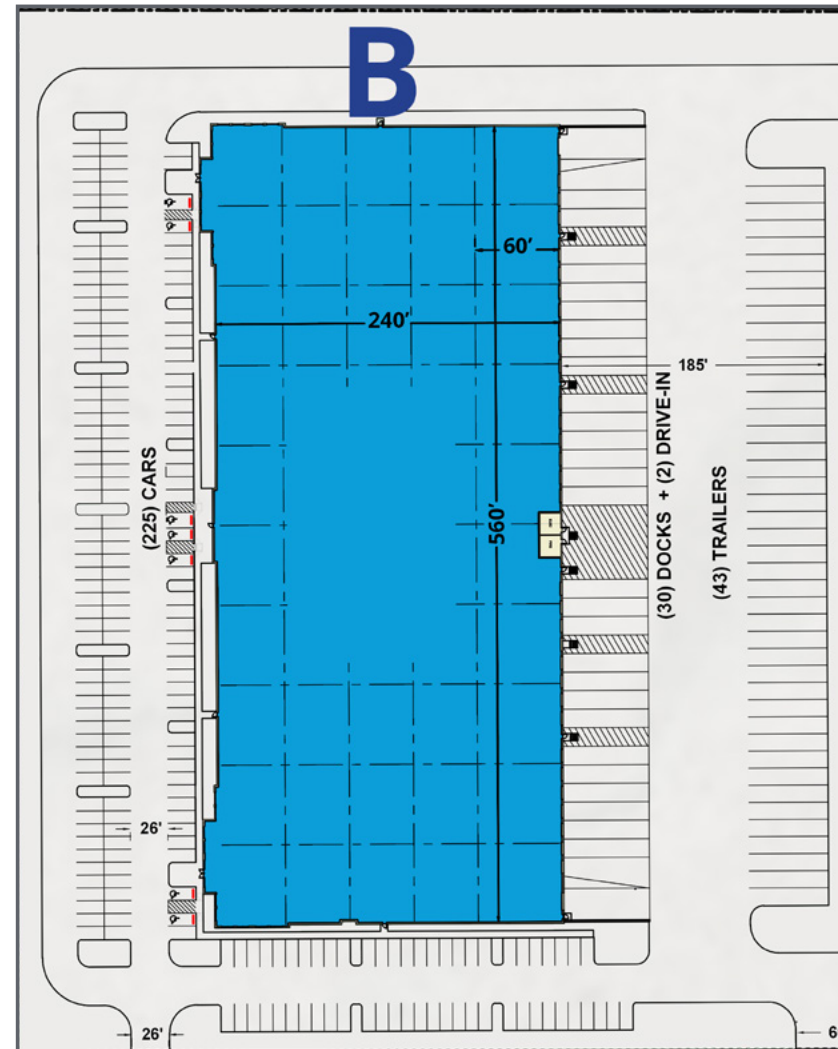


2,482 SF Spec Office



Property Overview

Address	SWC Hill Ln & Las Entradas Blvd
Availability	Building B: June 2024
Building Size	Approximately 135,927 SF
Spec Office	2,482 SF Spec Office to be delivered with shell completion
Dimensions	240' deep x 560' wide rear load building
Clear Height	32'
Loading	(31) 9'x10' dock doors (10) equipped dock positions throughout the building (2) 12'x14' drive in door ramps
Trailer Parking	(43) trailer parking stalls
Parking	1.66:1000
Security	Ability to provide perimeter fencing and secured truck court if desired by tenant
Sprinkler System	ESFR sprinkler system
Electrical	480V 3-Phase Power, 2,000 Amps



Site Location

Employer	Drive Time
Applied Materials	9 min
Samsung	12 min
Tesla	15 min
Dell	16 min
NXP	17 min
IBM	21 min
Oracle	24 min

Manor has become nearly unrecognizable over the past decade. In 2000, Manor had a population of just over 1,200. In 2020, Manor had grown to a population of just over 20,000.



Access Aerial



Legend



Drive Times

Pflugerville	15min / 11mi	San Antonio	1hr 30min / 103mi
Austin Bergstrom Int. Airport	16min / 14mi	Houston	2hr 23min / 148mi
Elgin	18min / 11mi	Dallas	2hr 47min / 191mi
Austin	20min / 14mi		
Round Rock	21min / 18mi		



NEWMARK

Travis Hicks

Senior Vice President

+1 512 539 3005

travis.hicks@colliers.com

Chase Clancy

Senior Vice President

+1 512 539 3023

chase.clancy@colliers.com

Michael Modesett

Associate

+1 512 539 3015

michael.modesett@colliers.com

Chip Wiser

Senior Managing Director

+1 925 330 5300

chip.wiser@nmrk.com

Rich Hoyt

Senior Managing Director

+1 925 460 9292

rich.hoyt@nmrk.com

111 Congress Ave, Suite 750

Austin, TX 78701

P: +1 512 539 3000

colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Austin, LLC.