



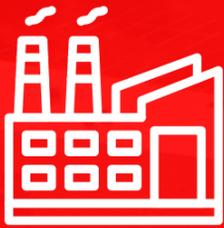
THE VALUE LEADER IN INDUSTRIAL REAL ESTATE

Immediately available for lease 15,054 SF±
1103 CARLOS G. PARKER BLVD., TAYLOR (AUSTIN), TX 76574

LIGHT INDUSTRIAL/DISTRIBUTION WAREHOUSE

Very Close Proximity to Samsung's \$40 Billion Semiconductor Campus

Site Features



Minutes from
Samsung's \$40B
Semiconductor
Campus



20 minutes to Austin
via I-35 & Highway 79

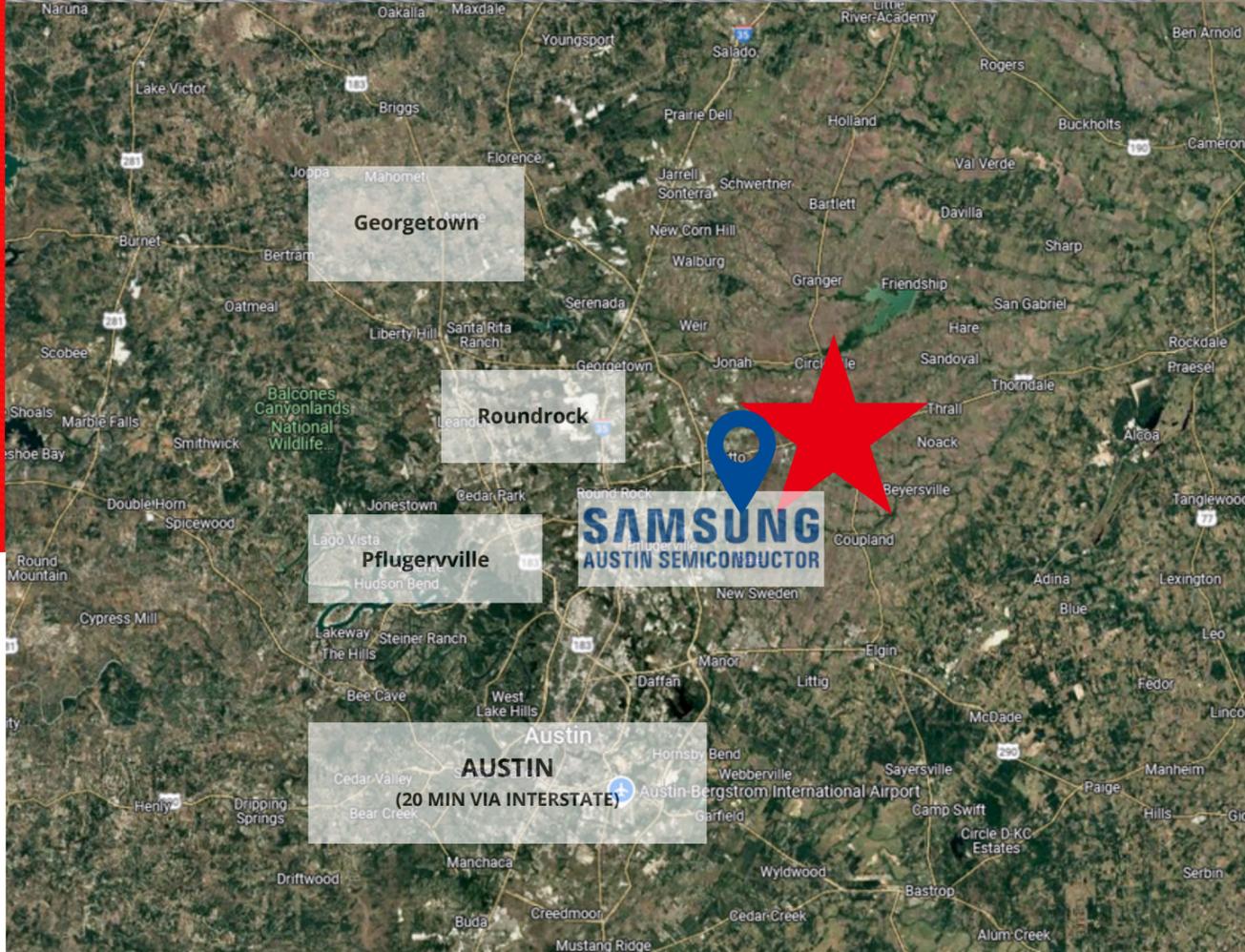
Quick access to
Highway 30



26'-40' clear heights |
Modern LED lighting"



Tesla AI chip hub -
\$16.5B contract
through 2033



FOR INFORMATION

TODD P. MENDON, SIOR

BULK INDUSTRIAL GROUP LLC.

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Property Overview

AVAILABLE SPACE 15,054 SF	BUILDING SIZE 328,700 SF
CLEAR HEIGHT 26'-20'	COLUMN SPACING 46'-50'
2 DOCK HIGH DOORS (8' x 9')	LAND AREA 21 ACRES
3 DRIVE-IN DOORS	

Building Features

- Durable concrete construction
- sprinkler system
- Motion-activated LED lighting
- New roof sections (2023) with warranty
- Heavy electrical capacity
- Professional management in-place

Location Advantages

- Employment Center zoning
- 18 acres excess developable land
- Expansion potential available
- Ample truck/trailer parking
- Outside storage available

The Samsung Advantage

This location offers unprecedented proximity to one of the largest technology investments in U.S. history.

\$40B

Total Samsung Investment
in Central Texas

\$16.5B

Tesla Contract
Through 2033

\$19.8B

Economic Impact in 2024

39,498

Jobs Supported in 2024

Tesla Partnership - Secured July 2025

Samsung's Taylor plant will produce Tesla's next-generation AI6 chips exclusively through 2033. This landmark \$16.5 billion contract provides multi-decade economic stability and positions Taylor as a critical hub in the global semiconductor supply chain.

What Samsung Is Building

Advanced logic chips for Artificial Intelligence, 5G telecommunications, High-Performance Computing, mobile devices, and autonomous vehicles.

Timeline to Operation

Why This Location Matters

Proximity = Competitive Advantage. Being adjacent to Samsung's campus provides just-in-time delivery capabilities, access to 10,000+ skilled workers, partnership opportunities with Samsung suppliers, and visibility in a globally significant tech corridor.

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Property Site Plan

