

KYLE 35

LOGISTICS
PARK



Jones Lang LaSalle Brokerage, Inc.



KYLE 35 LOGISTICS PARK is a ±1,390,000 square foot, five building, Class A industrial park located in Kyle, TX. The project features rear-load and cross-dock configurations, 36' to 40' clear heights and expansive truck and automobile parking. Kyle 35 is located along I-35 with convenient access to Austin, San Marcos, New Braunfels and San Antonio. Each building is divisible for smaller requirements. Construction is scheduled to be completed in the first quarter of 2023.



KYLE 35

LOGISTICS PARK



BUILDING 1 ±224,240 SF

7" reinforced concrete slab on 10 mil. Vapor barrier

36' clear height

Fully ESFR sprinkled

Overhead door count 63 (9' x 10') 2 (12' x 14' @ ramp)

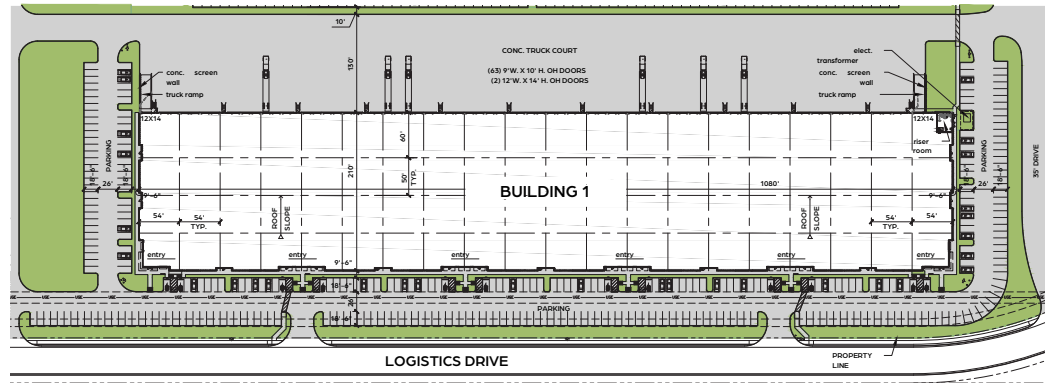
335 total parking (323 standard -12 accessible stalls)

60 mil TPO roof membrane

White box interior

Rear-load configuration

Ability to fence & secure truck courts



BUILDING 2 ±474,397 SF

8" reinforced concrete slab on 10 mil. Vapor barrier

40' clear height

Fully ESFR sprinkled

Overhead door count 108 (9' x 10') 4 (12' x 14' @ ramp)

215 total parking (205 standard -10 accessible stalls)

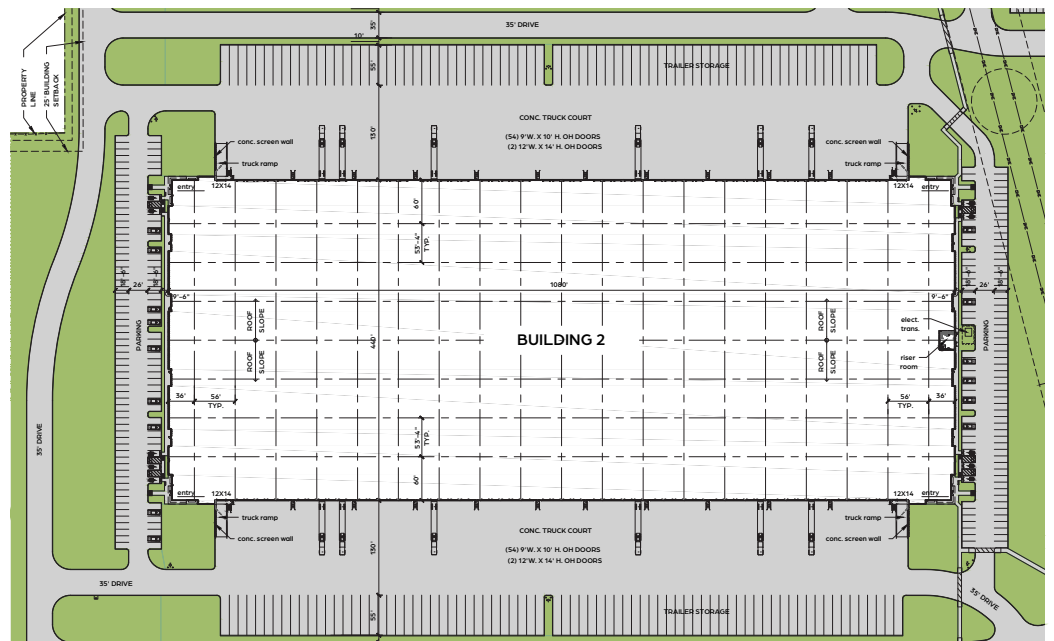
151 truck stalls

60 mil TPO roof membrane

White box interior

Cross-dock configuration

Ability to fence & secure truck courts



BUILDING 3 ±347,180 SF

8" reinforced concrete slab on 10 mil. Vapor barrier

40' clear height

Fully ESFR sprinkled

Overhead door count 80 (9' x 10') 4 (12' x 14' @ ramp)

200 total parking (190 standard -10 accessible stalls)

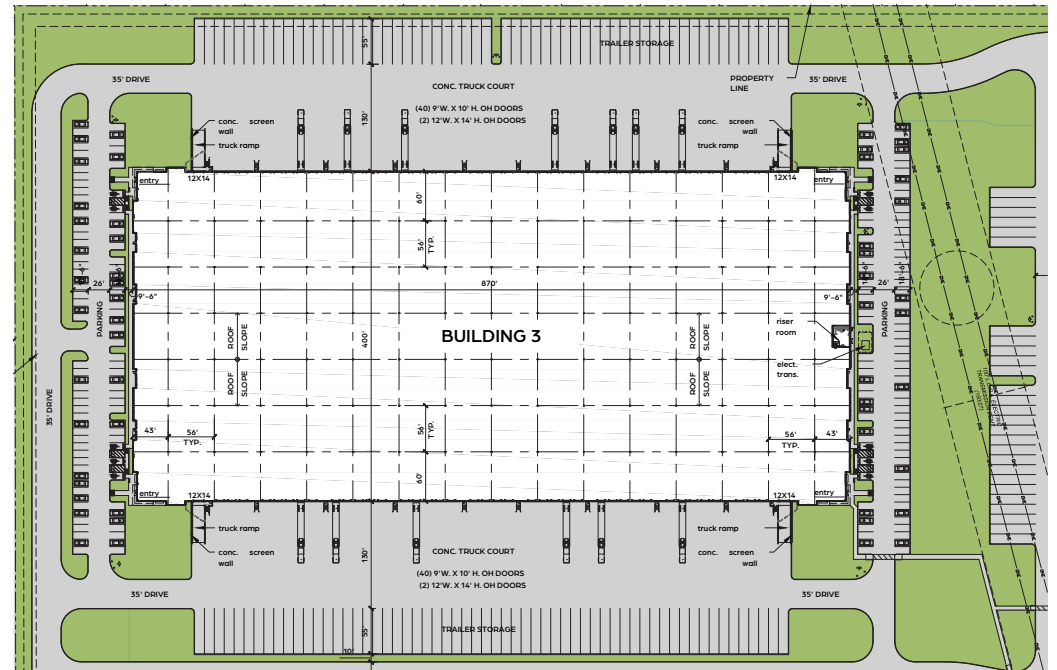
119 truck stalls

60 mil TPO roof membrane

White box interior

Cross-dock configuration

Ability to fence & secure truck courts



BUILDING 4 ±206,262 SF

7" reinforced concrete slab on 10 mil. Vapor barrier

36' clear height

Fully ESFR sprinkled

Overhead door count 48 (9' x 10') 4 (12' x 14' @ ramp)

188 total parking (178 standard -10 accessible stalls)

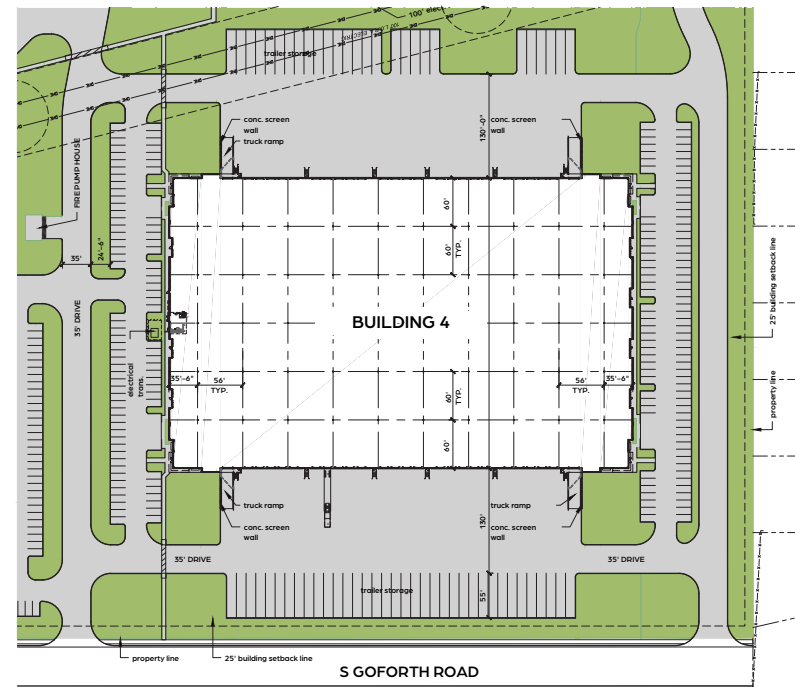
63 truck stalls

60 mil TPO roof membrane

White box interior

Cross-dock configuration

Ability to fence & secure truck courts



BUILDING 5

±140,300 SF

7" reinforced concrete slab on 10 mil. Vapor barrier

36' clear height

Fully ESRF sprinkled

Overhead door count 63 (9' x 10') 2 (12' x 14' @ ramp)

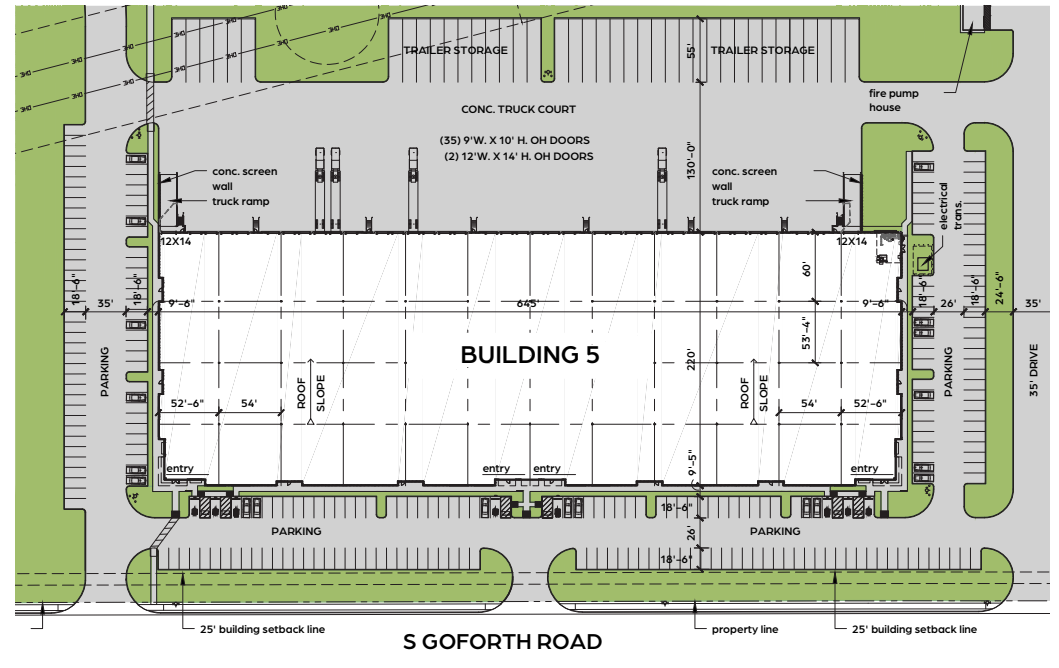
335 total parking (323 standard -12 accessible stalls)

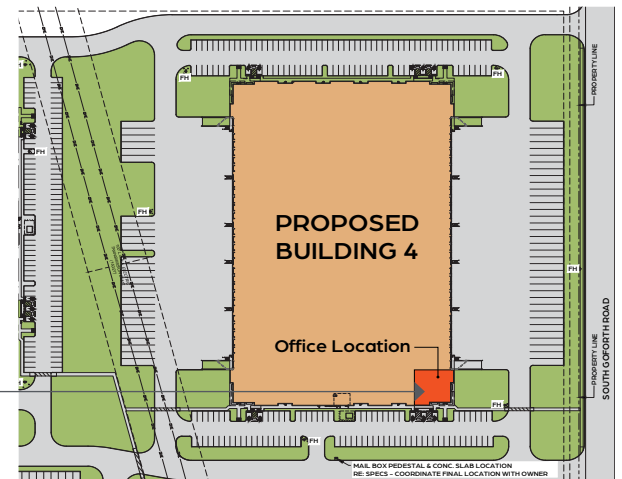
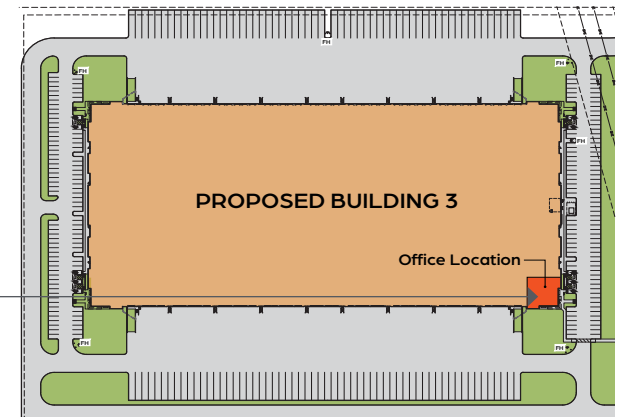
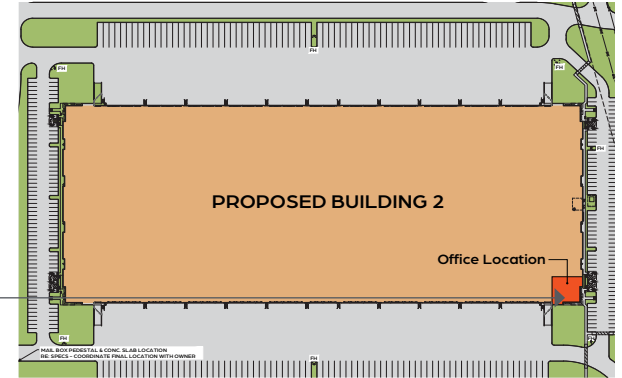
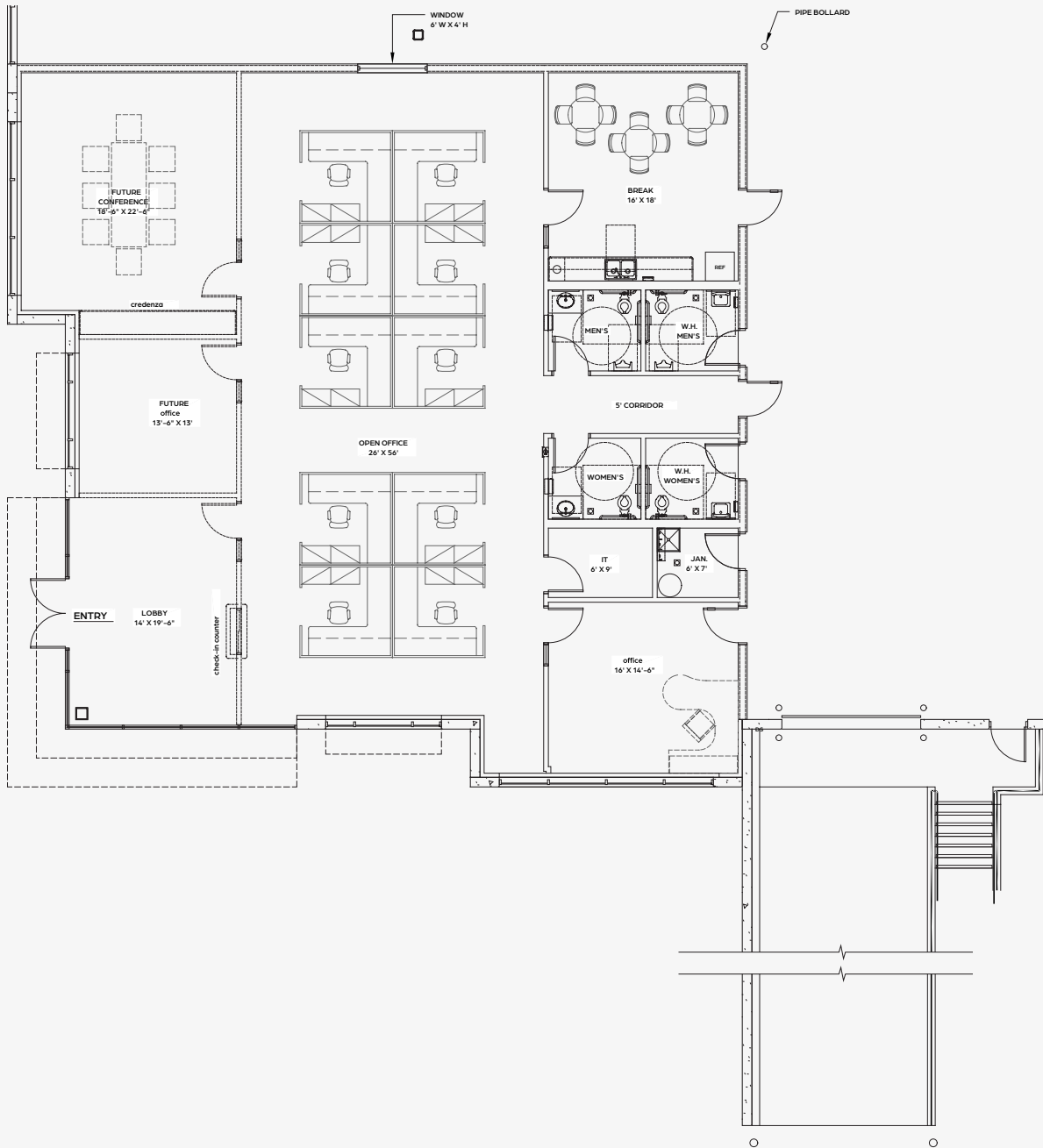
60 mil TPO roof membrane

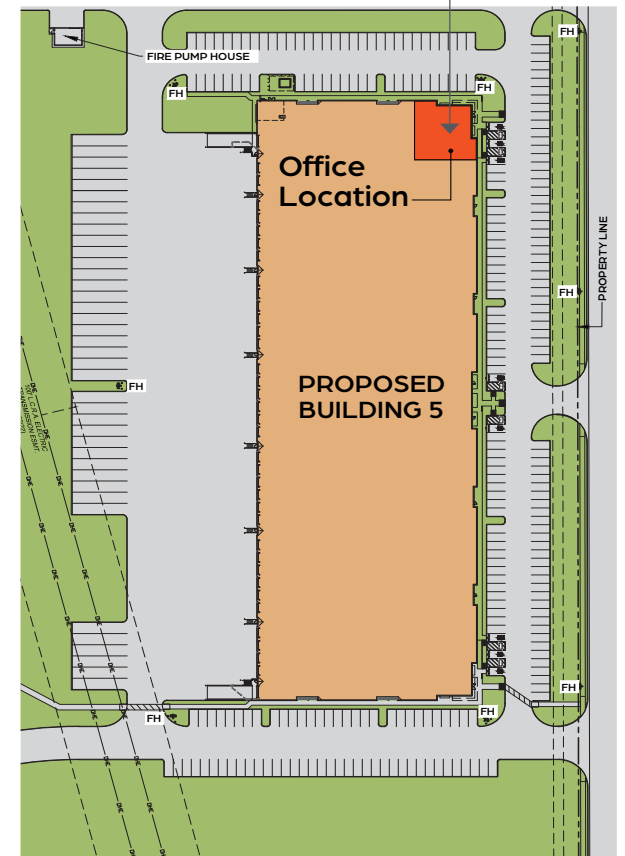
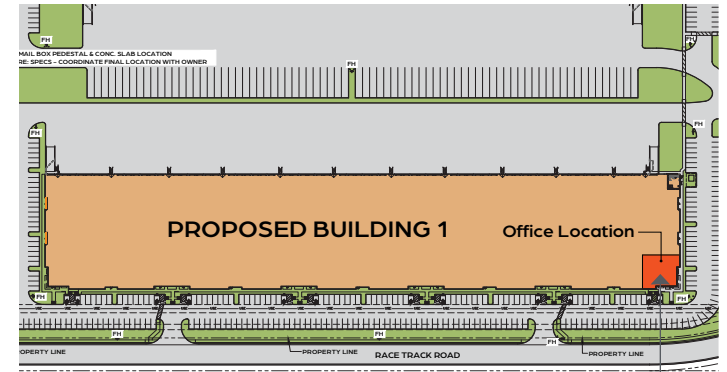
White box interior

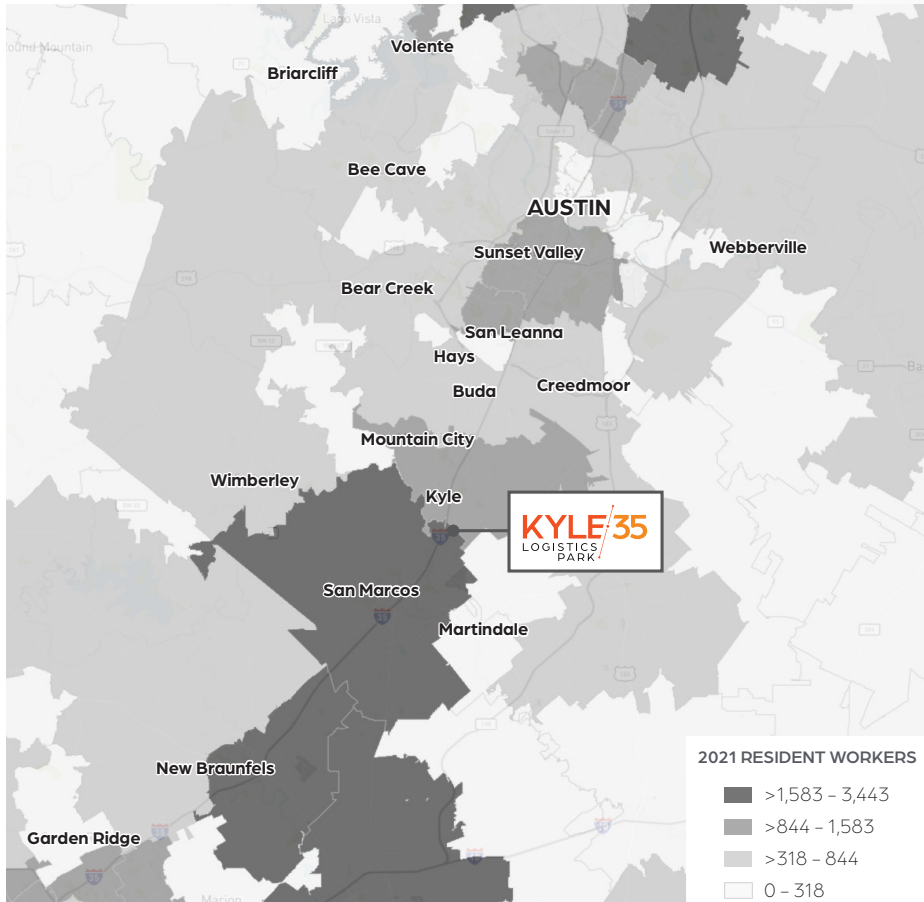
Cross-dock configuration

Ability to fence & secure truck courts









POPULATION SUMMARY	3 MILES	5 MILES	10 MILES
2021 Population	24,840	71,718	181,805
2026 Population	29,036	82,991	216,329
2021 Median HH Income	\$73,452	\$61,169	\$59,485
2026 Median HH Income	\$78,986	\$66,379	\$65,032

CIVILIAN LABOR FORCE	3 MILES	5 MILES	10 MILES
Manufacturing Employees	845	2,307	5,376
Warehousing Employees	547	1,477	3,566

COMMUTE TIMES

AUSTIN	25 mi / 25 min
ABI AIRPORT	25 mi / 25 min
SAN ANTONIO	60 mi / 60 min
HOUSTON	175 mi / 2 hrs 45 min
DALLAS	218 mi / 3 hrs 25 min



KYLE 35

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