

NorthPark35 Buildings 3 & 6

Industrial Space For Lease
in Georgetown, Texas





520K+ SF
SQUARE FEET AVAILABLE

2
BUILDINGS

ABOUT THE PROPERTY

CLASS A INDUSTRIAL PARK

A premier Georgetown institutional industrial development consisting of 10 buildings totaling over 1.7 million SF

BUILDING 3

43,170 - 86,340 SF

Fully delivered July 2022

BUILDING 6

100,000 - 435,714 SF (Full Building)

Delivery: Q3 2023

IDEAL LOCATION & ACCESS

Strategically situated at the intersection of IH-35 and SH-130, with excellent access to both major thoroughfares

EXPERIENCED DEVELOPER

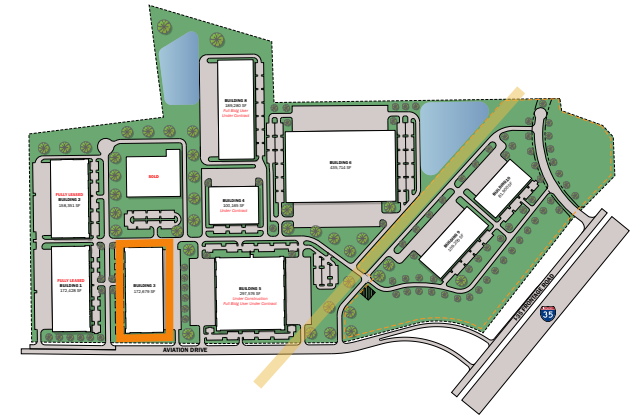
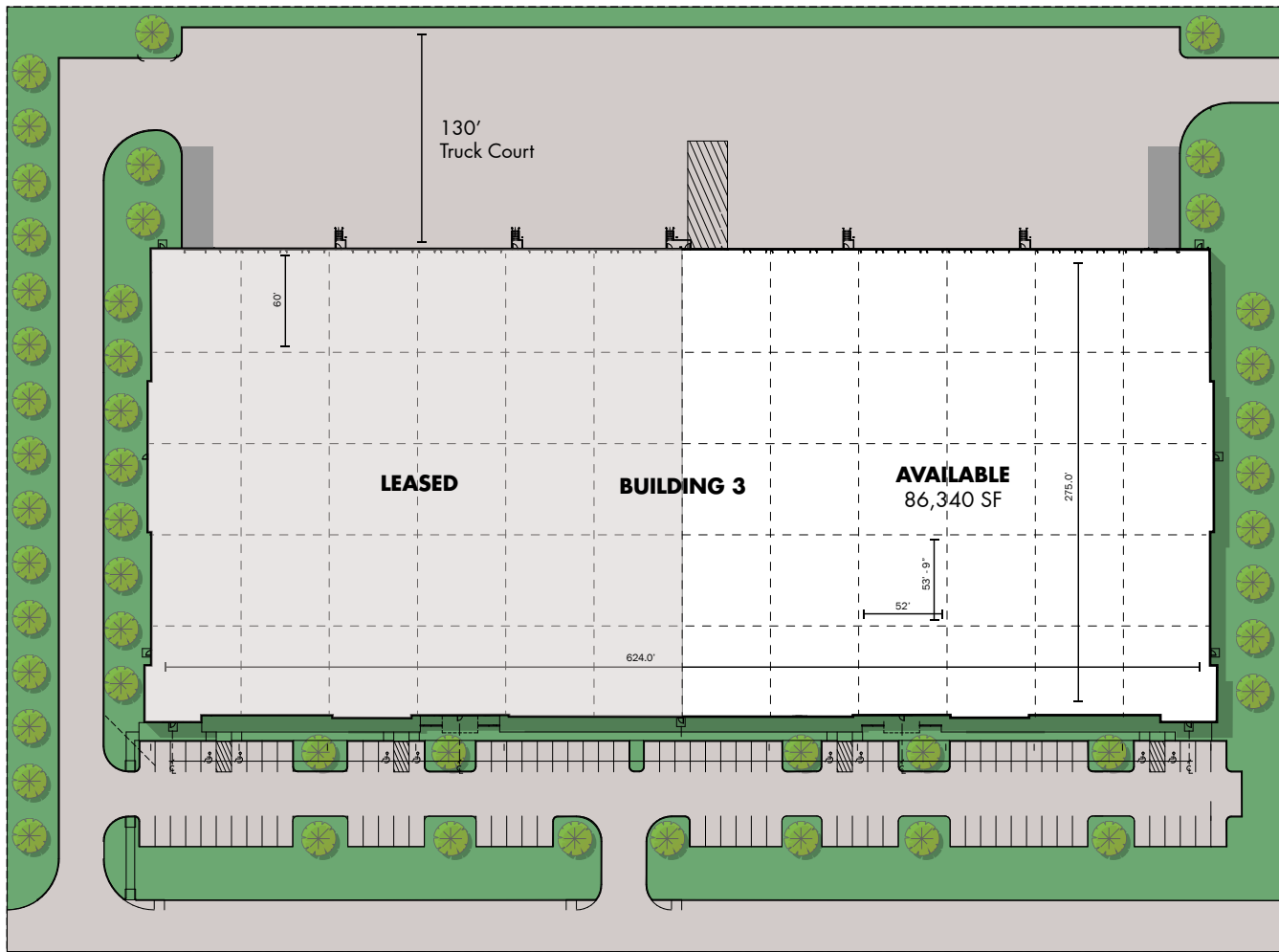
Developed by Titan Development

BUILDING 3 | MOVE-IN READY



BUILDING 6 | CONSTRUCTION UNDERWAY

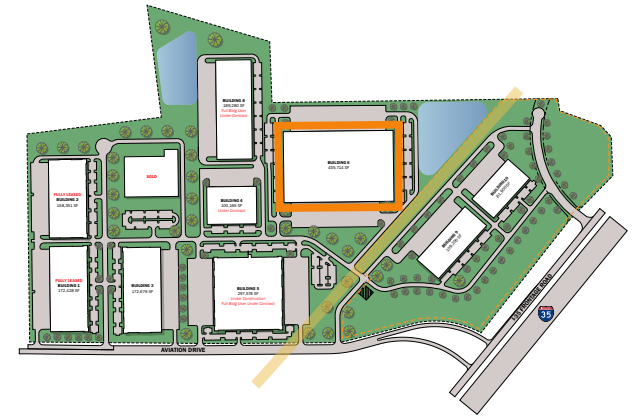
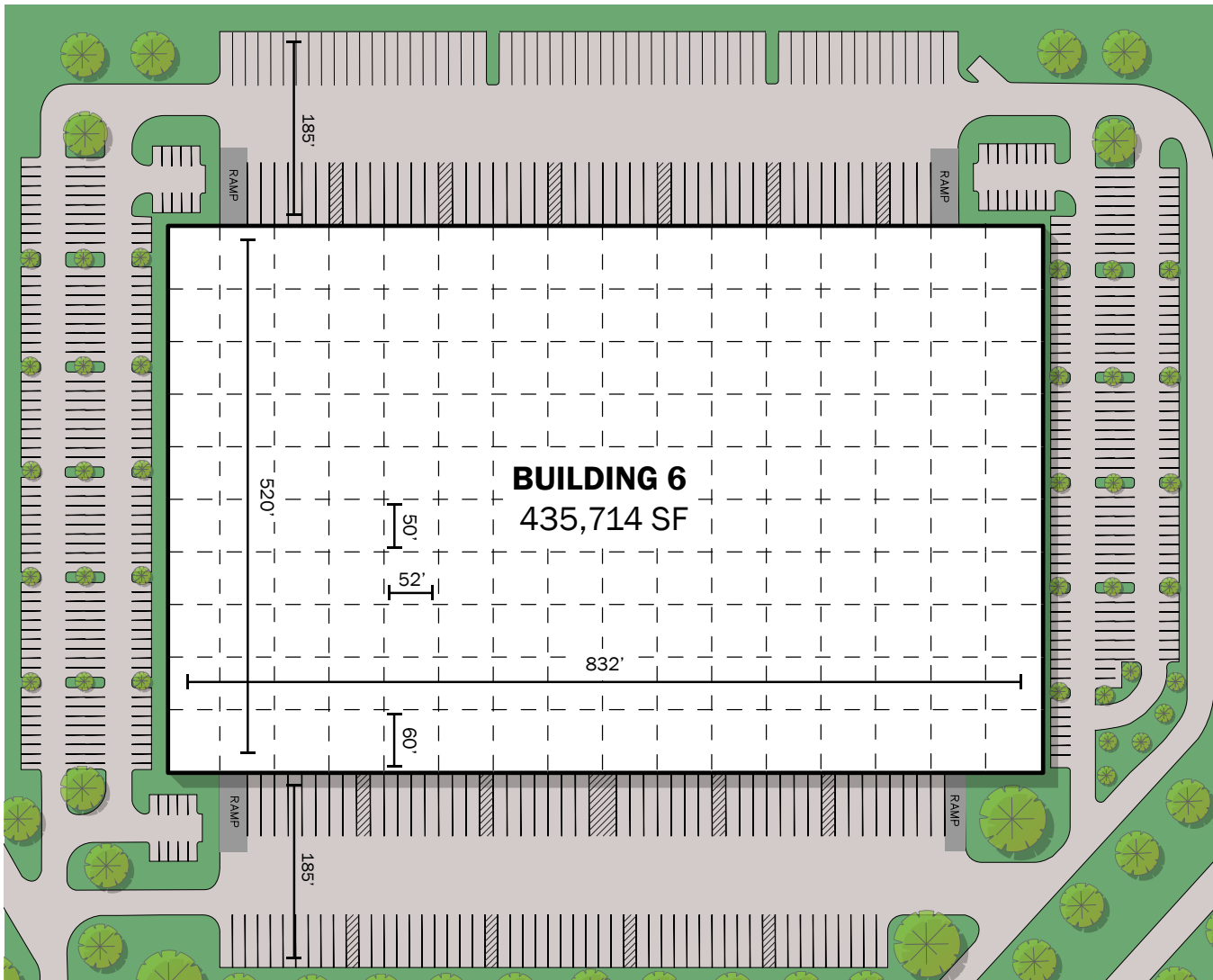




BUILDING 3 SPECS

AVAILABLE SPACE	43,170 - 86,340 SF
BUILDING TYPE	Rear Load
COLUMN SPACING	52' x 53'-9" Typical 60' Speed Bay
CLEAR HEIGHT	32'
TRUCK COURT	130'
RAMPS	1
DOCK DOORS	16
BUILDING DEPTH	275'
SPRINKLERS	ESFR
AUTO PARKING	76 Spaces
POWER	1,000 Amps

BUILDING 3



BUILDING 6 SPECS

AVAILABLE SPACE	100,000 - 435,714 SF
BUILDING TYPE	Cross Dock
COLUMN SPACING	50' x 52' Typical with 60' Speed Bay
CLEAR HEIGHT	36'
TRUCK COURT	185'
RAMPS	4
DOCK DOORS	90
SPRINKLERS	ESFR
AUTO PARKING	425 Spaces
TRAILER PARKING	105 Spaces
POWER	3,000 Amps

BUILDING 6



NORTHPARK35 OVERALL SITE PLAN



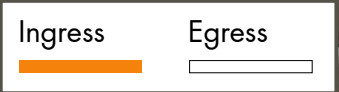
INGRESS & EGRESS



GEORGETOWN
MUNICIPAL
AIRPORT

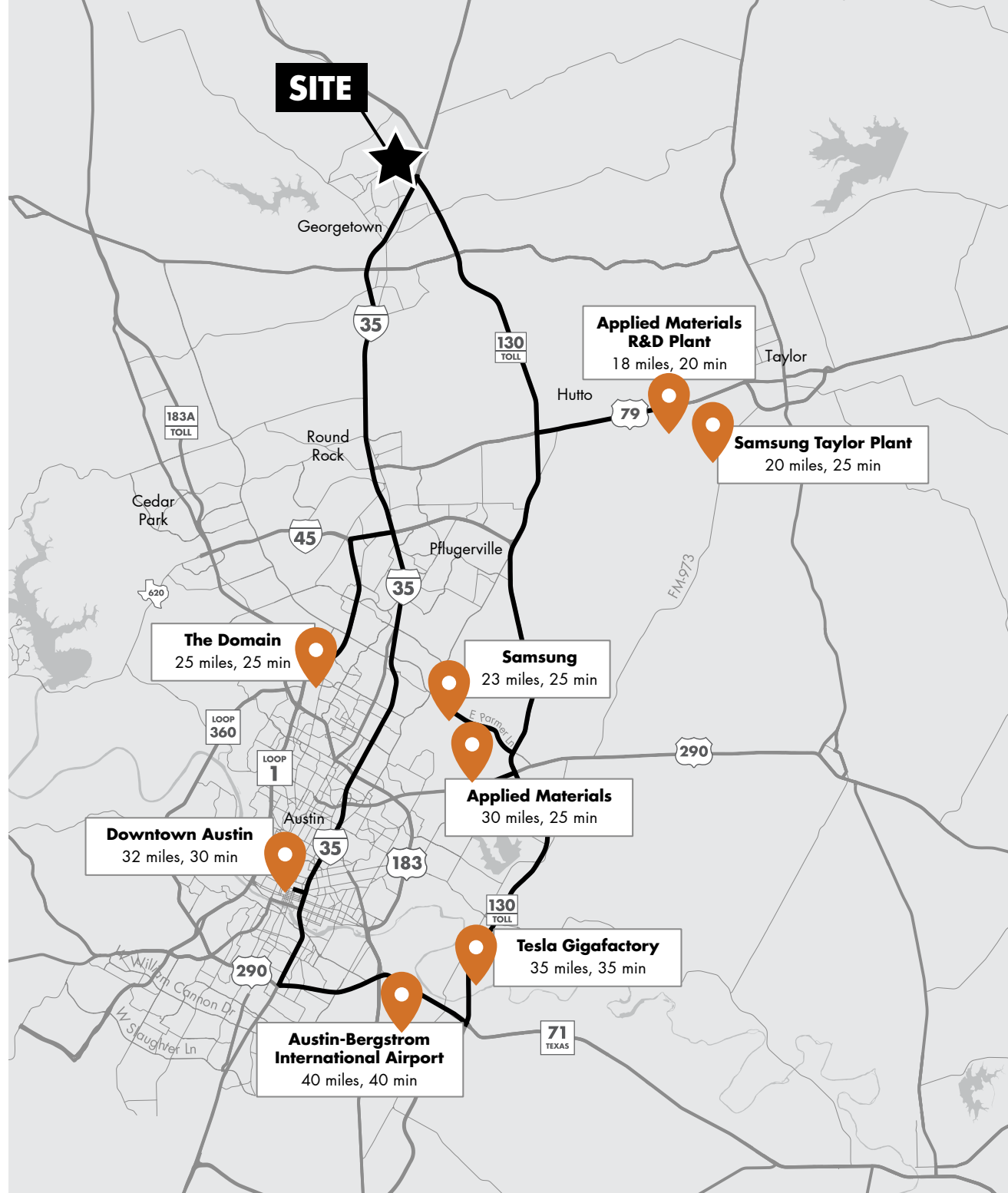


COSTCO
WHOLESALE
SITE



DRIVE TIMES

Destination	Distance	Drive Time
Round Rock	10 mi.	12 min.
Applied Materials (Hutto)	18 mi.	20 min.
Samsung (Taylor)	20 mi.	25 min.
Samsung	23 mi.	25 min.
The Domain	25 mi.	25 min.
Applied Materials	30 mi.	25 min.
Downtown Austin	32 mi.	30 min.
Tesla Gigafactory	35 mi.	35 min.
Temple/Belton	35 mi.	30 min.
ABIA Airport	40 mi.	40 min.
San Antonio	110 mi.	1.5 hours
Dallas/Ft. Worth	165 mi.	2.5 hours
Houston	175 mi.	3 hours



CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

DALLAS
165 miles, 2.5 hours

AUSTIN
32 miles, 30 min

SAN ANTONIO
110 miles, 1.5 hours

NorthPark35

HOUSTON
175 miles, 3 hours

#1

Job Creator in the Nation;
Texas is projected to add one million jobs by 2023 (Forbes)

2nd

Largest Workforce in the U.S.
(U.S. Census Bureau)

50+

Fortune 500 Company HQs

NEARBY AMENITIES

Located just off IH-35 adjacent to the intersection of the 130 Toll Road in Georgetown, the site provides easy access to the Austin Metro and beyond. Tenants have convenient access to a broad selection of restaurants, retail, healthcare, residential and educational institutions, all within 10 miles.

Retail, Restaurants and Hospitality

- Round Rock Premium Outlet Mall
- IKEA, Bass Pro Shop, H-E-B, Target, Walmart
- Embassy Suites Hotel and Convention Center
- Plus, countless restaurants, retail and hotels

Healthcare

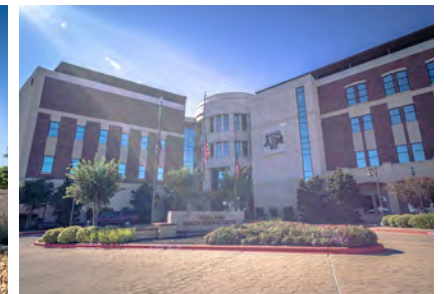
- Baylor Scott & White Medical Center
- Baylor Scott & White Cancer Center
- Ascension Seton Hospital
- Cornerstone Long Term Acute Hospital
- San Gabriel Rehab and Care Center

Education

- Southwestern University
- Texas State University Round Rock Campus
- St. Davids School of Nursing
- Austin Community College Round Rock Campus
- Texas A&M College of Medicine – Round Rock

Other

- Georgetown Municipal Airport
- Inner Space Cavern
- Teravista Masterplanned Community
- Teravista Golf Club
- Plus, thousands of single-family homes



Interested in leasing?



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