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**A FOUR BUILDING, CLASS A,  
629,160 SF INDUSTRIAL PARK**

2200 CHISHOLM TRAIL, ROUND ROCK, TX 78681

**— SETTLERS GROVE**

# Settlers Grove

## FOUR BUILDINGS TOTALING 629,160 SF

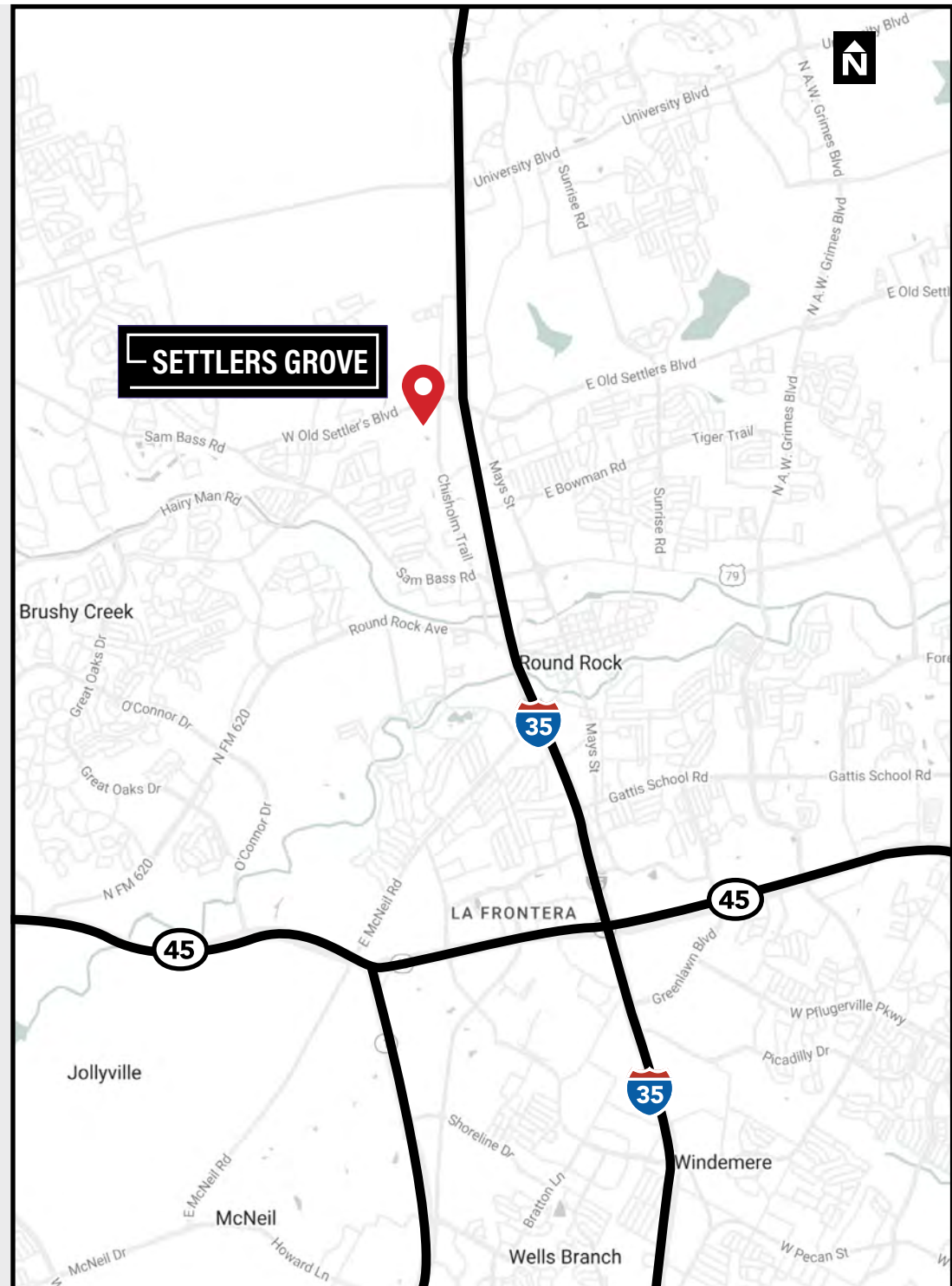
Settlers Grove, located in Round Rock, TX, is a 70-acre industrial park that sits on the southwest corner of West Old Settler's Boulevard and Chisholm Trail, just 600 feet west of IH-35. The campus will consist of four state-of-the-art industrial warehouse buildings ranging from 133,916 SF to 173,320 SF.

## AREA OVERVIEW

Settlers Grove is a Class A industrial park located in the heart of flourishing Round Rock, Texas. SmartAsset listed Round Rock as one of its top 25 "Boomtowns" in the US due to the city's explosive population and housing growth. Settlers Grove sits in the center of it all offering tenants easy access to the ample restaurant, shopping, and outdoor amenities the city has to offer.

Employees can also take advantage of the area's affordable housing and highly ranked public schools. The site is just west of IH-35 and is near Highway 45, State Highway 130 and MoPac Expressway, making it an ideal location for companies seeking convenience from any direction.

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## BUILDING 1

- 151,914 SF (240 x 635)
- Divisible to 35,700 SF
- Rear load
- 31 docks with 2 ramps
- 36' clear height
- 185' truck court depth
- 60' x 56' column spacing
- 43 trailer stalls
- 222 parking spaces (1.46:1000)

## BUILDING 2

- 170,010 SF (220 x 775)
- Divisible to 22,866 SF
- Rear load
- 45 docks with 2 ramps
- 32' clear height
- 130' truck court depth
- 53' x 52' column spacing
- 234 parking spaces (1.38:1000)

## BUILDING 3

- 173,320 SF (220 x 790)
- 80,700 SF Available
- Divisible to 39,971 SF
- Rear load
- 37 docks with 2 ramps
- 32' clear height
- 130' truck court depth
- 220' building depth
- 53' x 52' column spacing
- 187 parking spaces (1.08:1000)

## BUILDING 4

- 133,916 SF (210 x 640)
- Divisible to 27,230 SF
- Rear load
- 35 docks with 2 ramps
- 32' clear height
- 130' truck court depth
- 210' building depth
- 50' x 52' column spacing
- 148 parking spaces (1.11:1000)

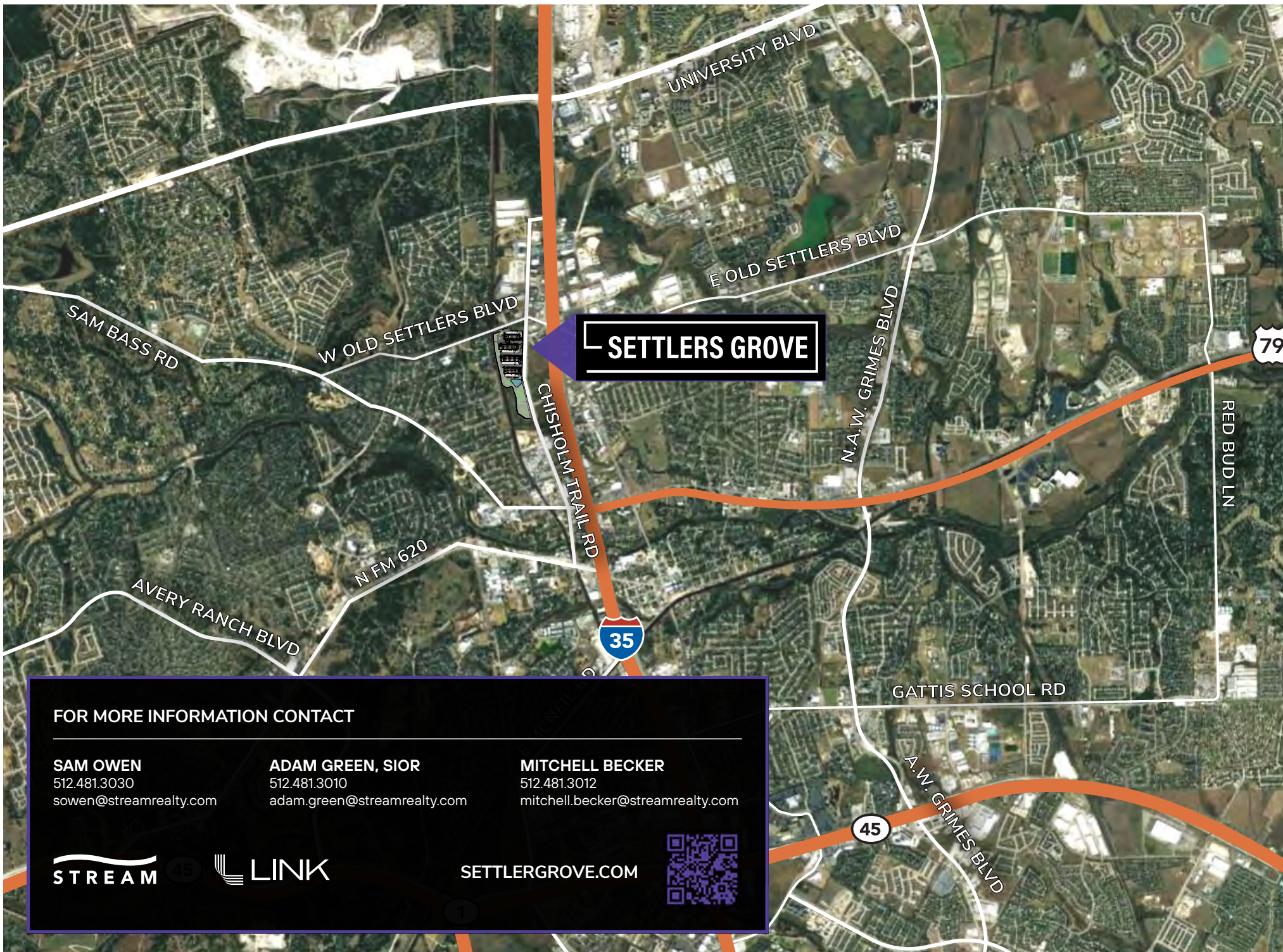




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FOR MORE INFORMATION CONTACT

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