

NorthPark35 Building 9

Industrial Space For Lease in Georgetown, Texas

279,255
SQUARE FEET

Q1 2025
DELIVERY



DEVELOPED BY



LEASED BY



ABOUT THE BUILDING

AN ESTABLISHED INDUSTRIAL LOCATION

This building is part of NorthPark35, a premier Georgetown industrial development

BUILDING 9: 279,255 SF

Construction Begins: Q2 2024

Delivery: Q1 2025

IDEAL LOCATION & ACCESS

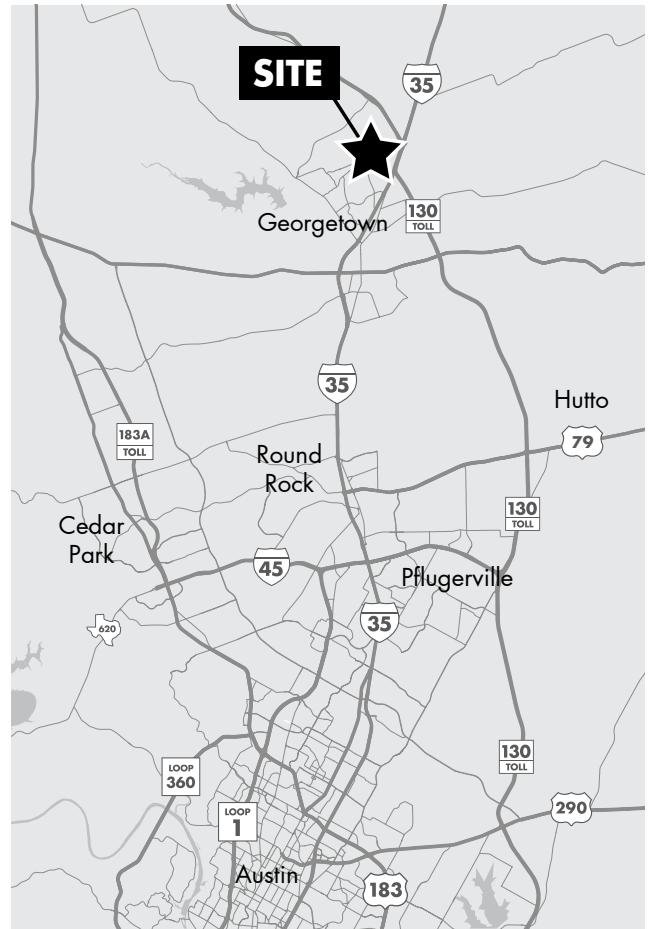
Strategically situated at the intersection of IH-35 and SH-130, with excellent access to both major thoroughfares

EXPERIENCED DEVELOPER

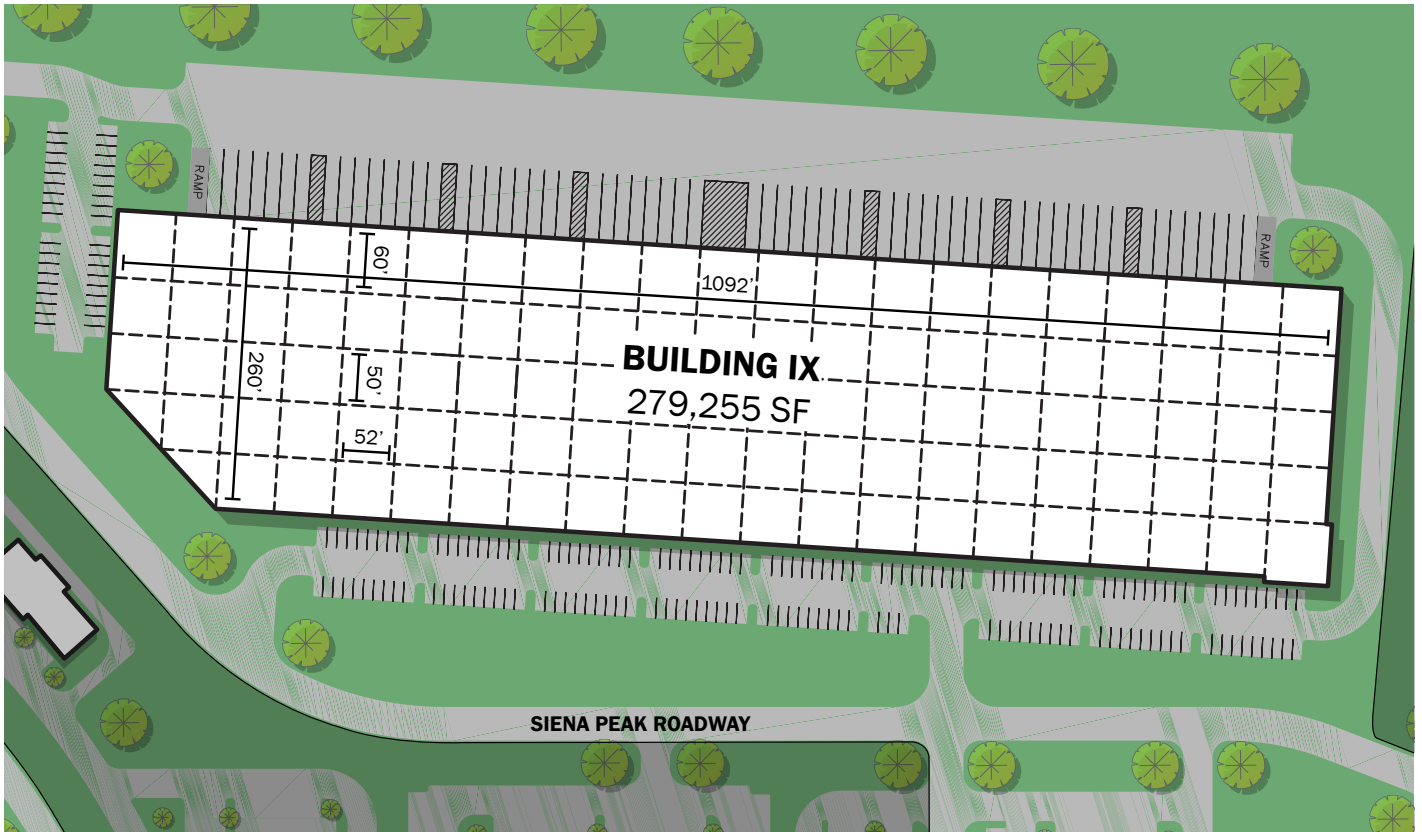
Developed by Titan Development

GREAT OPPORTUNITY

Great opportunity for an industrial user looking for big-block space in the Austin Metro



BUILDING 9



SPECS

TOTAL SIZE	279,255 SF
DIVISIBLE TO	+/- 50,000 SF
BUILDING TYPE	Rear Load
BUILDING SIZE	260' x 1092'
COLUMN SPACING	52' x 50' Typical Bay 52' x 60' Speed Bay
CLEAR HEIGHT	32'

RAMPS	Two 12' x 14' ramps
DOCK DOORS	63
TRUCK COURT DEPTH	135'
AUTO PARKING	214 spaces
TRIPLE FREEPORT TAX EXEMPT	Yes
SPRINKLERS	ESFR
POWER	3,000 Amps

NORTHPARK35 SITE PLAN



SOLD
BUILDING 2
157,300 SF

SOLD
BUILDING 1
172,677 SF

SOLD
BUILDING 3
172,428 SF

SOLD
BUILDING 4
101,224 SF
Under Construction

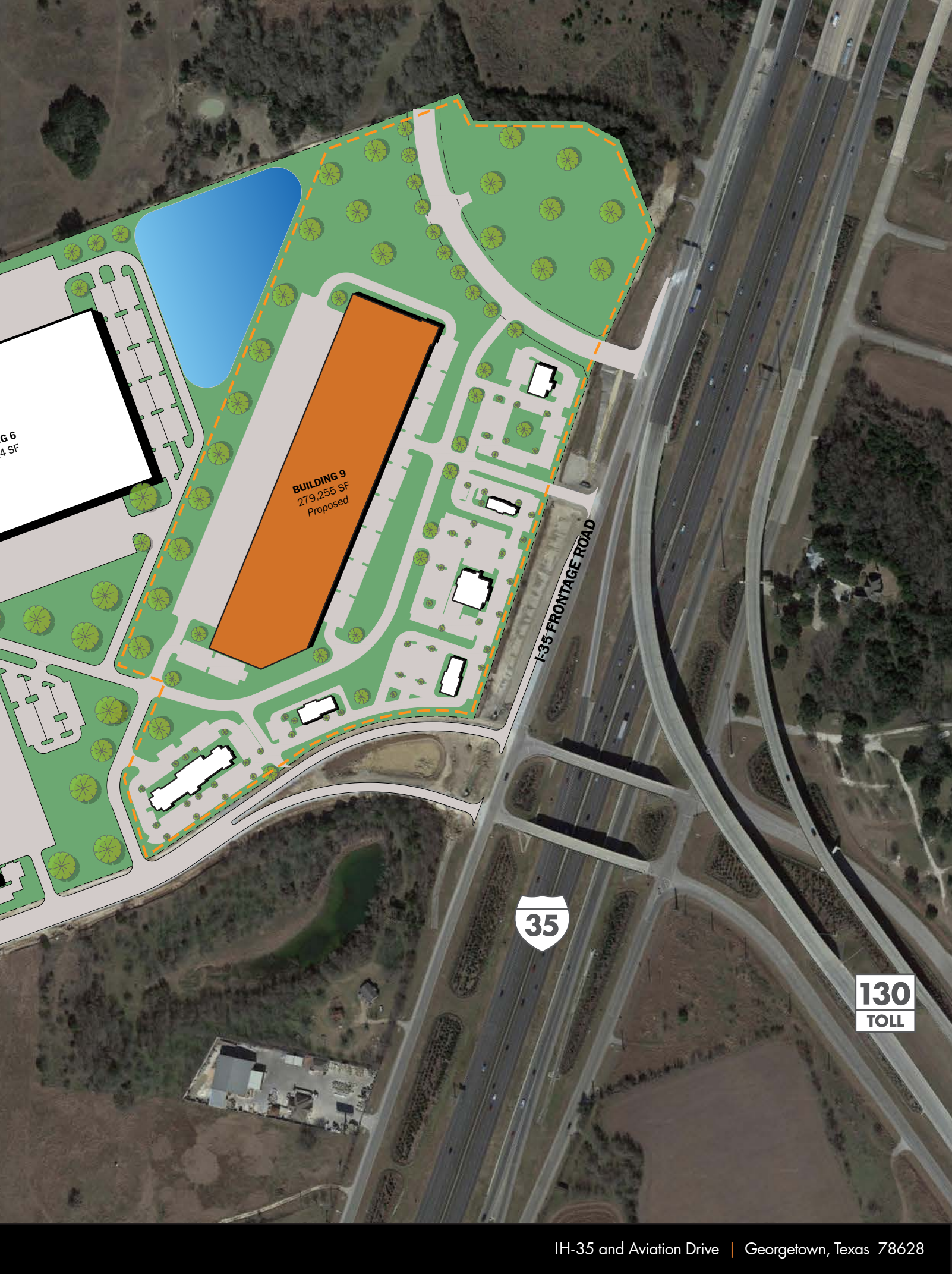
SOLD
BUILDING 5
297,057 SF

SOLD
BUILDING 6
435,711 SF
Under Construction

SOLD
BUILDING 7
189,280 SF
Under Construction

SOLD
BUILDING 8
189,280 SF
Under Construction

AVIATION DRIVE



G 6
4 SF

BUILDING 9
279,255 SF
Proposed

I-35 FRONTAGE ROAD



130
TOLL

THE SURROUNDING AREA

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
- St. Davids School of Nursing
- Austin Community College Round Rock
- 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





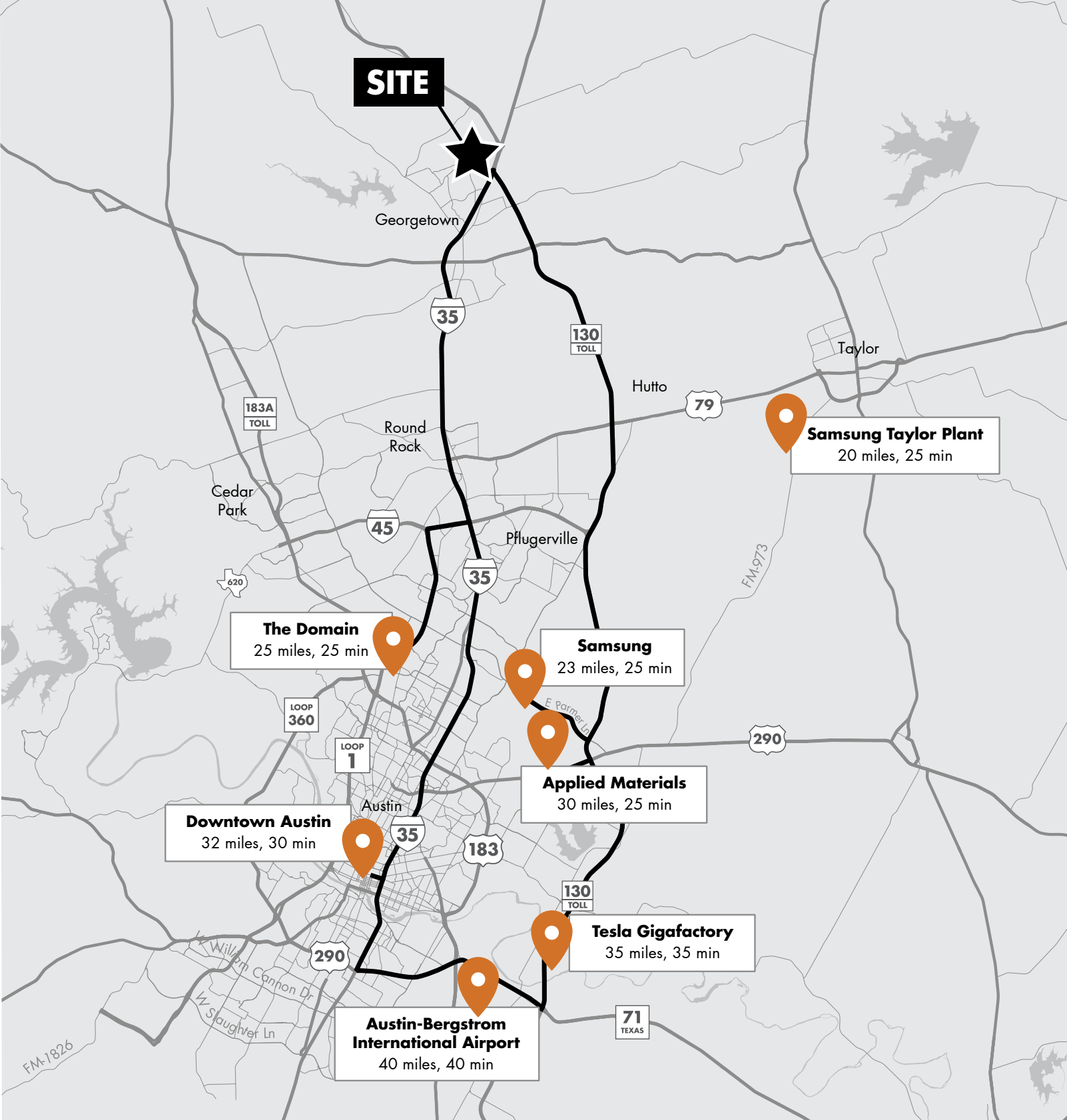
CENTRAL TEXAS LOCATION

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.

#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



Contact us for leasing.

Omar Nasser, SIOR | 512.684.3721
 nasser@aquilacommercial.com

Blake Patterson | 512.684.3717
 patterson@aquilacommercial.com

