

NorthPark35



Building 3 | 43,170 - 86,340 SF
Industrial Space For Lease
Georgetown, Texas



100 

ABOUT THE PROPERTY

CLASS A INDUSTRIAL PARK

Located in a premier Georgetown institutional industrial development consisting of 10 buildings totaling over 1.7 million square feet

BUILDING 3

43,170 - 86,340 SF
Built in 2022

IDEAL LOCATION & ACCESS

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

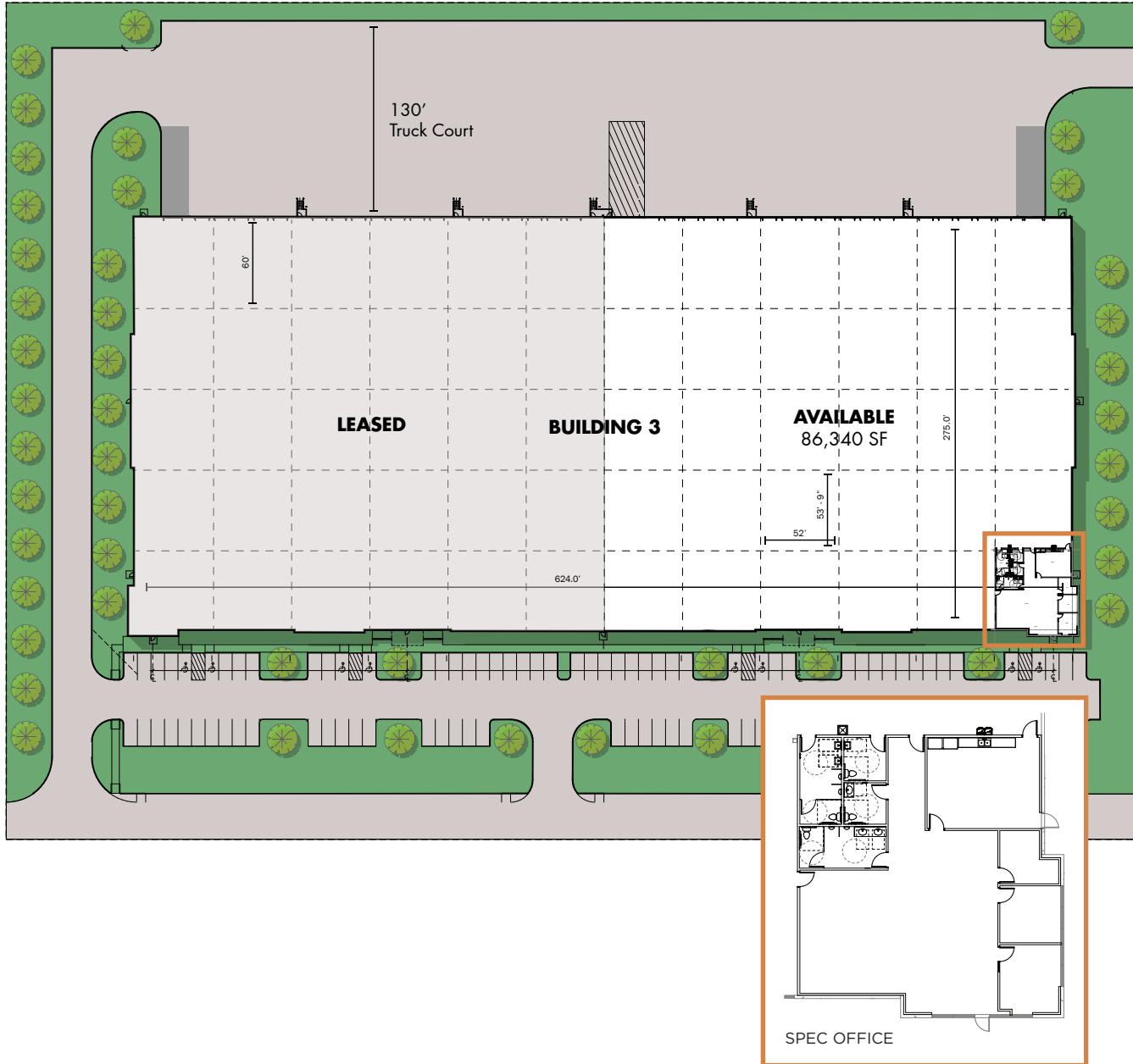
NATIONAL OWNER

Owned by LBA Logistics



86,340
SF AVAILABLE



2022
YEAR BUILT

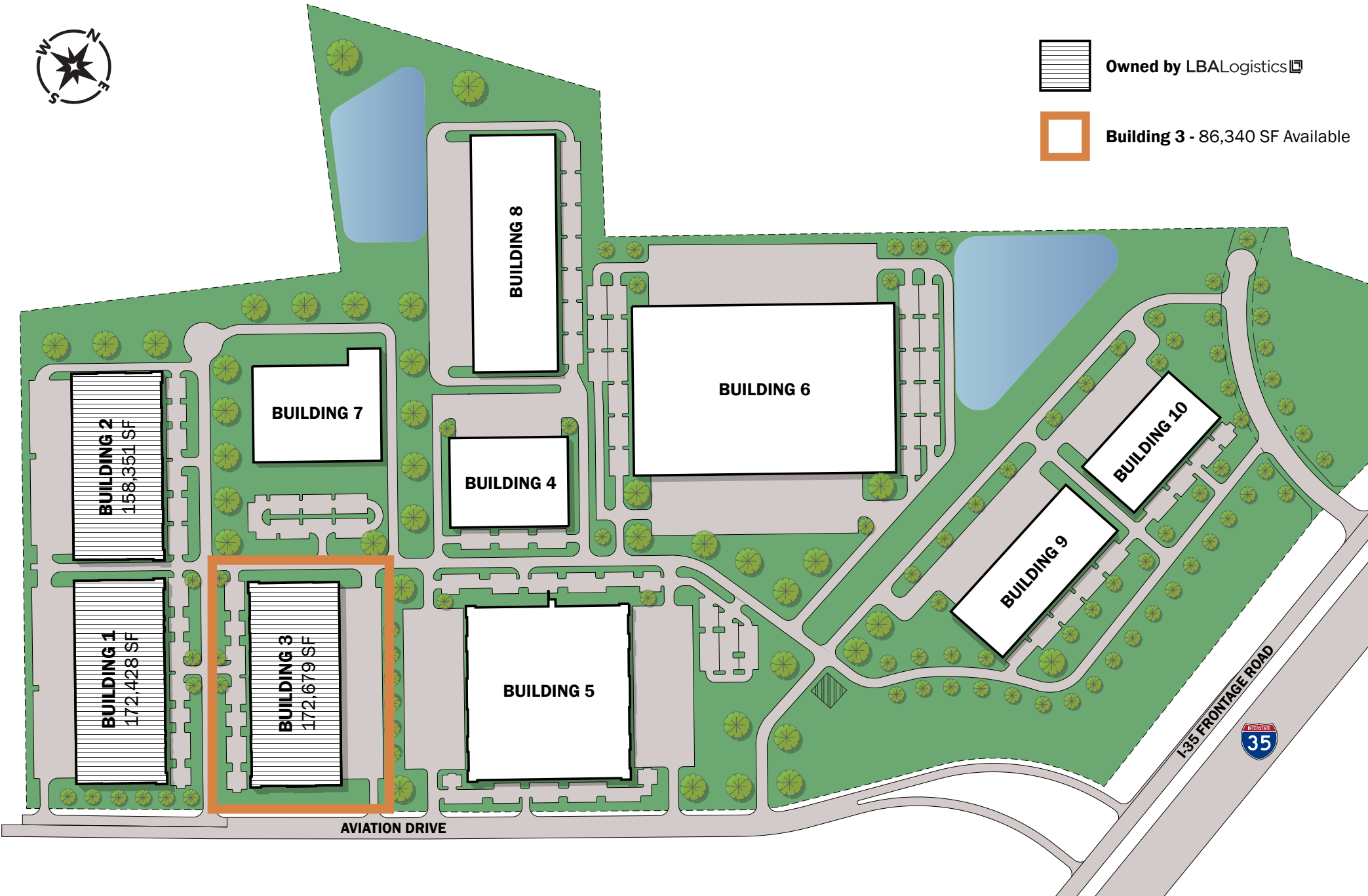


SPECS

| | |
|------------------------|---------------------------------------|
| 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 (4 with pit levelers) |
| BUILDING DEPTH | 275' |
| SPRINKLERS | ESFR |
| AUTO PARKING | 76 Spaces |
| POWER | 1,000 Amps upon verification |
| LIGHTING | LED lighting throughout |

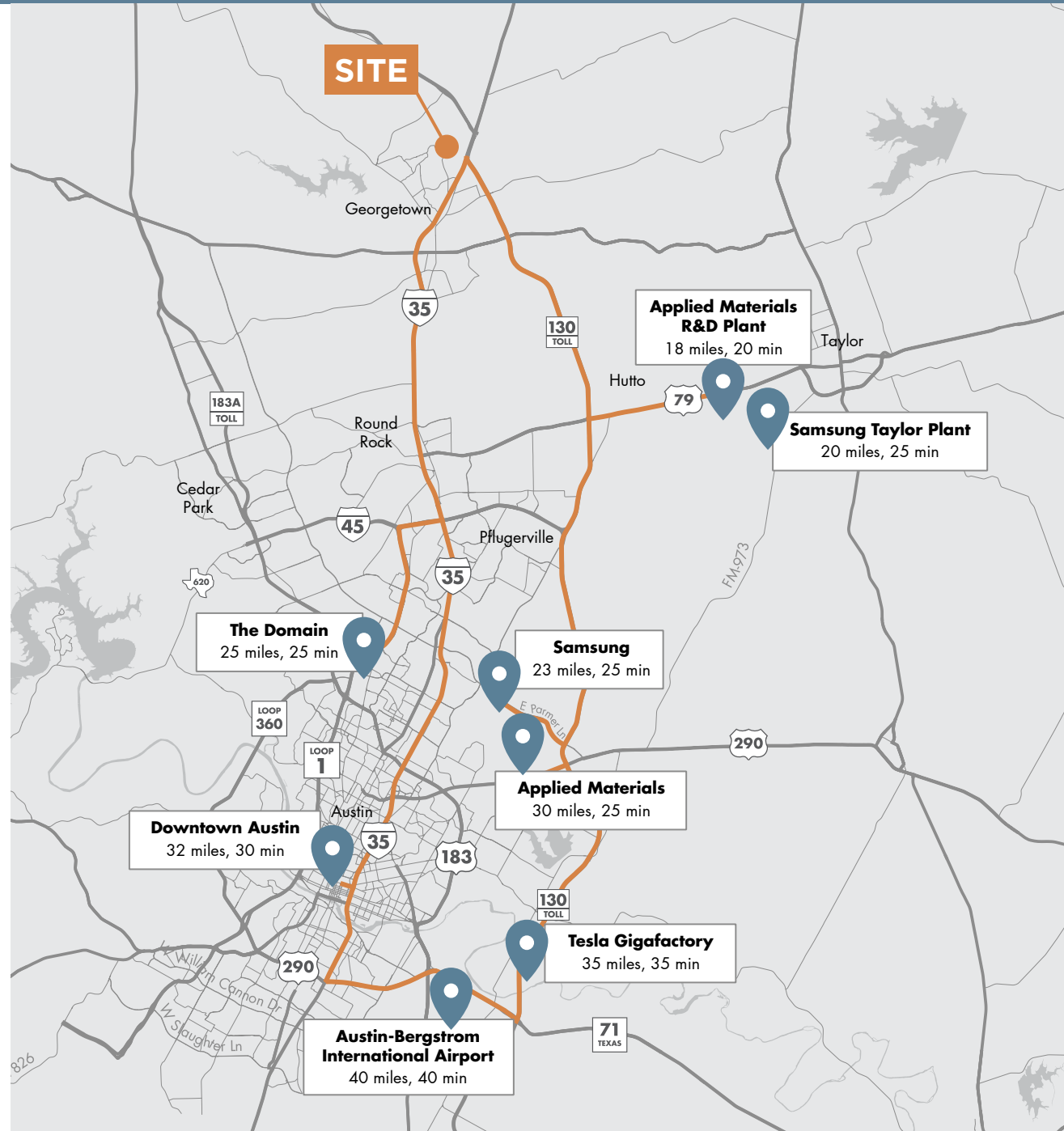


-  Owned by LBA Logistics
-  Building 3 - 86,340 SF Available





| 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 |



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



Contact us for leasing.

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