

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

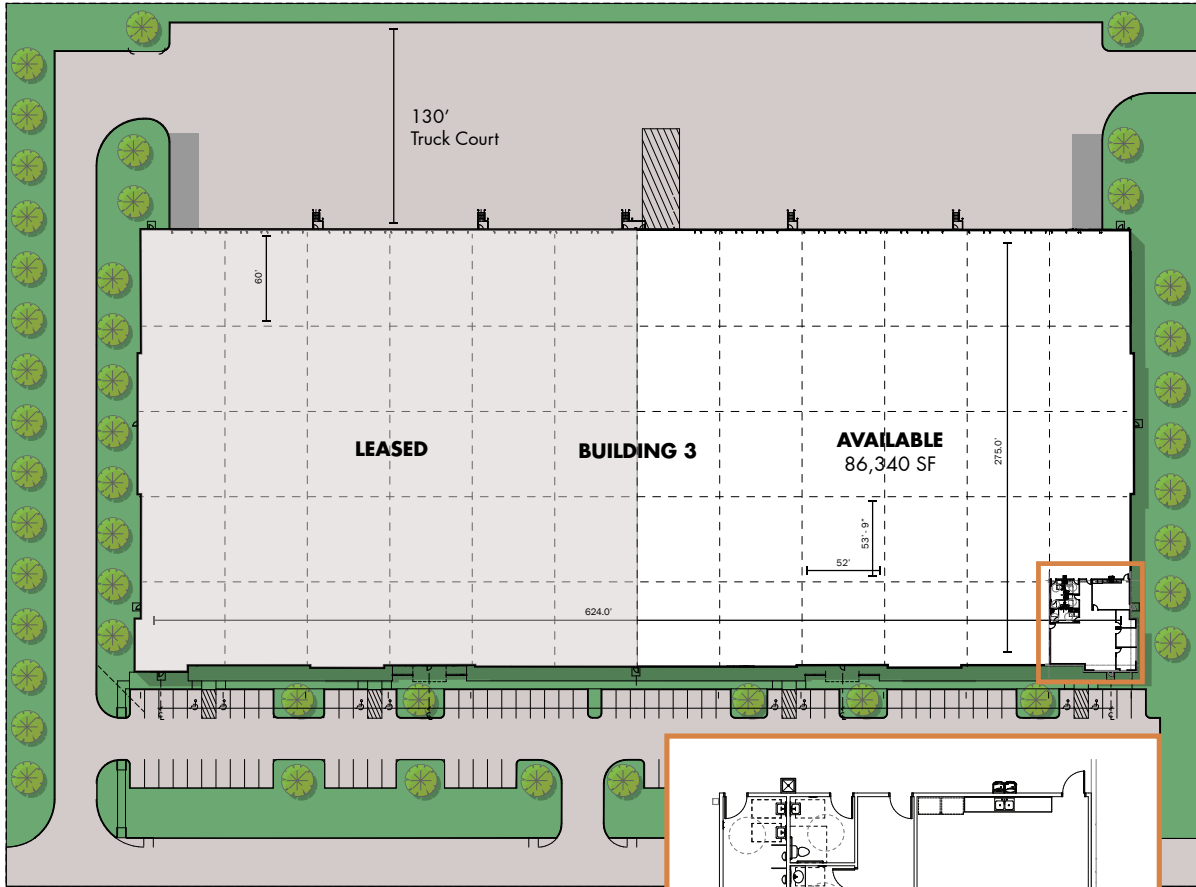
NATIONAL OWNER

Owned by LBA Logistics

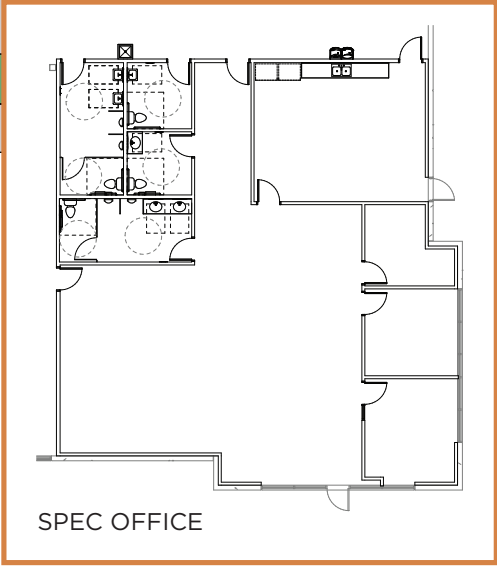


86,340
SF AVAILABLE

2022
YEAR BUILT





2,976 SF
SPEC OFFICE



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

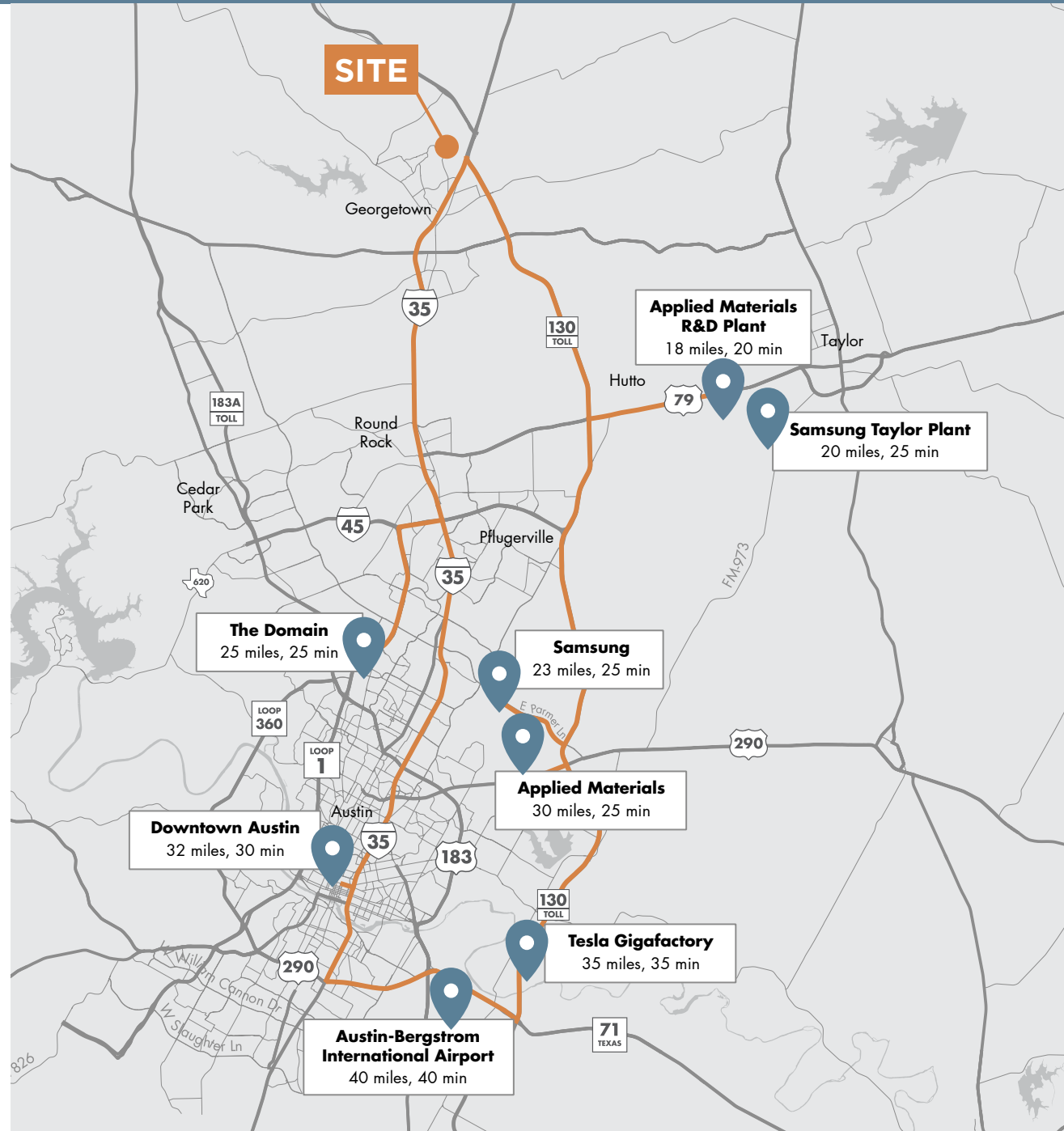


-  Owned by LBA Logistics
-  Building 3 - 86,340 SF Available





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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