

NorthPark35

FOR LEASE

43,170 - 86,340 SF



BUILDING 3

100 VELOCITY DRIVE GEORGETOWN, TEXAS 78628

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LBA Logistics 

PROPERTY OVERVIEW

THIS PREMIER INSTITUTIONAL INDUSTRIAL DEVELOPMENT IN GEORGETOWN

Is a highly sought after industrial park with limited availability and unbeatable access North and South bound on IH-35

BUILDING 3 SPECS

Offering ±43,170 to 86,340 square feet, Building 3 features Class A specifications designed to accommodate a range of industrial users.

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'

DOCK DOORS: 16 (4 with pit levelers)

BUILDING DEPTH: 275'

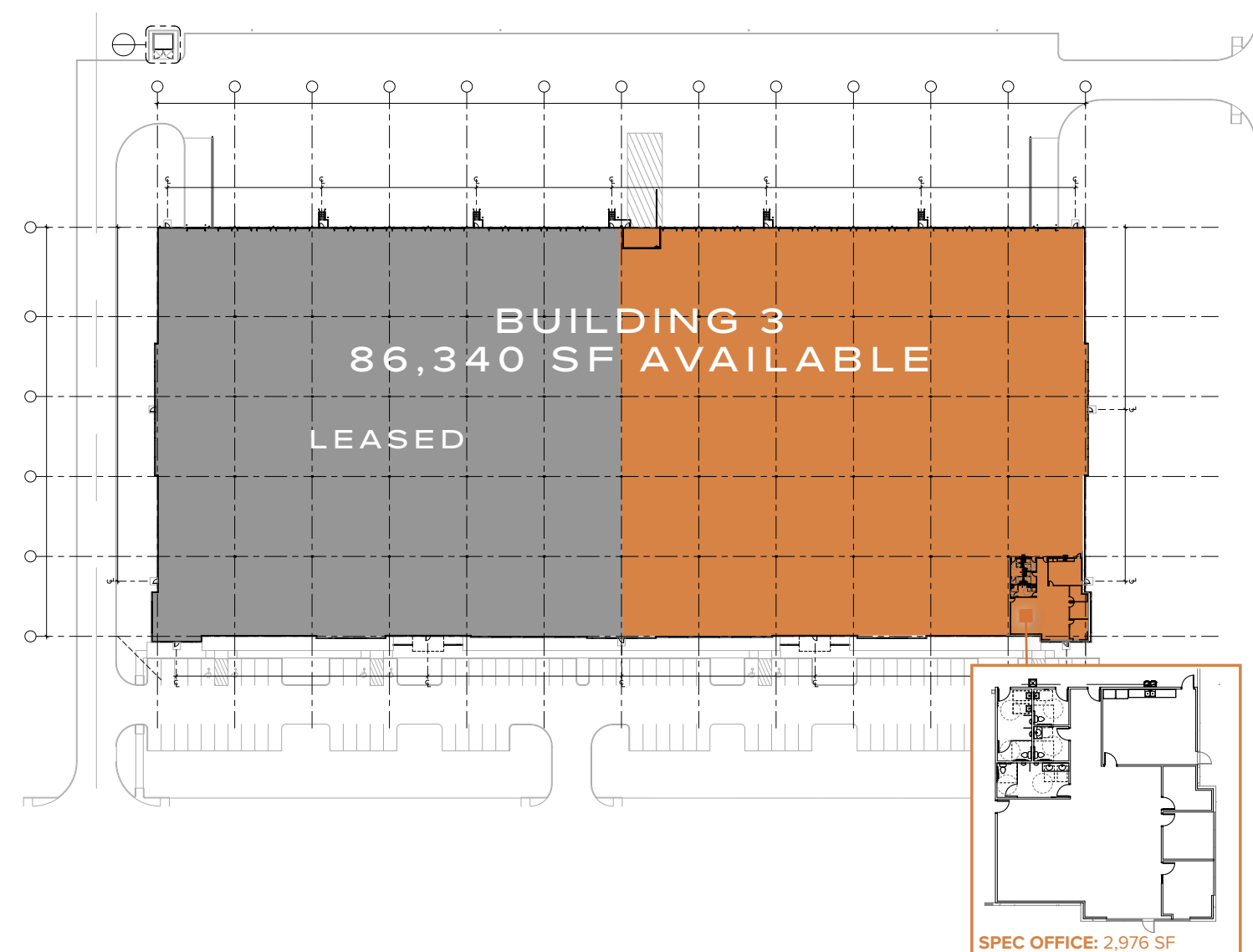
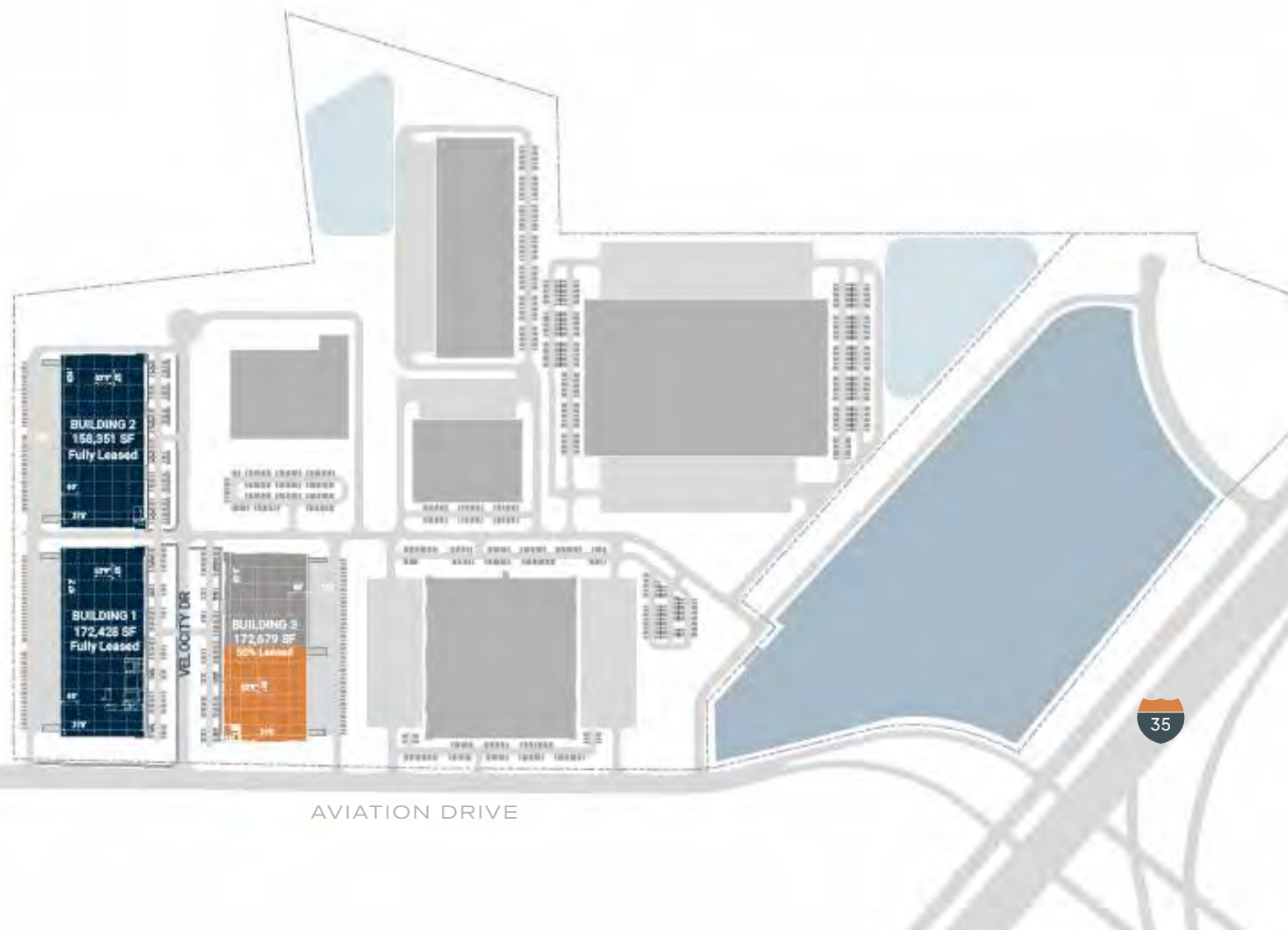
RAMPS: 1

SPRINKLERS: ESFR

LED LIGHTING: lighting throughout

AUTO PARKING: 76 Spaces

SPEC OFFICE: 2,976 SF



LOCATION AND CONNECTIVITY

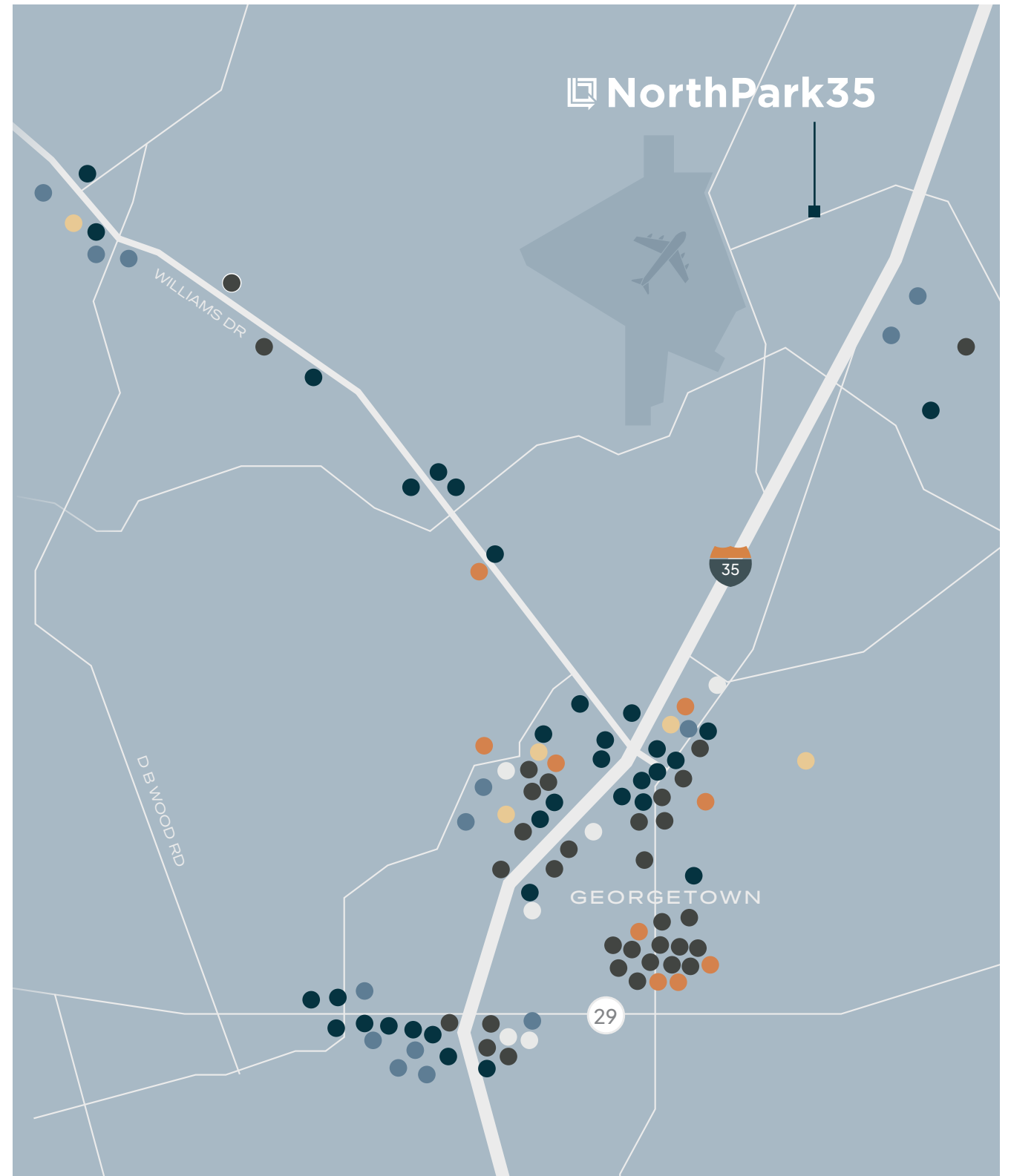
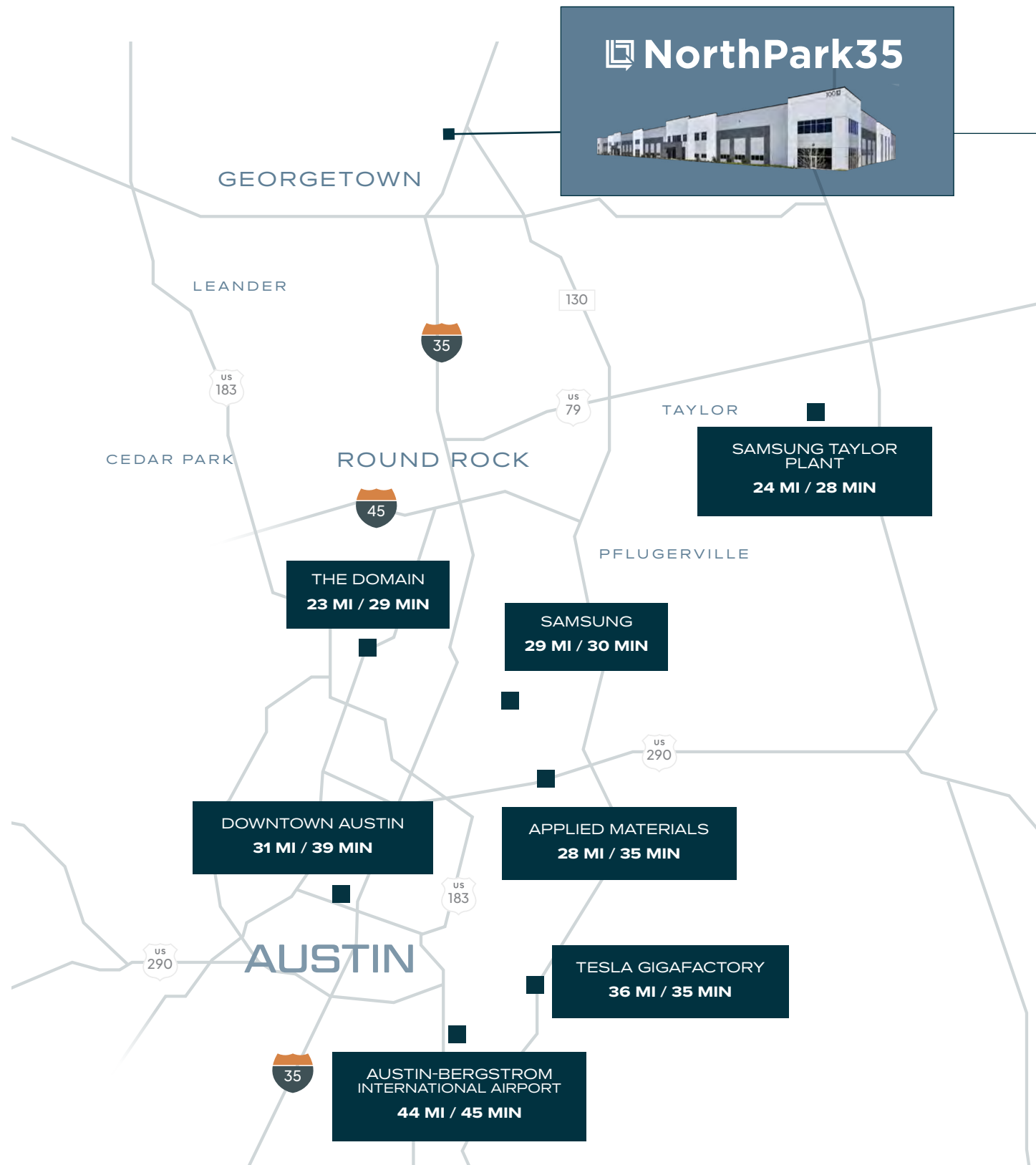
STRATEGICALLY POSITIONED AT THE INTERSECTION OF IH-35 AND SH-130

This property provides immediate access to two of Central Texas' most critical transportation corridors, ensuring efficient regional and statewide connectivity.



PRIME LOCATION

ACCESS & AMENITIES



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