45 LOGISTICS SOUTH

FOR LEASE

±32,340 - 957,161 SF

3607 FM 1327 Road, Creedmoor, TX 78610

SEE WHAT'S POSSIBLE



LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED & DEVELOPED BY:

MARCH CAPITAL MANAGEMENT

DEUTSCHE FINANCE GROUP

THE PROJECT

45 Logistics South

45 Logistics South is a premier **Class A industrial development** in Austin's growing southern submarket, offering unmatched **regional access and modern design** tailored for today's **logistics, distribution, and manufacturing users** .

Located directly off toll road 45/130 and IH-35, the park provides **seamless connectivity** to Austin-Bergstrom International Airport, downtown Austin, San Marcos, and the greater Central Texas corridor. Tenants benefit from highly functional space featuring **ESFR sprinklers, tilt-up concrete construction, ample trailer and car parking, and 20+ dock doors per building to maximize operational efficiency.**

Beyond the park, businesses and employees enjoy access to a wide variety of amenities within a short drive. **In less than 10 minutes, tenants can reach hundreds of retail, dining, and service options in South Austin, Buda, and Kyle** , ensuring convenience for both business operations and workforce needs.

Phase I delivered Buildings 2 and 3 in 2025, with Buildings 1, 4, and 5 now available for Phase II construction or **build-to-suit opportunities.**

LOCATION

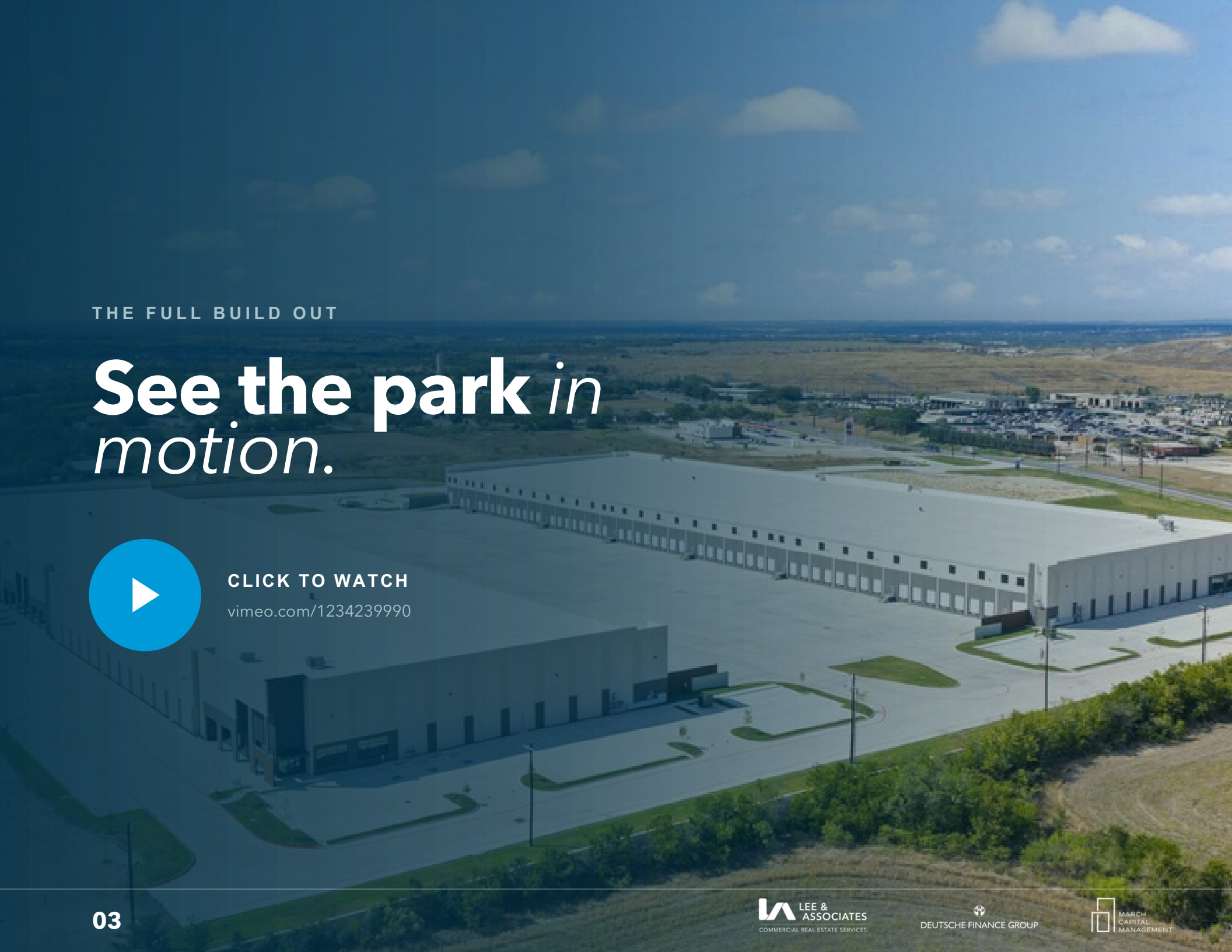
3607 FM 1327 Road
Creedmoor, TX 78610

TOTAL AREA

± 895,368 SF

Building 1 PHASE II OR BUILD-TO-SUIT	**± 91,140 - 501,615 SF**
Building 2 PHASE I · **COMPLETE**	**± 188,662 SF**
Building 3 PHASE I · **COMPLETE**	**± 200,642 SF**
Building 4 PHASE II OR BUILD-TO-SUIT	**± 66,282 SF**
Building 5 PHASE II OR BUILD-TO-SUIT	**± 77,882 SF**

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THE FULL BUILD OUT

See the park *in motion.*

CLICK TO WATCH

vimeo.com/1234239990

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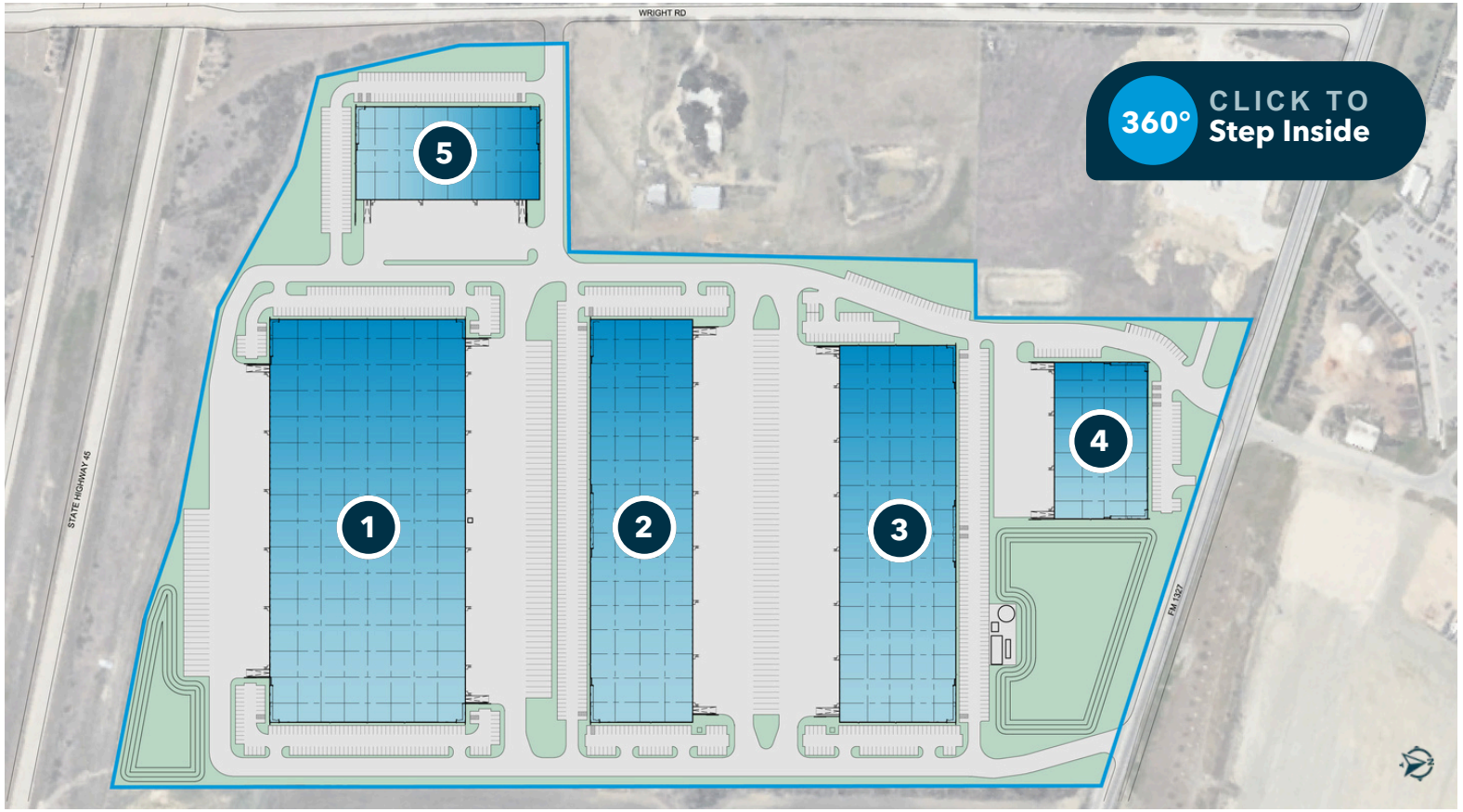
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THE SITE

Development Details

SITE AREA
2,655,695 SF (60.97 AC)

BUILDING AREA
± 895,368 SF



1 BUILDING 1
± 361,987 - 501,615 SF
± 36′ Clear Height
66/1,000 Parking Ratio
30-94 Trailer Parking

2 BUILDING 2
± 188,622 SF
± 32′ Clear Height
1.63/1,000 Parking Ratio

3 BUILDING 3
± 200,642 SF
± 32′ Clear Height
1.47/1,000 Parking Ratio

4 BUILDING 4
± 66,282 SF
± 32′ Clear Height
1.78/1,000 Parking Ratio

5 BUILDING 5
± 77,882 SF
± 32′ Clear Height
1.78/1,000 Parking Ratio

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DEVELOPMENT DETAILS

Building 1 *Option 1*

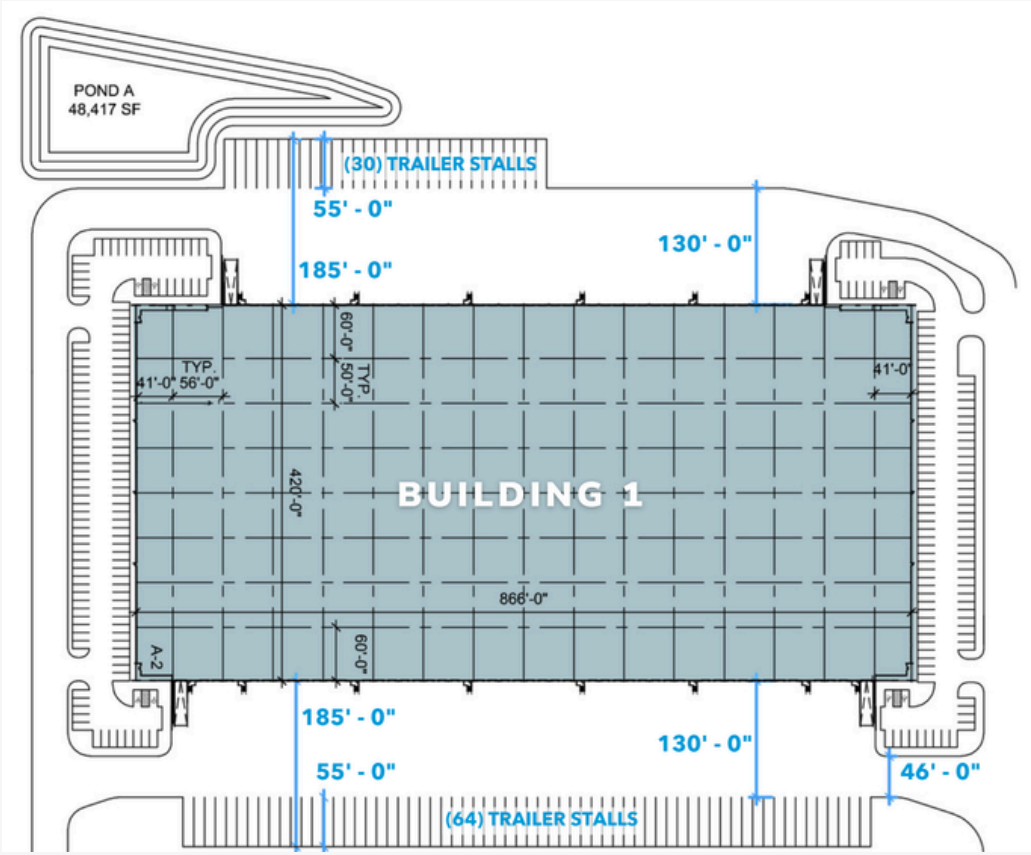
PHASE II OR BUILD TO SUIT

360° CLICK HERE FOR **3D Rendering Walkthrough**

AVAILABLE SQUARE FEET

± 361,987 SF

CLEAR HEIGHT	±36′ Clear Height
PARKING	.66/1,000 SF Parking Ratio 234 Car Spaces 94 Trailer Spaces
BUILDING DEPTH	420′
LOADING	(100) 9′x10′ OHD Doors (4) 12′x14′ OHD Doors w/ Ramp



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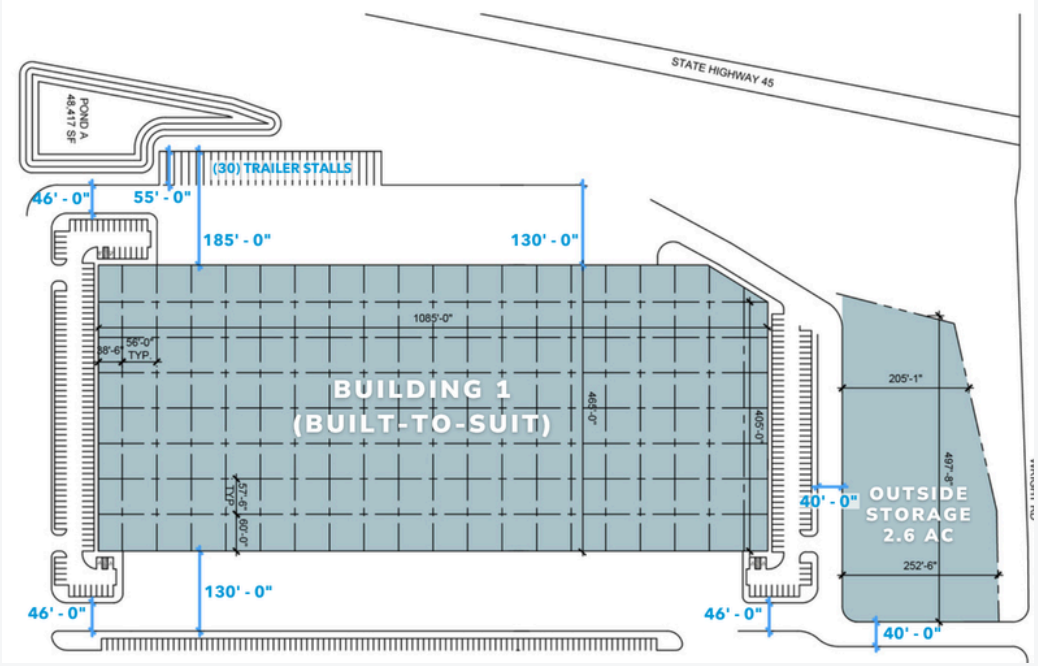
DEVELOPMENT DETAILS

Building 1 *Option 2*

BUILD TO SUIT

PROPOSED SQUARE FEET
±501,615 SF

CLEAR HEIGHT	±36′ Clear Height
PARKING	.66/1,000 SF Parking Ratio 234 Car Spaces 94 Trailer Spaces
BUILDING DEPTH	420′
LOADING	(100) 9′x10′ OHD Doors (4) 12′x14′ OHD Doors w/ Ramp



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DEVELOPMENT DETAILS

Building 2

SPEC SUITE ±3,705 SF

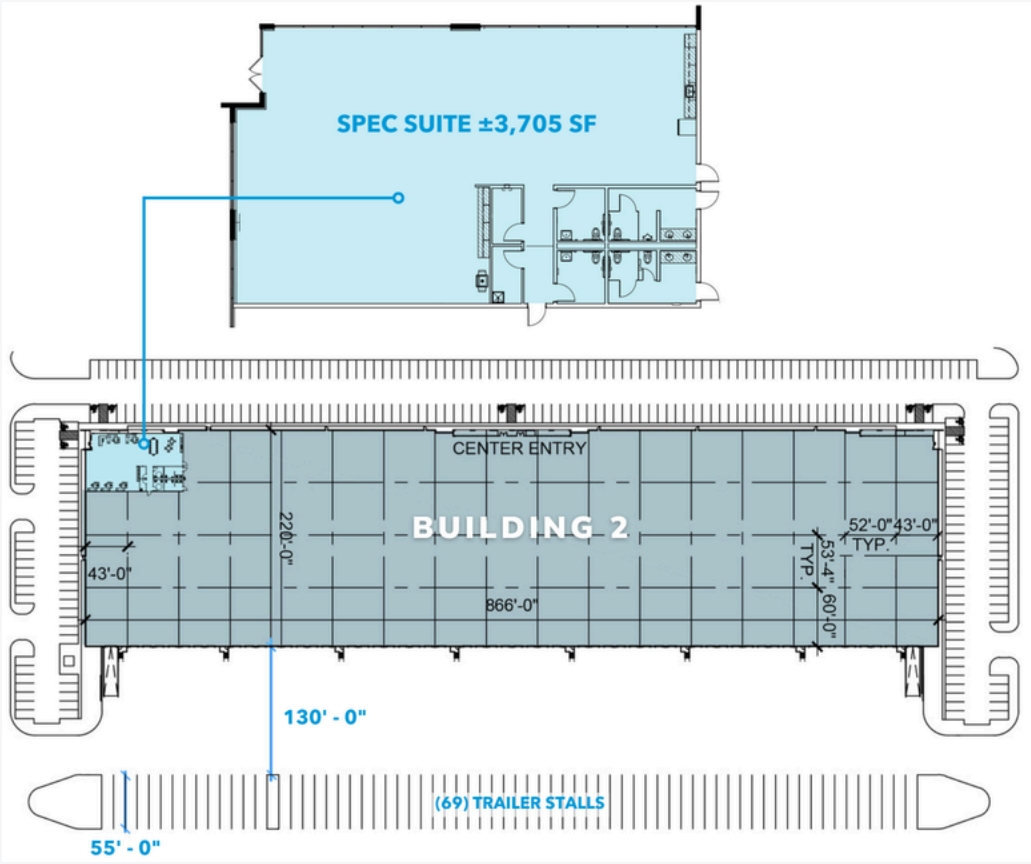
360° CLICK HERE FOR 3D Rendering Walkthrough

AVAILABLE SQUARE FEET

± 188,662

Divisible to ±32,340 SF

CLEAR HEIGHT	± 32' Clear Height
BUILDING ENVELOPE	Tilt-up concrete walls, conventional steel structure, TPO roof
PARKING	1.63/1,000 SF Parking Ratio 305 Car Spaces 69 Shared Trailer Stalls
BUILDING DEPTH	220'
LOADING	(54) 9'x10' OHD Doors (2) 12'x14' OHD Doors w/ Ramp
POWER	2000 KVA Transformer 3 Phase, 480V



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DEVELOPMENT DETAILS

Building 3

SPEC SUITE ±3,740 SF

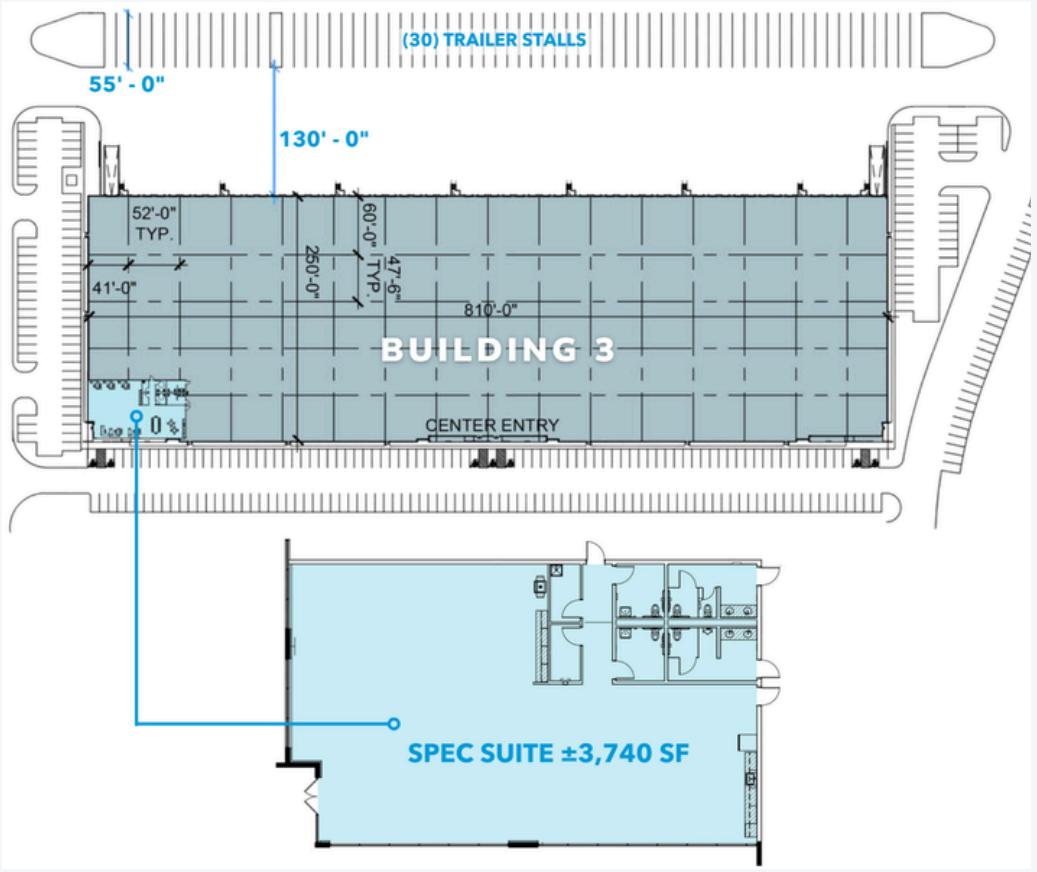
360° CLICK HERE FOR 3D Rendering Walkthrough

AVAILABLE SQUARE FEET

± 200,642 SF

Divisible to ±36,250 SF

CLEAR HEIGHT	± 32′ Clear Height
BUILDING ENVELOPE	Tilt-up concrete walls, conventional steel structure, TPO roof
PARKING	1.47/1,000 SF Parking Ratio 290 Car Spaces 69 Shared Trailer Stalls
BUILDING DEPTH	250′
LOADING	(51) 9′x10′ OHD Doors (2) 12′x14′ OHD Doors w/ Ramp
POWER	2500 KVA Transformer 3 Phase, 480V



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DEVELOPMENT DETAILS

Building 4

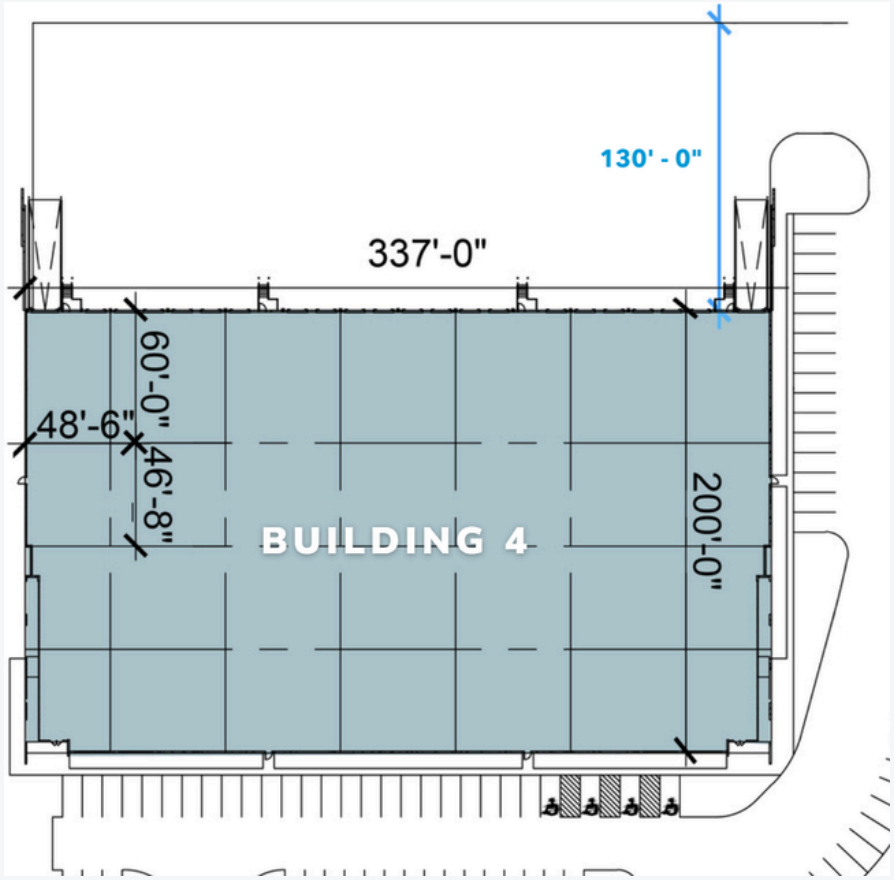
PHASE II OR BUILD TO SUIT

360° CLICK HERE FOR 3D Rendering Walkthrough

AVAILABLE SQUARE FEET

± 66,282 SF

CLEAR HEIGHT	±32′ Clear Height
PARKING	1.23/1,000 SF Parking Ratio 82 Car Spaces
BUILDING DEPTH	200'
LOADING	(20) 9′x10′ OHD Doors (2) 12′x14′ OHD Doors w/ Ramp



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DEVELOPMENT DETAILS

Building 5

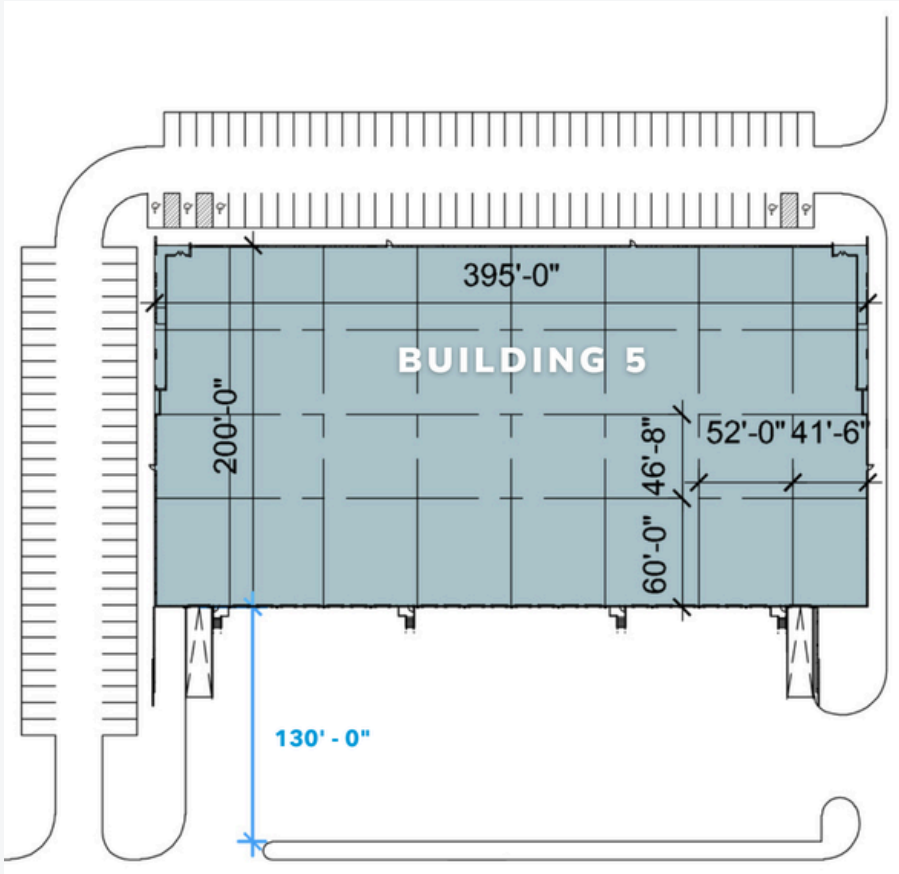
PHASE II OR BUILD TO SUIT

360° CLICK HERE FOR 3D Rendering Walkthrough

AVAILABLE SQUARE FEET

± 77,882 SF

CLEAR HEIGHT	±32′ Clear Height
PARKING	1.78/1,000 SF Parking Ratio 138 Car Spaces
BUILDING DEPTH	200'
LOADING	(21) 9′x10′ OHD Doors (2) 12′x14′ OHD Doors w/ Ramp



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LOCATION

Nearby Amenities

SOUTHPARK MEADOWS
15 min

BUDA
12 min

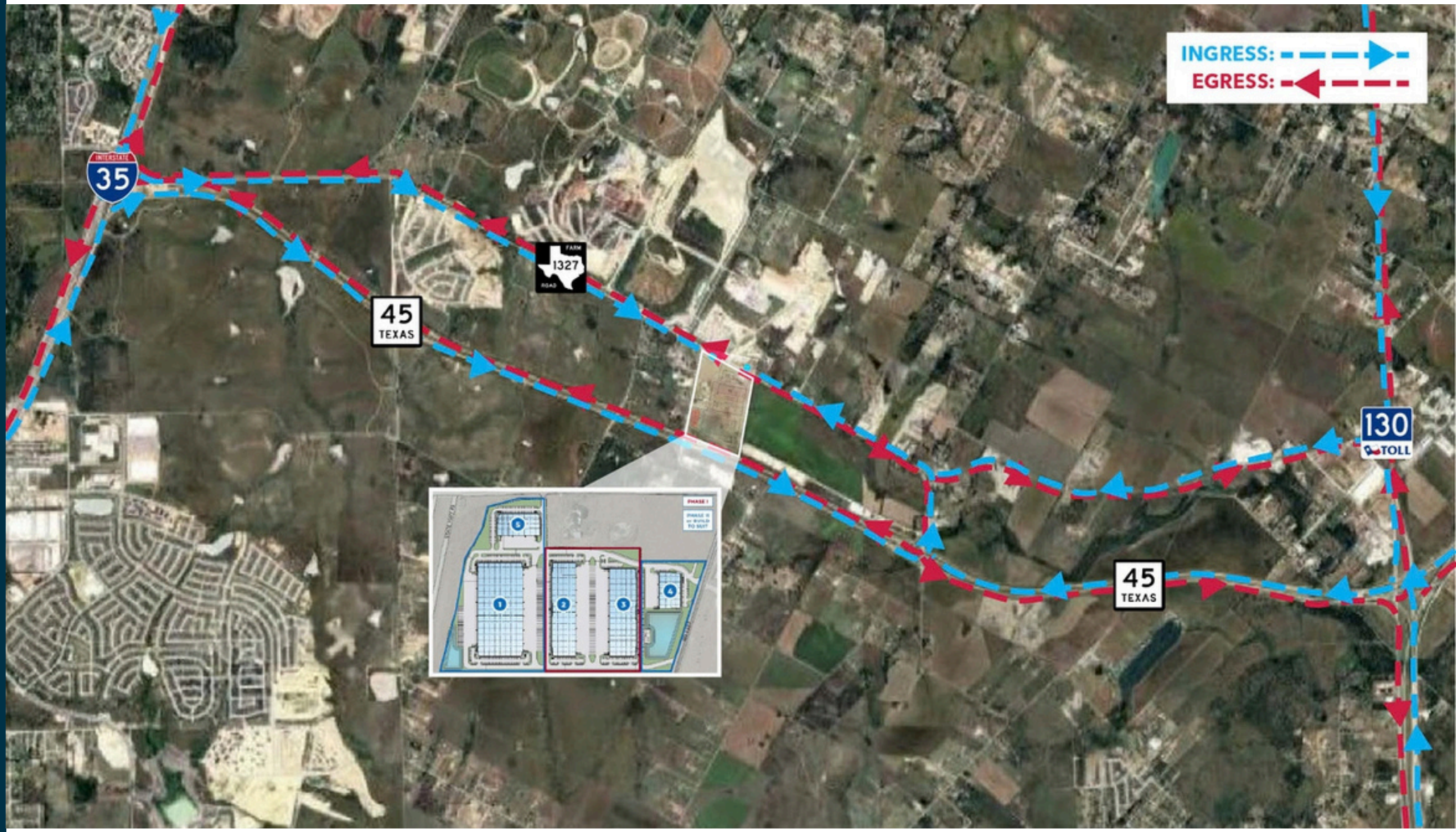


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LOCATION

Access Map

IH-35 · SH-45 · SH-130 TOLL · FM 1327

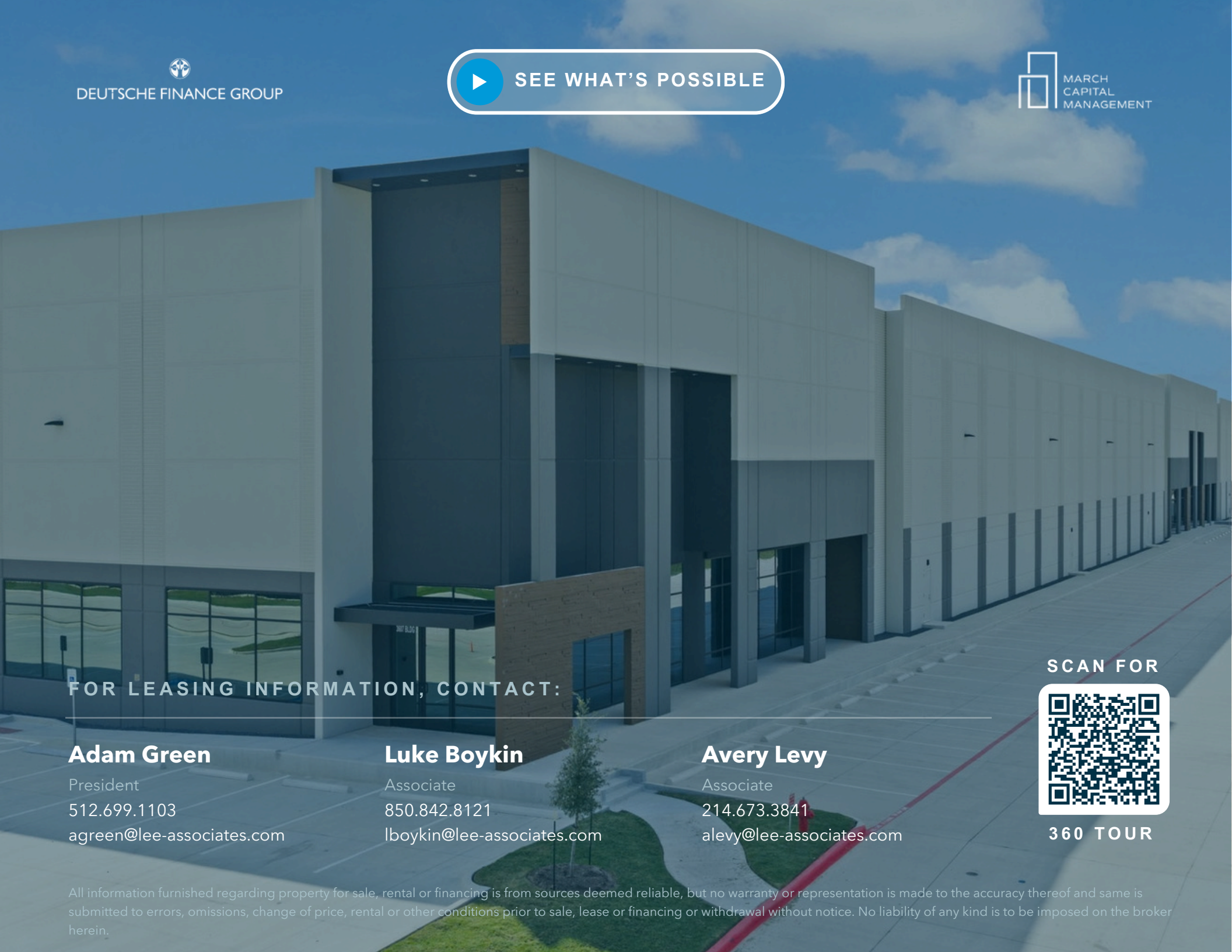


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SCAN FOR

360 TOUR

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