

45 LOGISTICS SOUTH

FOR LEASE

±32,340 - 957,161 SF

3607 FM 1327 Road, Creedmoor, TX 78610



SEE WHAT'S POSSIBLE



LEASED BY:



OWNED & DEVELOPED BY:



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 ± 91,140 - 501,615 SF
PHASE II OR
BUILD-TO-SUIT

Building 2 ± 188,662 SF
PHASE I · **COMPLETE**

Building 3 ± 200,642 SF
PHASE I · **COMPLETE**

Building 4 ± 66,282 SF
PHASE II OR
BUILD-TO-SUIT

Building 5 ± 77,882 SF
PHASE II OR
BUILD-TO-SUIT

THE FULL BUILD OUT

See the park *in motion.*



CLICK TO WATCH

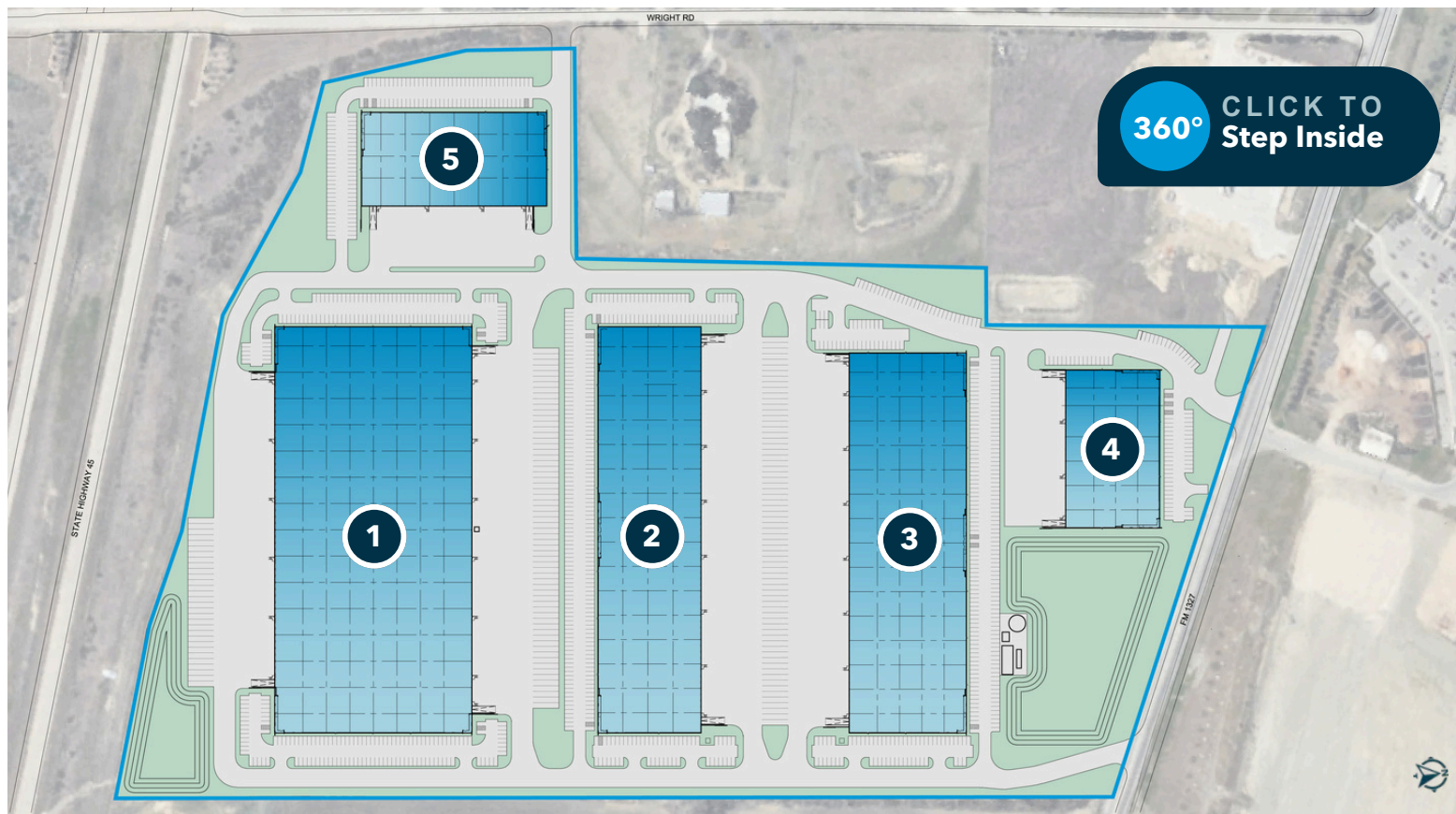
vimeo.com/1234239990

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

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

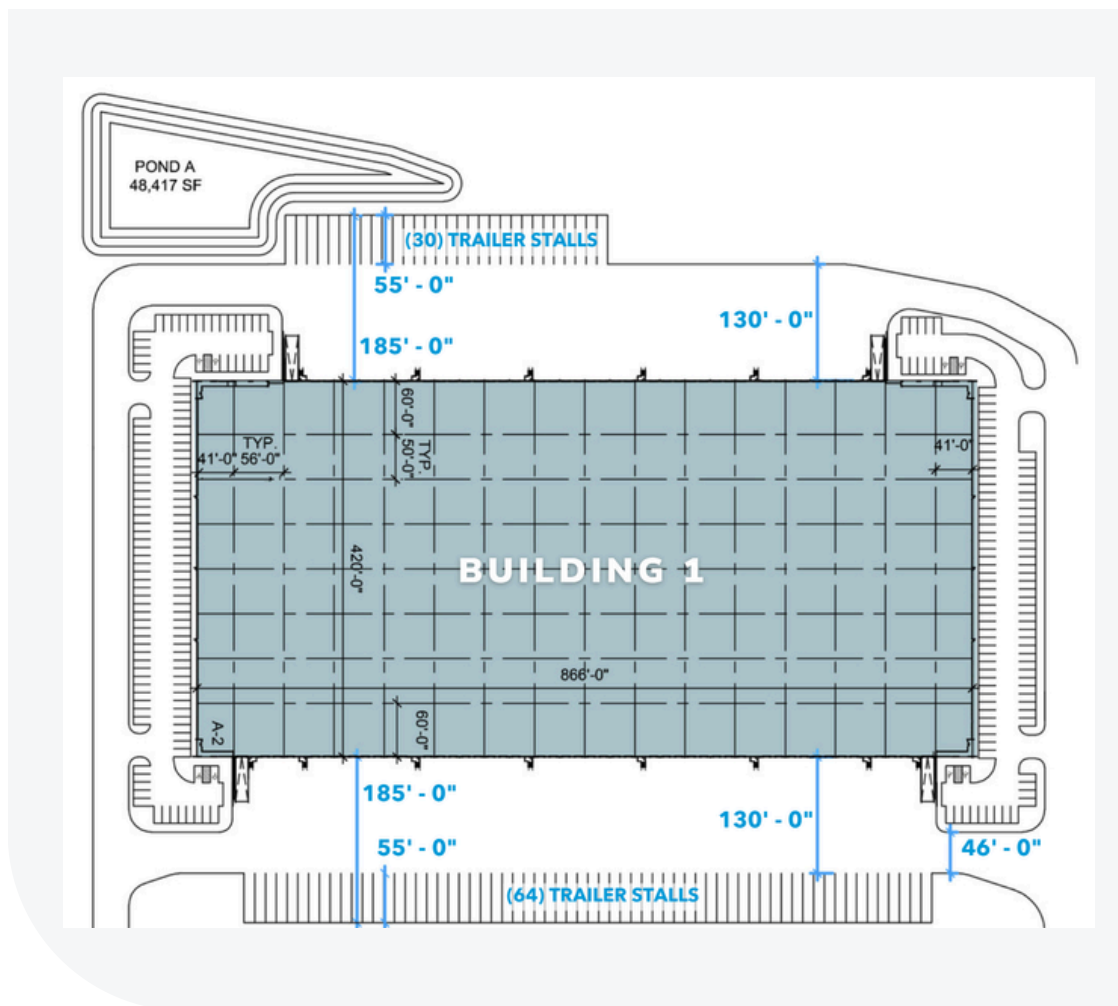
BUILDING DEPTH

420'

LOADING

(100) 9'x10' OHD Doors

(4) 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

Building 1 *Option 2*

BUILD TO SUIT

PROPOSED SQUARE FEET

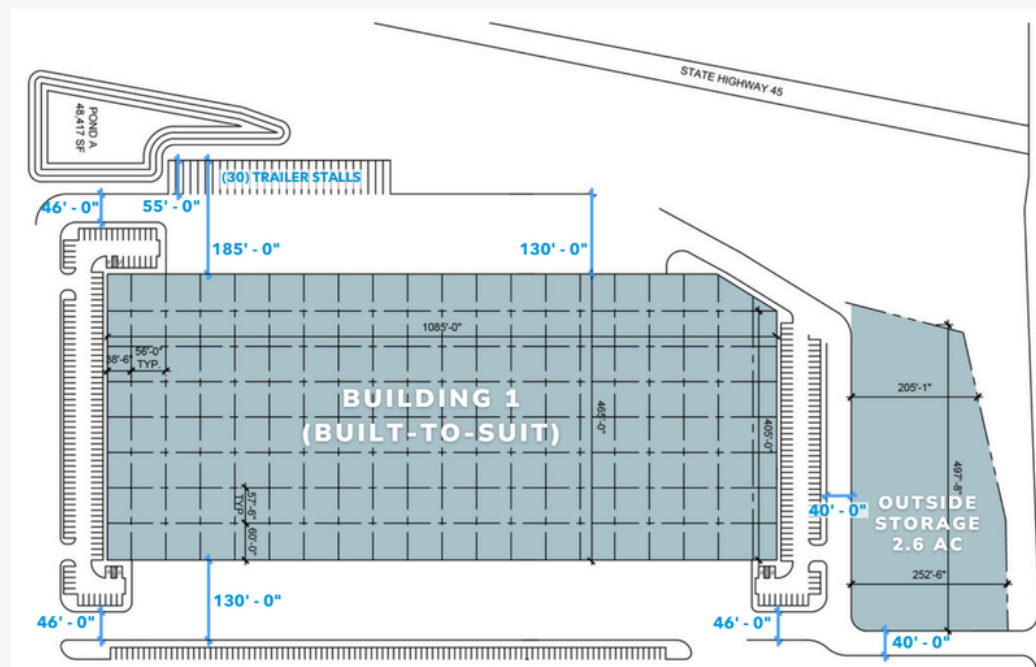
±501,615 SF

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



DEVELOPMENT DETAILS

Building 2

SPEC SUITE ±3,705 SF

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

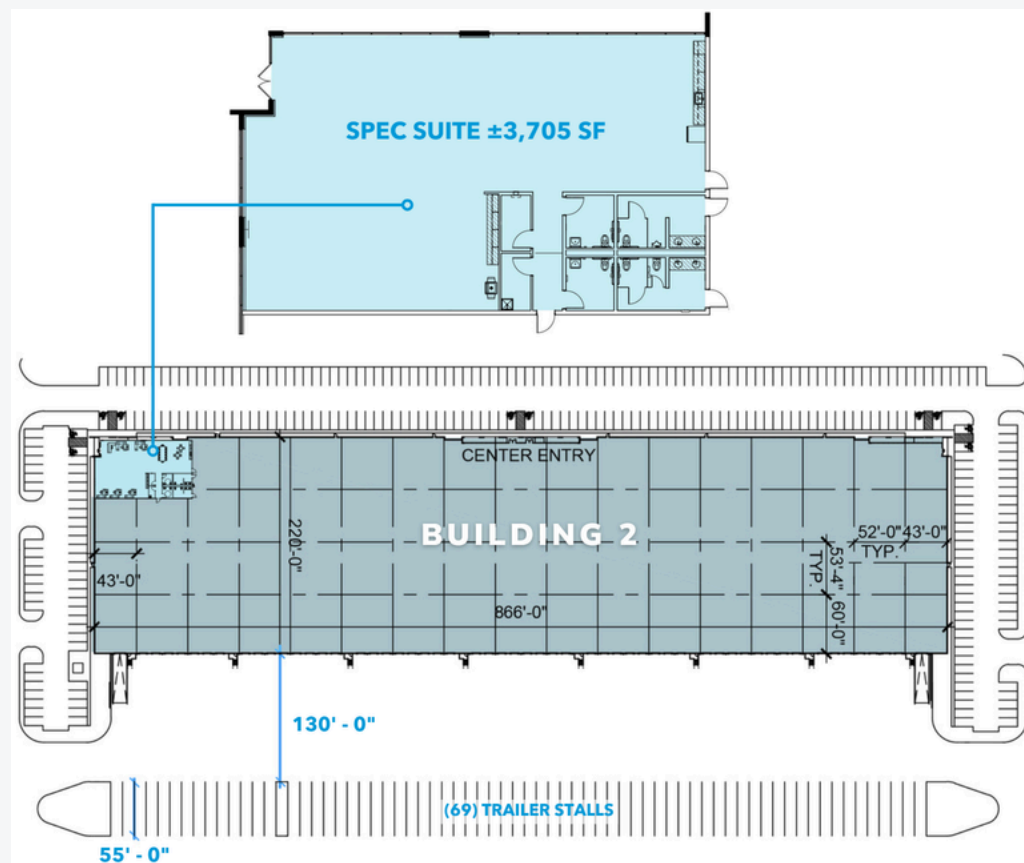
PARKING 1.63/1,000 SF Parking Ratio
305 Car Spaces
69 Shared Trailer Stalls

BUILDING DEPTH 220'

LOADING (54) 9'x10' OHD Doors
(2) 12'x14' OHD Doors w/ Ramp

POWER 2000 KVA Transformer
3 Phase, 480V

360°

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DEVELOPMENT DETAILS

Building 3

SPEC SUITE ±3,740 SF

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

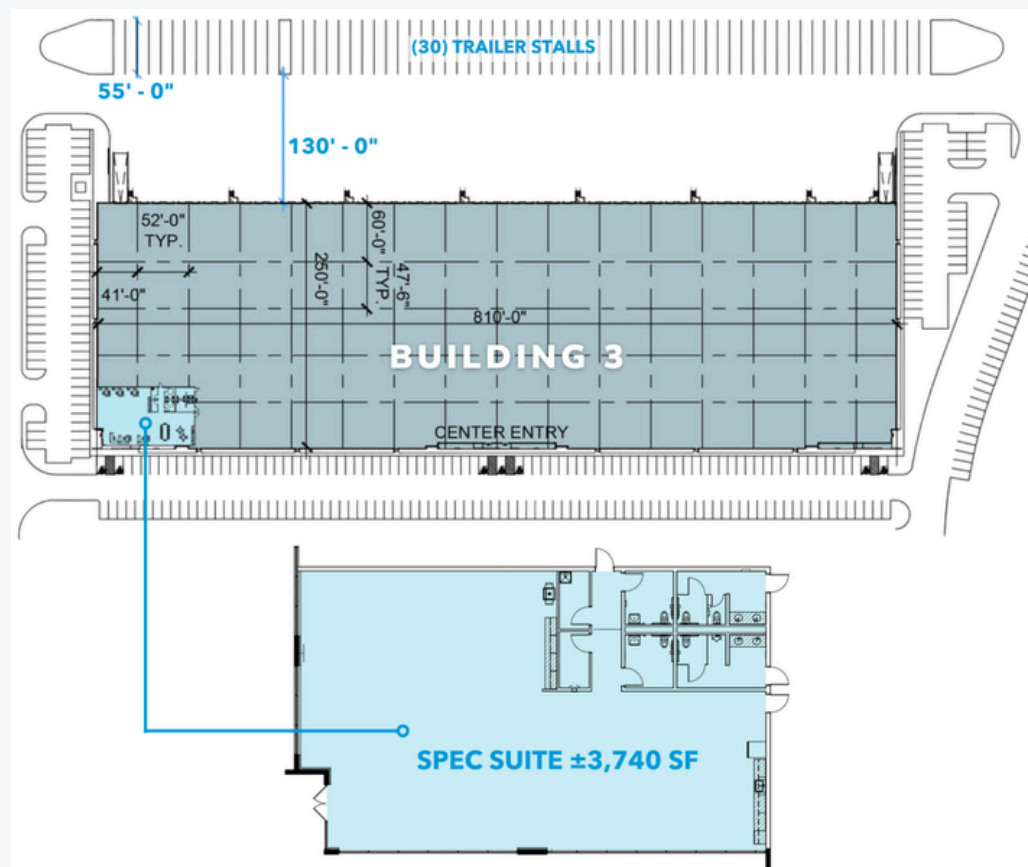
PARKING 1.47/1,000 SF Parking Ratio
290 Car Spaces
69 Shared Trailer Stalls

BUILDING DEPTH 250'

LOADING (51) 9'x10' OHD Doors
(2) 12'x14' OHD Doors w/ Ramp

POWER 2500 KVA Transformer
3 Phase, 480V

360°

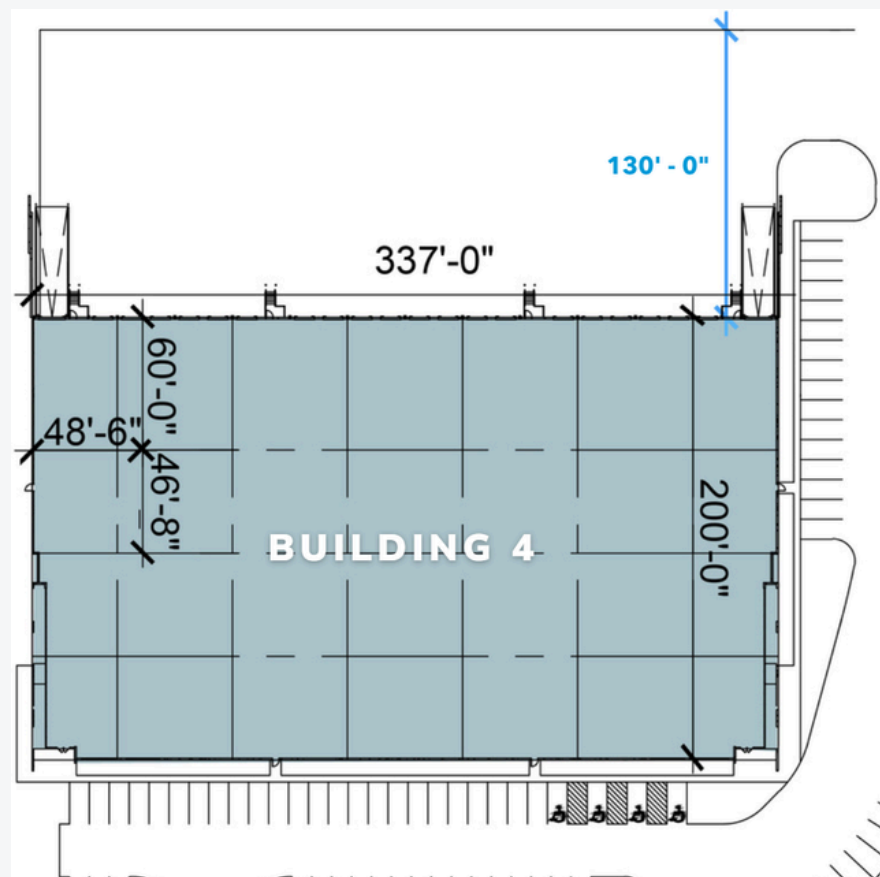
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DEVELOPMENT DETAILS

Building 4

PHASE II OR BUILD TO SUIT

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**360°**[CLICK HERE FOR
3D Rendering Walkthrough](#)

DEVELOPMENT DETAILS

Building 5

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

± 77,882 SF

CLEAR HEIGHT ±32' Clear Height

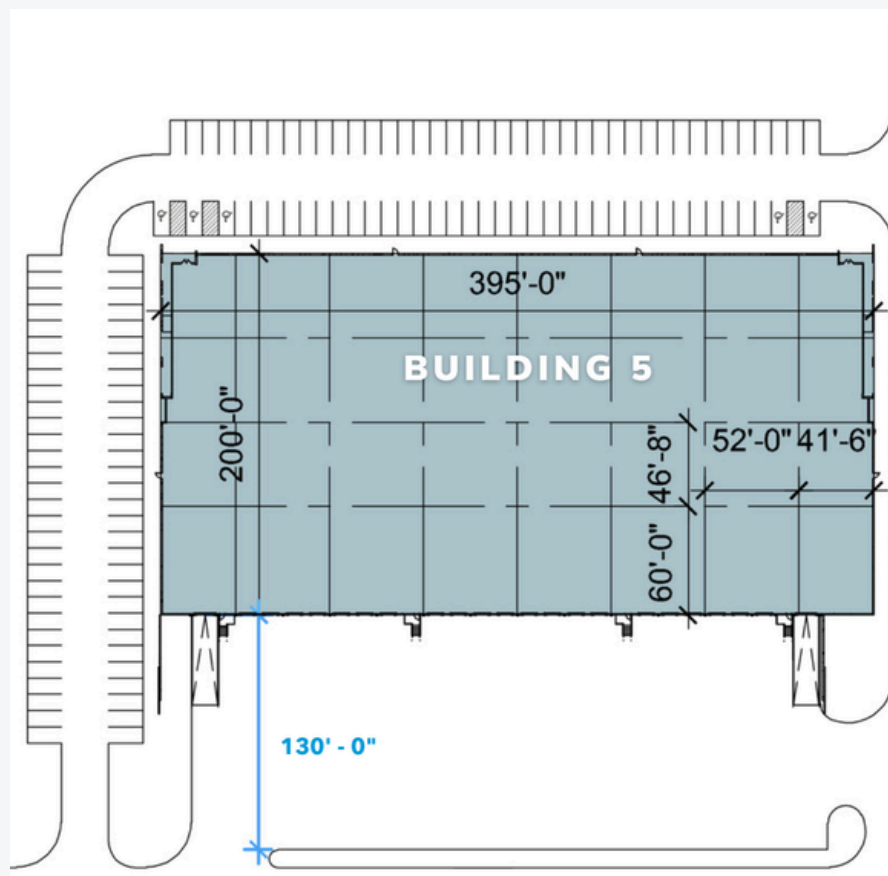
PARKING 1.78/1,000 SF Parking Ratio
138 Car Spaces

BUILDING DEPTH 200'

LOADING (21) 9'x10' OHD Doors
(2) 12'x14' OHD Doors w/ Ramp

360°

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3D Rendering Walkthrough





LOCATION

Nearby Amenities

SOUTHPARK MEADOWS
15 min

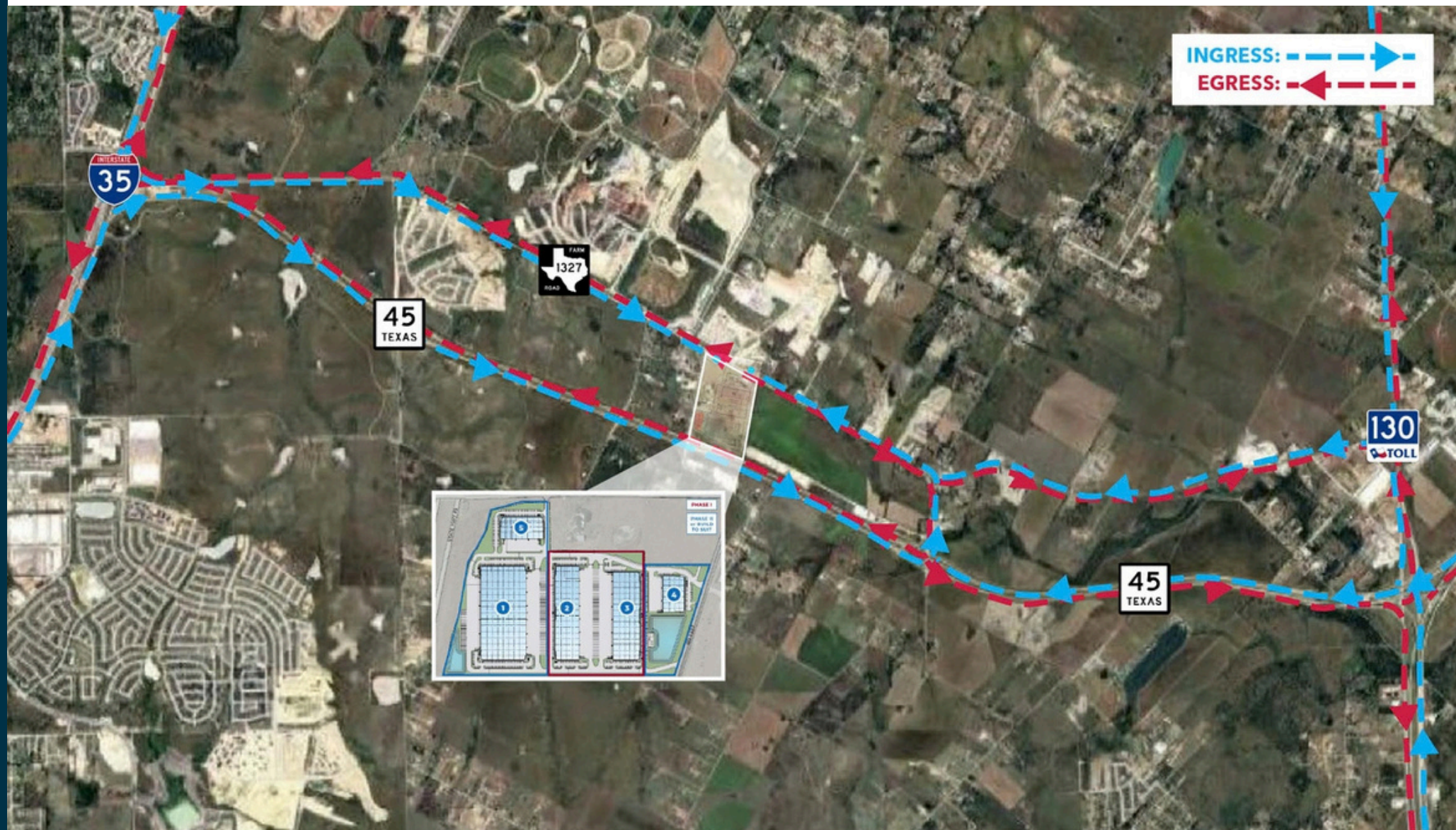
BUDA
12 min



LOCATION

Access Map

IH-35 • SH-45 • SH-130 TOLL • FM 1327





SEE WHAT'S POSSIBLE

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SCAN FOR



360 TOUR

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