

AVAILABLE

±18,700 - 957,161 SF

3607 FM 1327 Road, Creedmoor, TX 78610



LEASED BY:



DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:



THE PROJECT

45 LOGISITICS SOUTH

45 Logistics South is a Class A industrial conveniently located in Austin’s southern submarket directly off of toll road 45/130 and IH-35. With the construction of two buildings complete, this new development will ultimately contain 5 buildings ranging from approximately ±66,000 - 501,615 SF. Each building set for Phase II construction will be equipped with ESFR sprinklers, tilt-up concrete walls, ample car and trailer parking and 20+ dock doors per building. Buildings 2 & 3 were delivered in Phase I in 2025. Buildings 1, 4 & 5 are ready for construction as part of Phase II or build-to-suit.

Location	3607 FM 1327 Road, Creedmoor, TX 78610
Total Buildings 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

DEVELOPMENT DETAILS

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

BUILDING AREA: ± 895,368 SF

BUILDING 1

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

BUILDING 2

± 188,622 SF
32' Clear Height
1.63/1,000 SF Parking Ratio

BUILDING 3

± 200,642 SF
32' Clear Height
1.47/1,000 SF Parking Ratio

BUILDING 4

± 66,282 SF
32' Clear Height
1.78/1,000 SF Parking Ratio

BUILDING 5

± 77,882 SF
32' Clear Height
1.78/1,000 SF
1.78/1,000 SF Parking Ratio





PHASE II OR BUILD TO SUIT

- $\pm 361,987$ SF
- Divisible to $\pm 91,140$ SF

- $\pm 36'$ Clear Height

- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

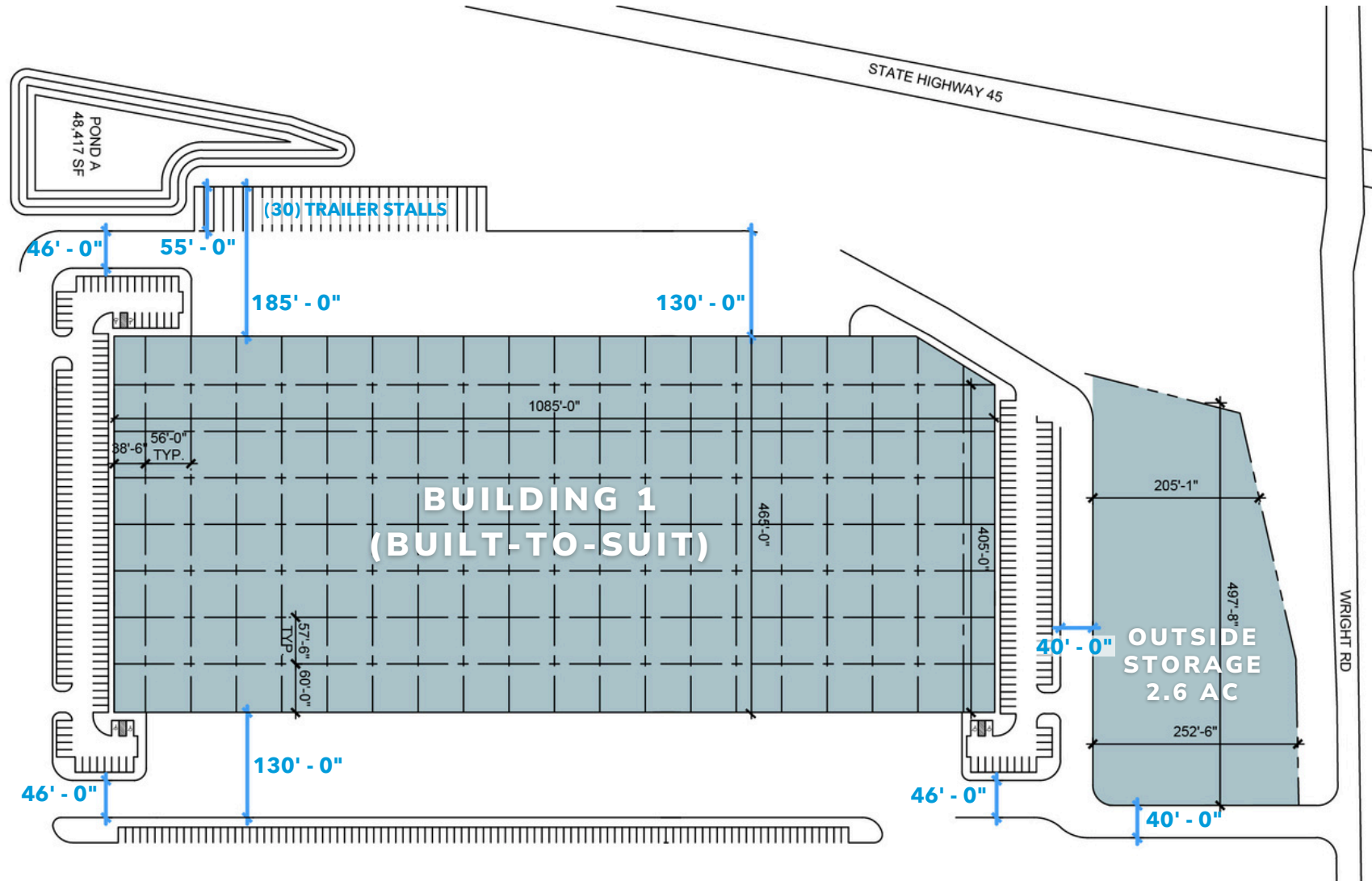
- 420'

- (100) 9'x10' OHD Doors
- (4) 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

BUILDING 1 | Option 2 - Built-to-Suit



DEVELOPMENT DETAILS

BUILDING 2

AVAILABLE SQUARE FEET

- $\pm 188,662$
- Divisible to $\pm 22,880$ SF

CLEAR HEIGHT

- $\pm 32'$ 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

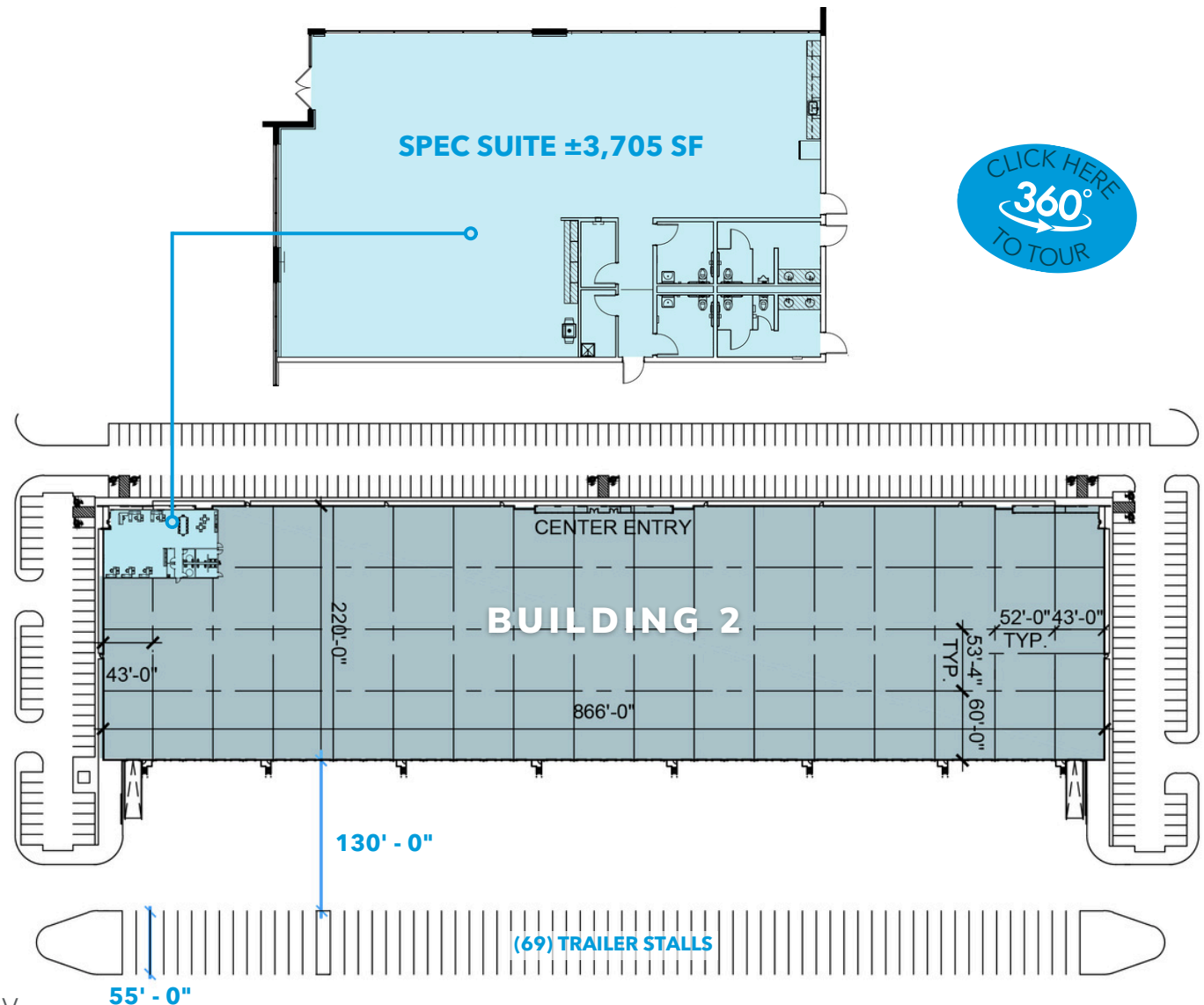
- 220'

DOCK DOORS

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

ELECTRICAL

- 3000 AMP Service, 3 phase, 480 V



DEVELOPMENT DETAILS

BUILDING 3

AVAILABLE SQUARE FEET

- $\pm 200,642$ SF
- Divisible to $\pm 26,000$ SF

CLEAR HEIGHT

- $\pm 32'$ 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

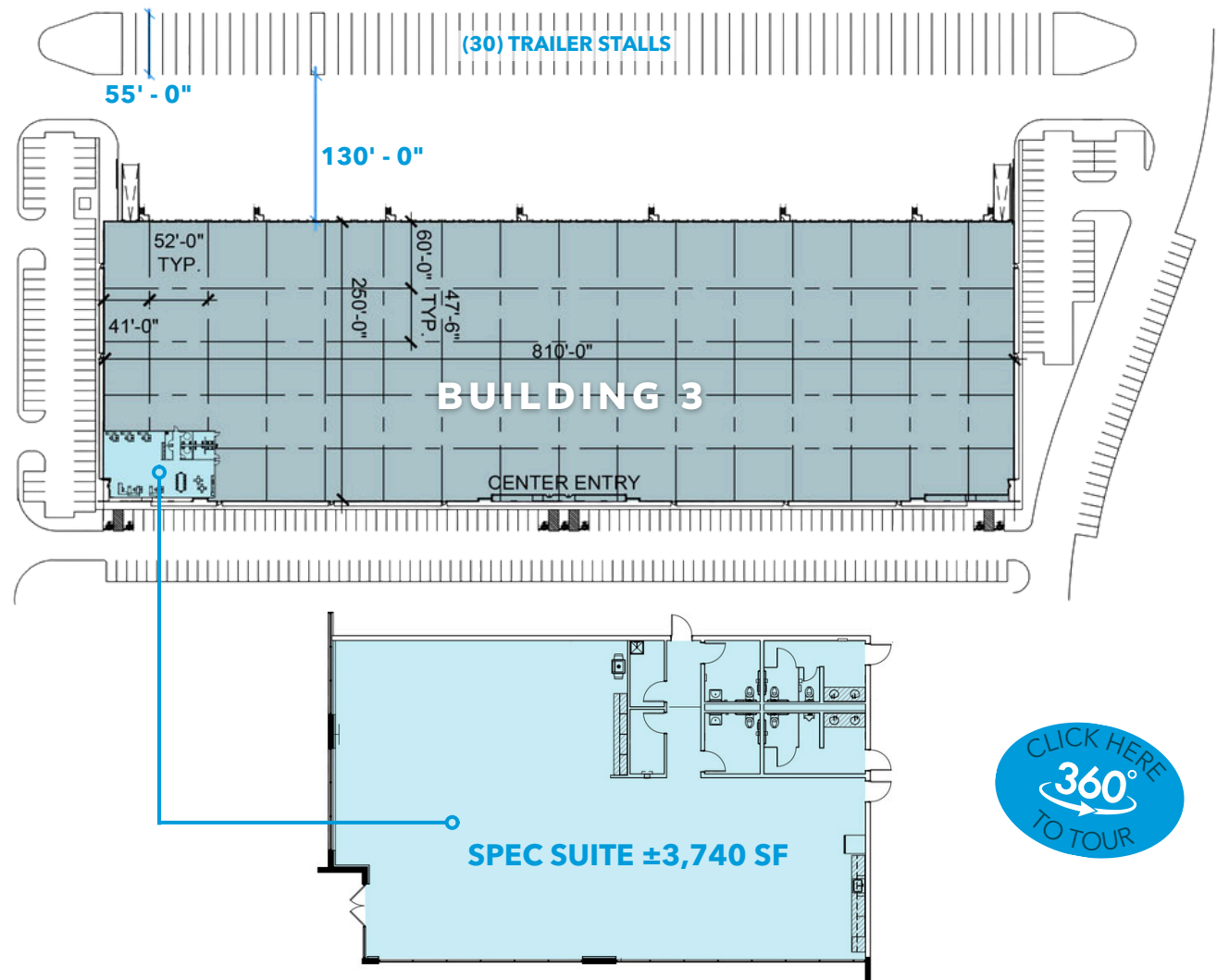
- 250'

DOCK DOORS

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

ELECTRICAL

- 4000 AMP Service, 3 phase, 480 V



DEVELOPMENT DETAILS

BUILDING 4

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- $\pm 66,282$ SF
- Divisible to $\pm 20,100$ SF

CLEAR HEIGHT

- $\pm 32'$ Clear Height

PARKING

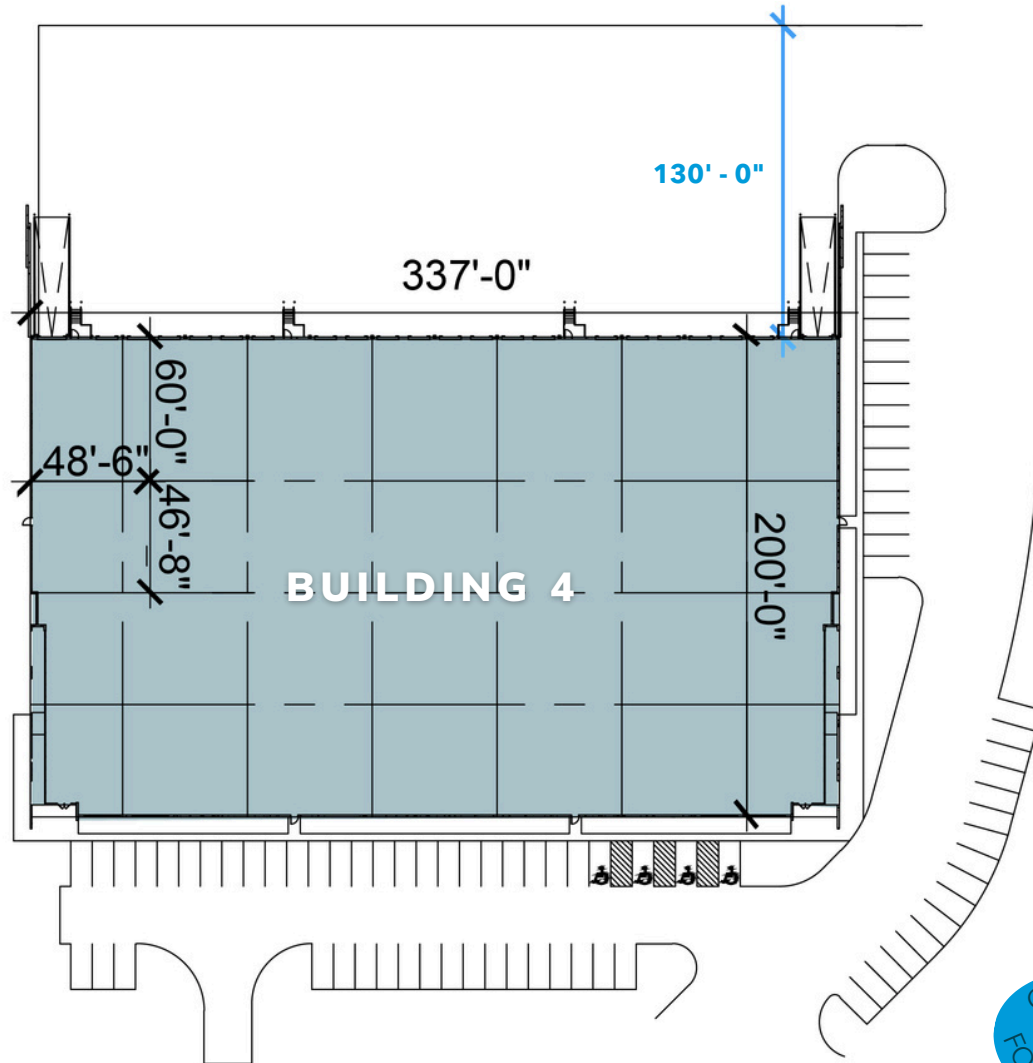
- 1.23/1,000 SF Parking
- Ratio 82 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

- (20) 9'x10' OHD Doors (2)
- 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

BUILDING 5

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- $\pm 77,882$ SF
- Divisible to $\pm 18,700$ SF

CLEAR HEIGHT

- $\pm 32'$ Clear Height

PARKING

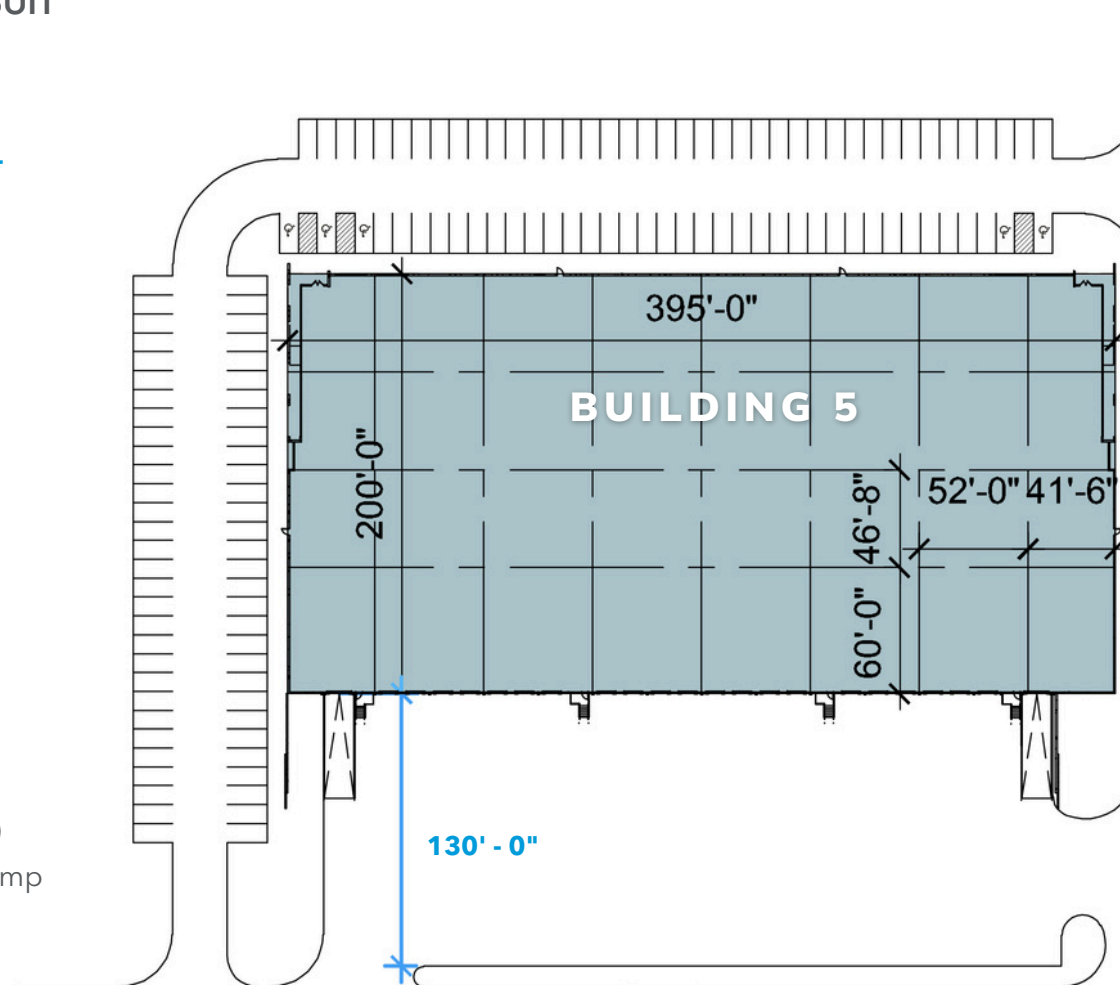
- 1.78/1,000 SF Parking
- Ratio 138 Car Spaces

BUILDING DEPTH

- 200'

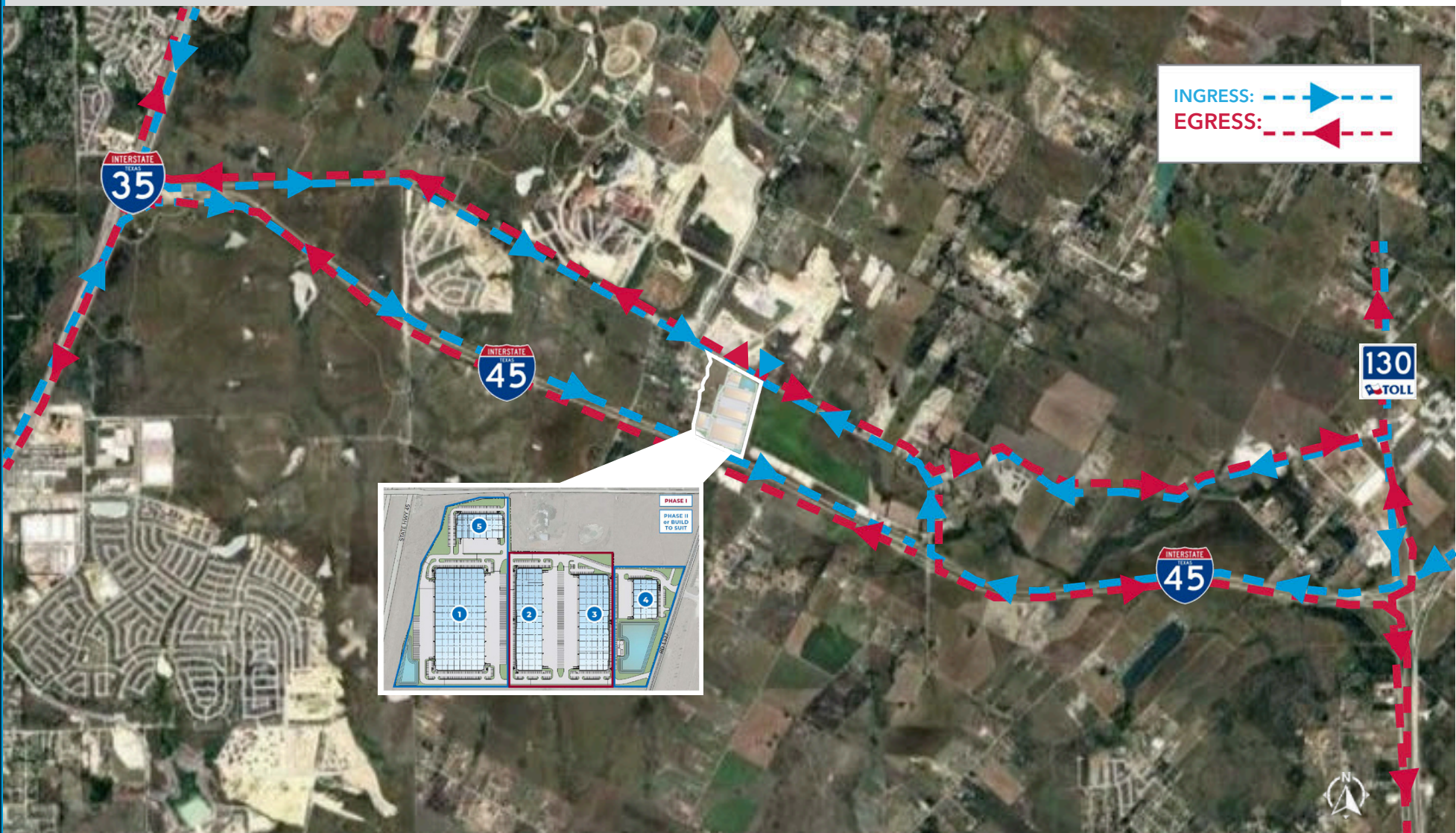
DOCK DOORS

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



ACCESS MAP

3607 FM 1327 Road, Creedmoor, TX 78610



LOCATION MAP | DRIVE TIMES



Drive Times:



Toll 130
4 MIN



Austin-Bergstrom
International Airport
18 MIN



Downtown Austin
25 MIN



Tesla Giga Factory
20 MIN



Interstate 35
3 MIN



University of
Texas - Austin
28 MIN



Dell Technologies
47 MIN



San Marcos
28 MIN



DEUTSCHE FINANCE GROUP



MARCH
CAPITAL
MANAGEMENT



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASING INFORMATION, CONTACT:

Adam Green

President & Managing Principal
512.699.1103
agreen@lee-associates.com

Luke Boykin

Associate
850.842.8121
lboykin@lee-associates.com

Avery Levy

Analyst
214.673.3841
alevy@lee-associates.com

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