

cross•point

BUILDING 3

3,673 SF OFFICE | 138,600 SF | 73,510 SF Available

N I-35/FM 972
GEORGETOWN, TEXAS

DEVELOPMENT BY

JACKSONSHAW

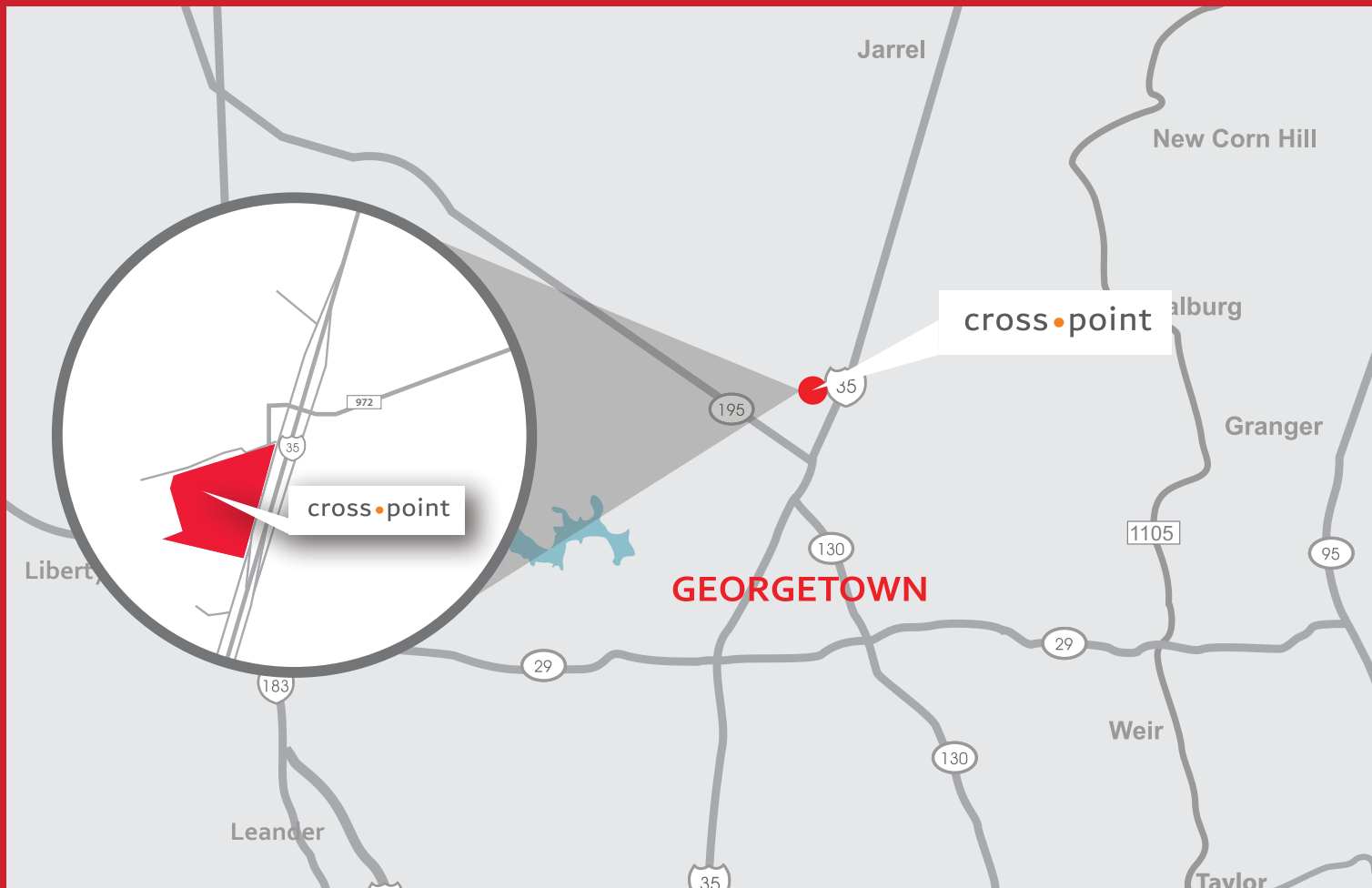
PHASE 1

3 BUILDINGS | 488,758 SF

PHASE 2

2 BUILDINGS | 1,211,722 SF

CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 2-buildings totaling 1,211,722 SF. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with I-35 frontage and easy access to I35, SH-130, and to the entire Austin MSA.



cross•point

- » LOCATION
- » INGRESS-EGRESS
- » SITE PLAN - PH I
- » BUILDING 3
- » AMENITIES
- » DRIVE TIMES
- » CAPABILITIES

FOR LEASING INFORMATION

LEE & ASSOCIATES

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OLIVIA REED
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512.466.5209

JACKSONSHAW

cross•point

972

195

35

130

BERRY CREEK

Georgetown Executive Airport

INGRESS

EGRESS

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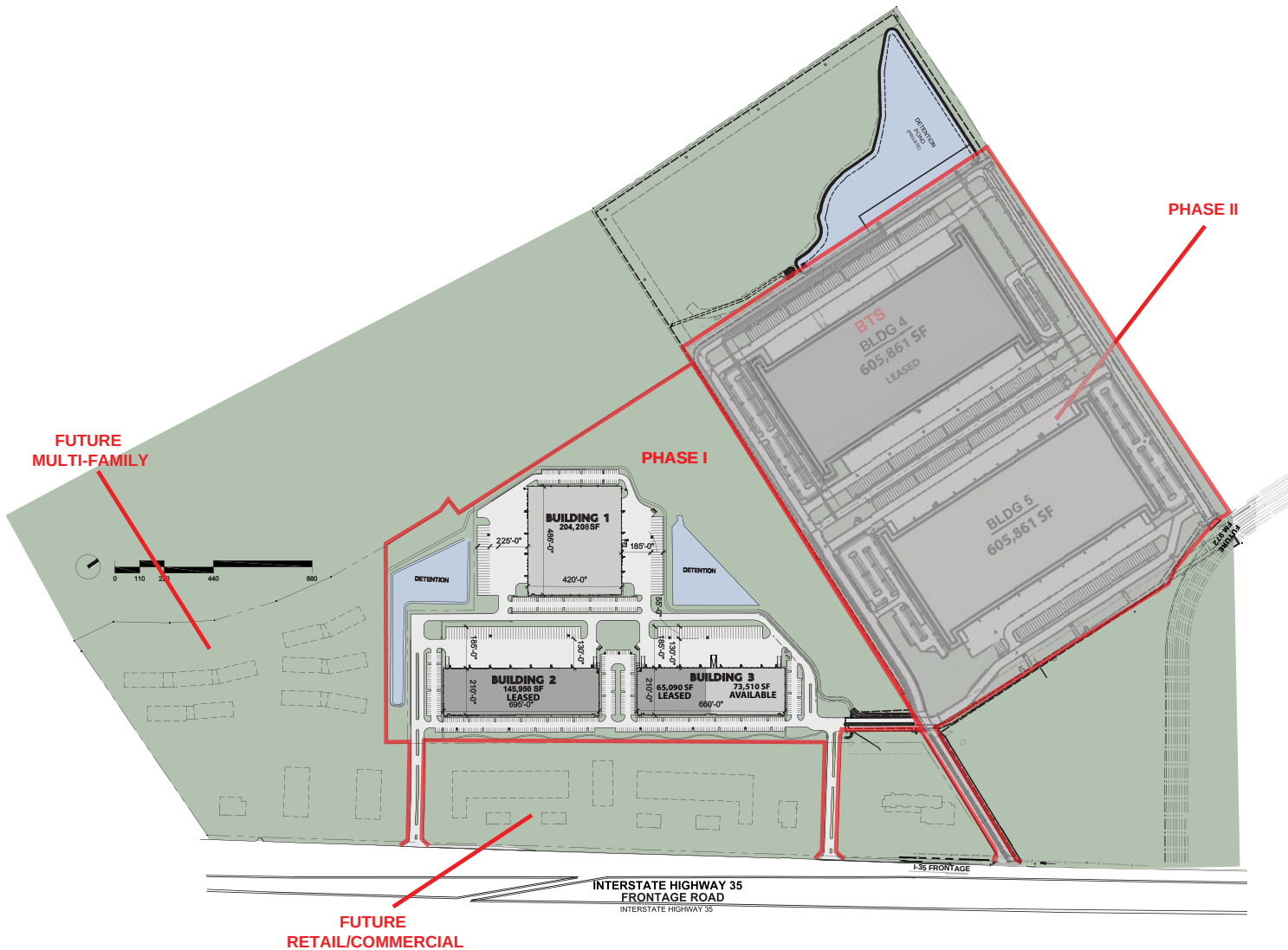
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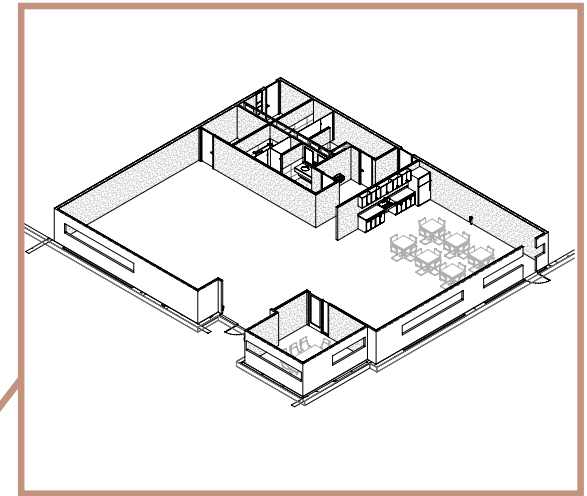
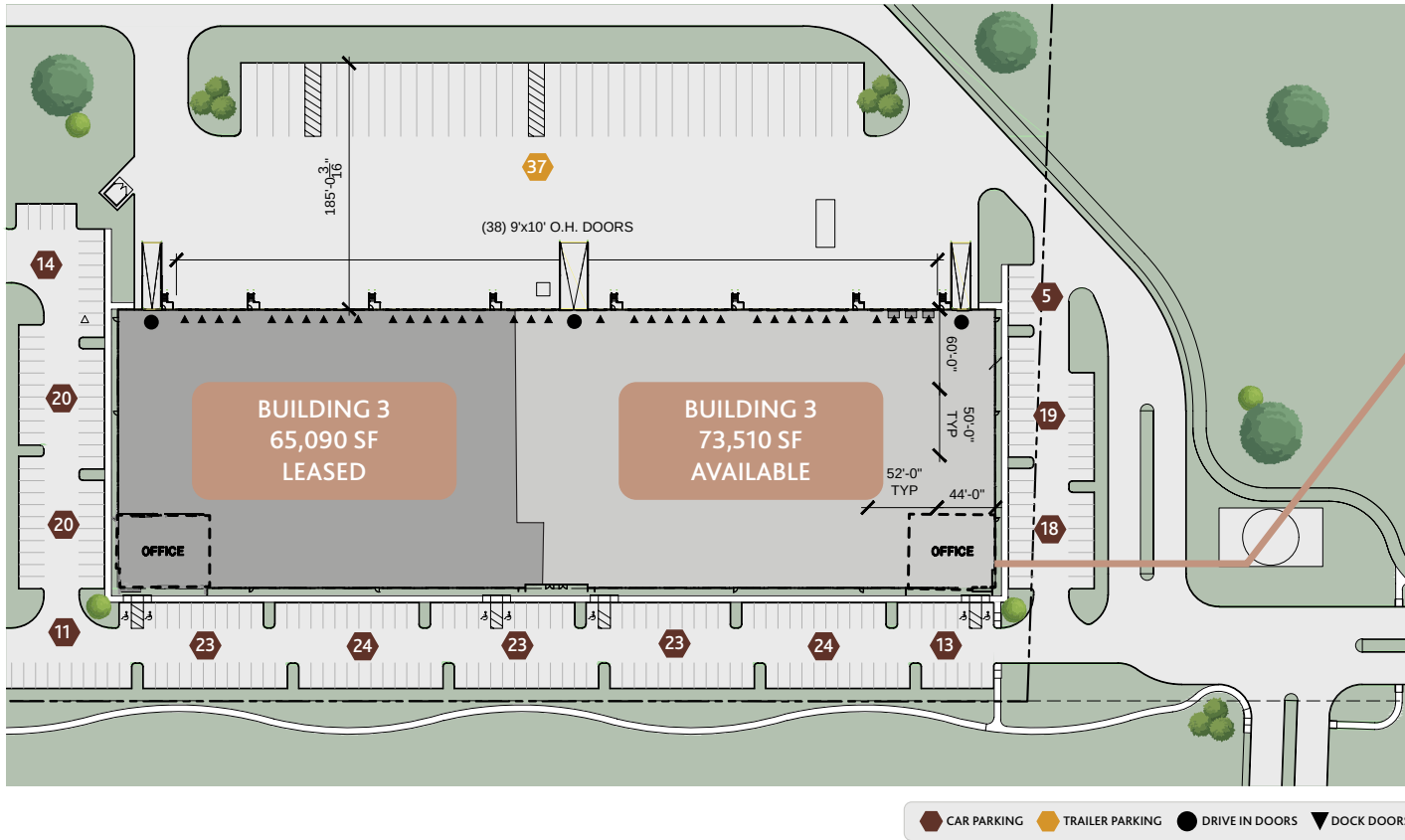
OLIVIA REED
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PHASE 1

3 BUILDINGS | 488,758 SF | 277,718 SF Available

JACKSONSHAW



BUILDING 3

REAR LOAD

BUILDING SIZE:	138,600 SF	TYPICAL BAY:	52' X 50'
AVAILABLE SF:	73,510 SF	REMAINING PARKING SPACES	
SPEC OFFICE:	3,673 SF	(APPROX.):	136
BUILDING DIMENSIONS:	210' X 660'	REMAINING TRAILER PARKING	
REMAINING DOCK DOORS:	21	(APPROX.):	24
REMAINING DRIVE-IN DOORS:	2 (12'x14' & 22'x20')	REMAINING POWER:	1000 KVA / 1200 AMPS
TRUCK COURT:	185'	WAREHOUSE:	WHITE BOX INTERIOR &
FIRE PROTECTION:	ESFR		PAINTED COLUMNS
MIN. CLEAR HEIGHT:	32'		

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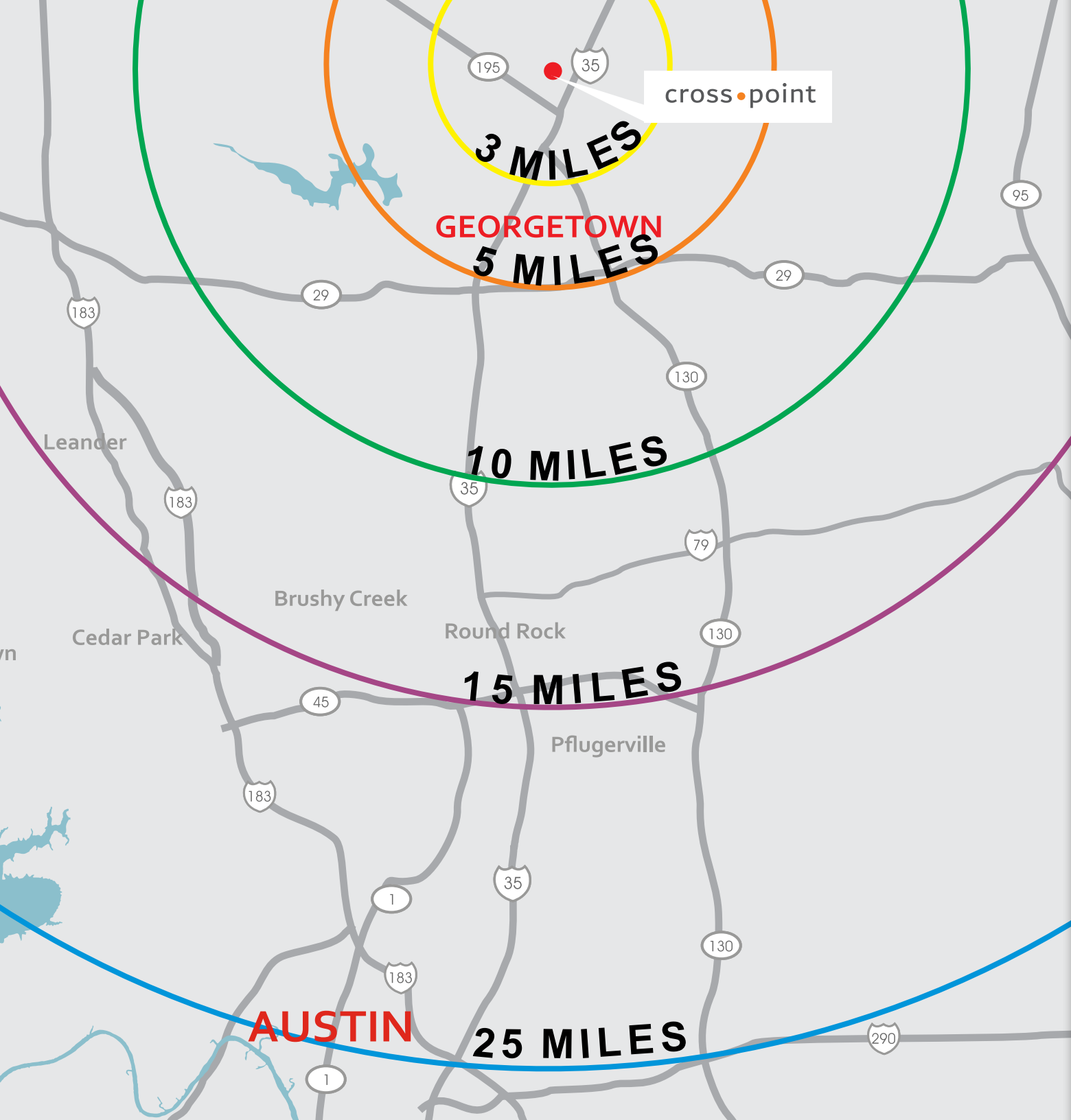
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YOU NEED A **TRENDSETTER,** **INNOVATOR AND SHAPER**

Since 1972, our mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters and shapers of the markets we do business, acknowledged by peers, partners and lenders as an industry leading innovator.

JACKSONSHAW



54

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY

3.8

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

65

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS

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