


WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,803 - 24,236 - 57,601 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

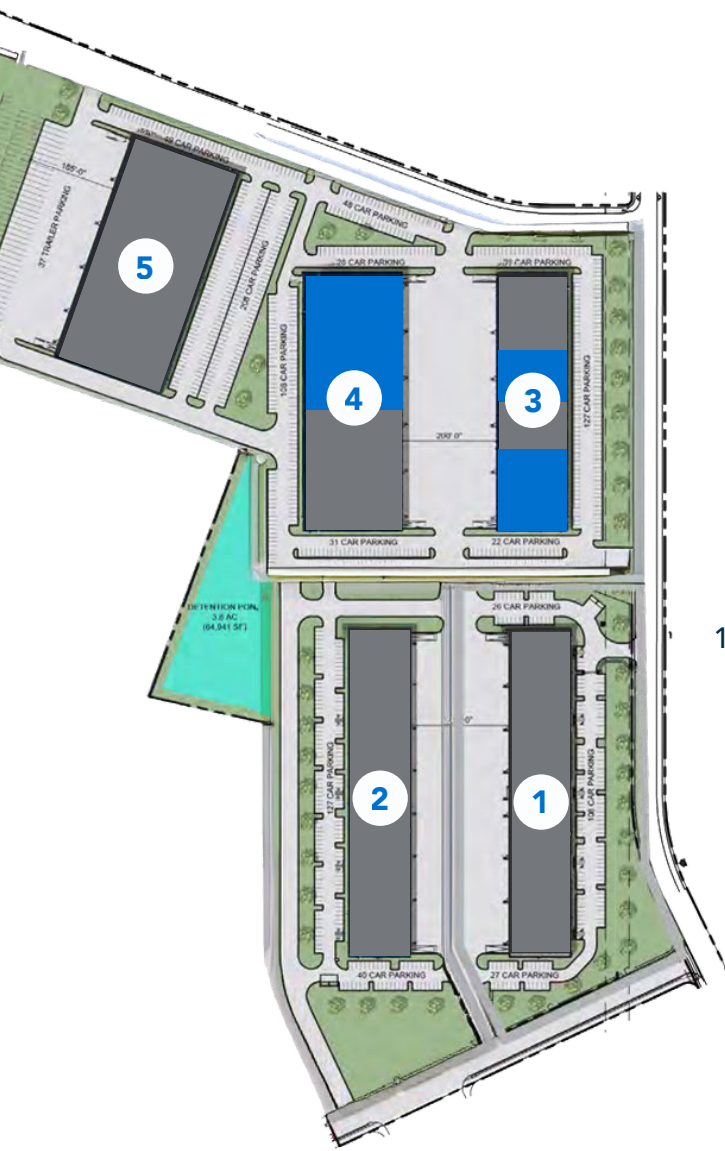
GREYSTAR™

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MITCHELL BECKER
Managing Principal
512.410.8265
mbecker@lee-associates.com

ADAM GREEN
President
512.410.8264
agreen@lee-associates.com

Whisper 35 is a multi-phase development offering up to +/-500,000 SF of Class A Industrial product. Located right off I-35 in the rapidly growing Hays County and I-35 Corridor, Whisper 35 offers a unique opportunity to serve both Austin and San Antonio, and everything in between.



BUILDING 1:
FULLY LEASED
90,000 SF

BUILDING 2:
FULLY LEASED
89,988 SF

BUILDING 3:
AVAILABLE
16,803 - 24,236 SF

BUILDING 4:
AVAILABLE
57,601 SF

BUILDING 5:
FULLY LEASED
117,936 SF



BUILDING 3: 82,077 SF

16,803 - 24,236 SF AVAILABLE

2,500 SF SPEC SUITE DELIVERED

+/-32' CLEAR HEIGHT

548' X 150' BUILDING DIMENSIONS

2.2/1,000 PARKING RATIO

BUILDING 4: 115,080 SF

57,601 SF AVAILABLE

+/-32' CLEAR HEIGHT

548' X 210' BUILDING DIMENSIONS

1.9/1,000 PARKING RATIO

BUILDING 3

BUILDING SIZE: 82,077 SF

150' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

2.2/1,000 PARKING RATIO

AVAILABILITIES

SUITE 100

TOTAL SIZE: 24,236 SF

SPEC SUITE: +/-2,500 SF

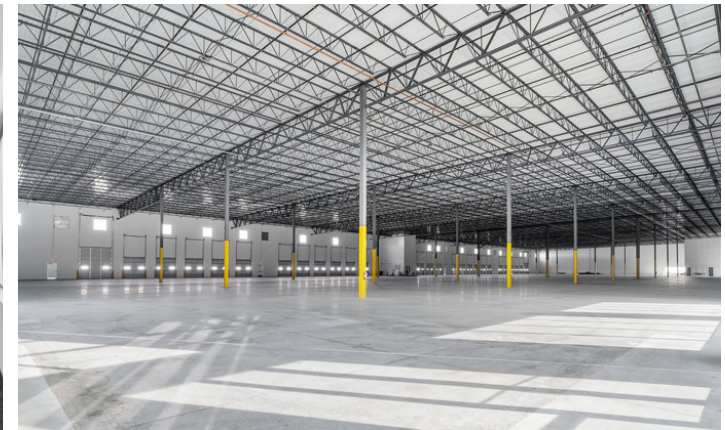
**LOADING: 7 DOCK HIGH DOORS
1 RAMP**

SUITE 300

TOTAL SIZE: 16,803 SF

SPEC SUITE: +/-2,500 SF

**LOADING: 6 DOCK HIGH DOORS
RAMP CAN BE ADDED**



LEE & ASSOCIATES

MITCHELL BECKER

Managing Principal
512.410.8265

mbecker@lee-associates.com

ADAM GREEN

President
512.410.8264

agreen@lee-associates.com



WHISPER

35

BUILDING 4

BUILDING SIZE: 115,080 SF

210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

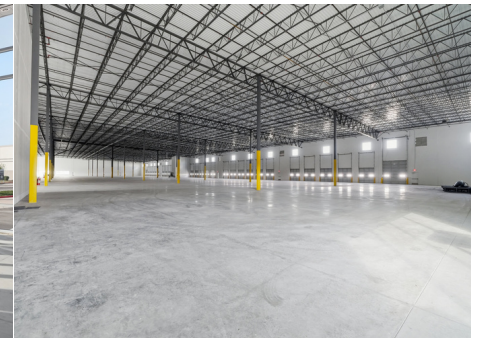
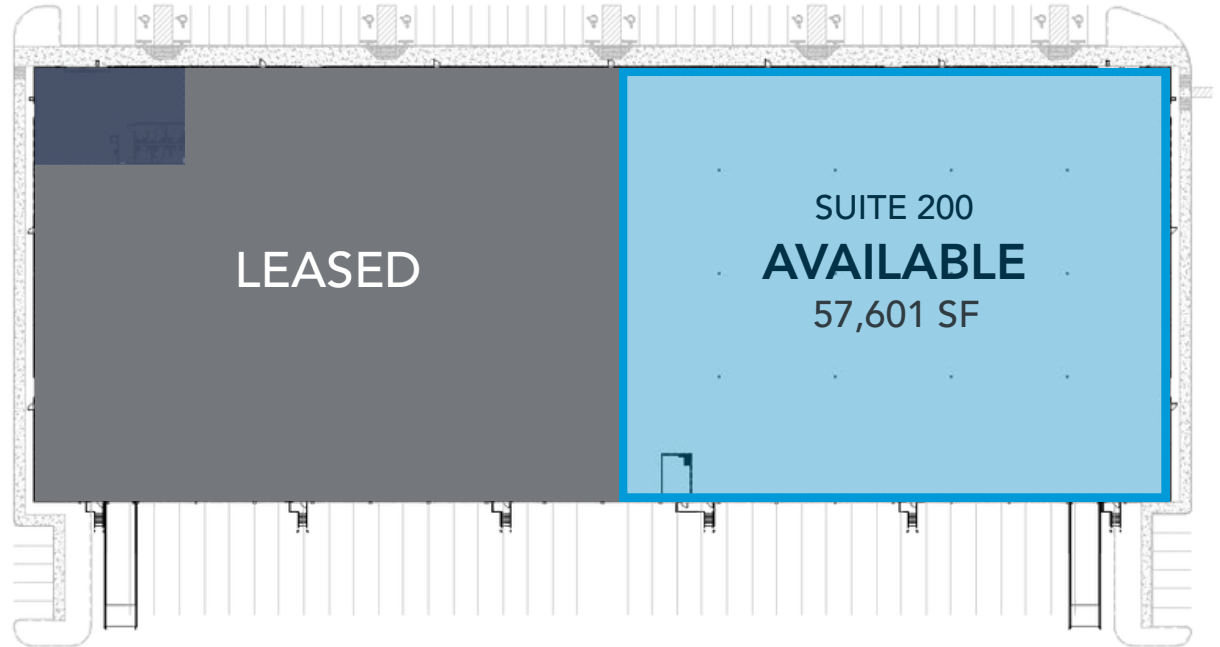
1.9/1,000 PARKING RATIO

AVAILABILITIES

SUITE 200

TOTAL SIZE: 57,601 SF

LOADING: 12 DOCK HIGH DOORS
1 RAMP



LEE & ASSOCIATES

MITCHELL BECKER
Managing Principal
512.410.8265

mbecker@lee-associates.com

ADAM GREEN
President
512.410.8264

agreen@lee-associates.com



WHISPER
35



EXIT RAMP TO
I35 FRONTAGE RD

This is an aerial photograph of a highway interchange. A red line traces a path through the map, starting from the bottom left, moving north along a highway, then turning east to follow a road that runs parallel to the highway. This red line passes through a residential area, a commercial area with several large buildings, and a wooded area. A blue line with arrows indicates a specific route, starting from the highway, turning east onto a road, then turning north onto another road, and finally turning east onto a third road. Three callout boxes with white dots and lines point to specific locations: one at the top right pointing to an exit ramp, one in the middle left pointing to an on-ramp, and one at the bottom left pointing to an exit ramp. Road names are labeled in white text: YARRINGTON RD, SUSURRO PKWY, FORTUNA RD, and OPPORTUNITY BLVD. The map shows a mix of residential housing, commercial buildings, and natural features like trees and water bodies.

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

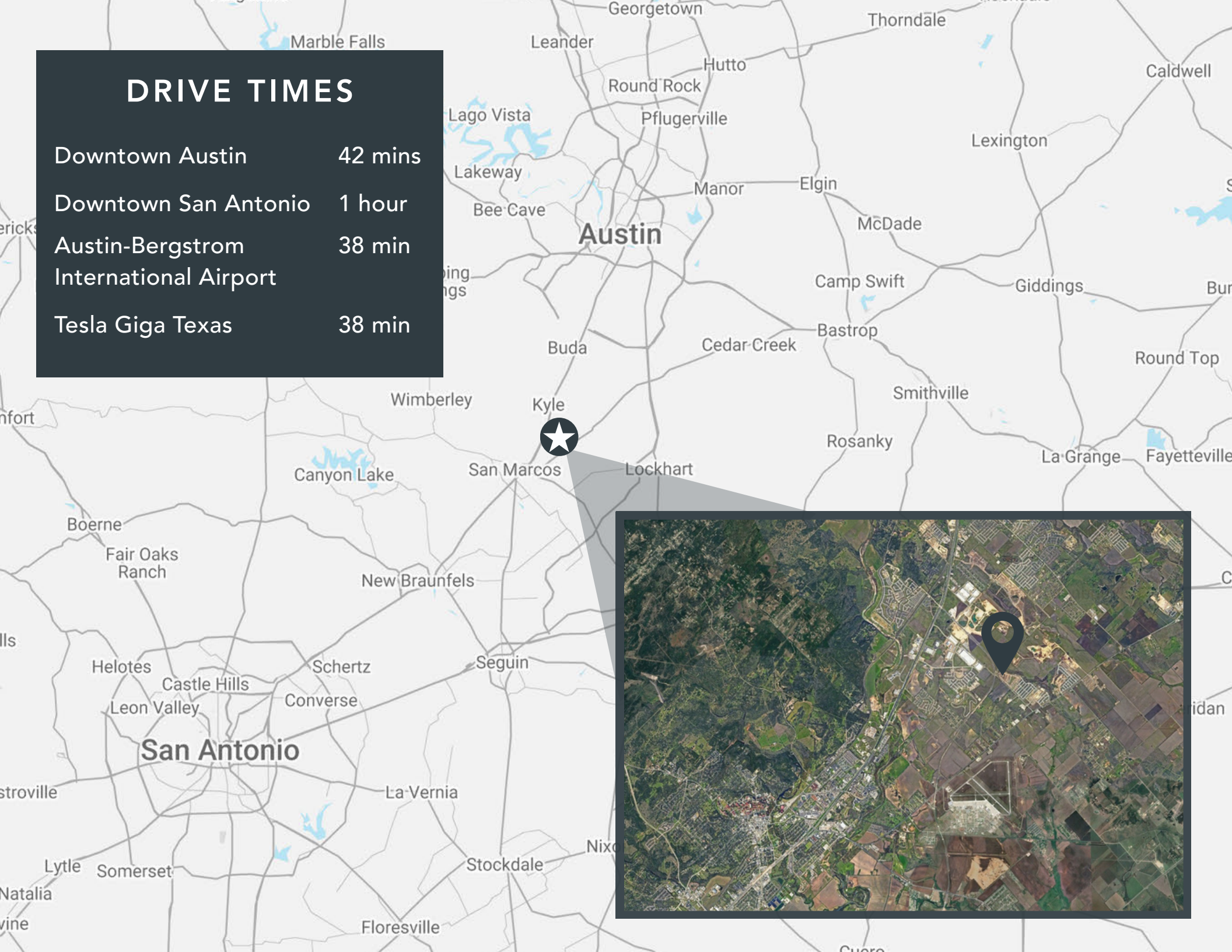
FORTUNA RD

OPPORTUNITY BLVD



DRIVE TIMES

Downtown Austin	42 mins
Downtown San Antonio	1 hour
Austin-Bergstrom International Airport	38 min
Tesla Giga Texas	38 min





MITCHELL BECKER

Managing Principal
512.410.8265

mbecker@lee-associates.com

ADAM GREEN

President
512.410.8264

agreen@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GREYSTAR™