

AVAILABLE
33,000 - 900,000 SF

3607 FM 1327 Road, Creedmoor, TX 78610



LEASED BY:



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:



**MARCH
CAPITAL
MANAGEMENT**

THE PROJECT



DEUTSCHE FINANCE GROUP

45 LOGISTICS 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. This new development will contain 5 buildings ranging from approximately 66,000 - 360,000 SF. Each building in phase II is equipped with ESFR sprinklers, tilt-up concrete walls, ample car and trailer parking with 20+ dock doors per building. Buildings 2 & 3 will be delivered in Phase I with buildings 1, 4 & 5 following or available for build-to-suit.

Location	3607 FM 1327 Road, Creedmoor, TX 78610
Total Building Area	+/- 895,368 SF
Building 1 PHASE II OR BUILD TO SUIT	+/- 361,987 SF
Building 2 PHASE I	+/- 188,662 SF
Building 3 PHASE I	+/- 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 SF
36' Clear Height
.66/1,000 SF Parking Ratio
94 Trailer Parking Spots

BUILDING 2

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

BUILDING 3

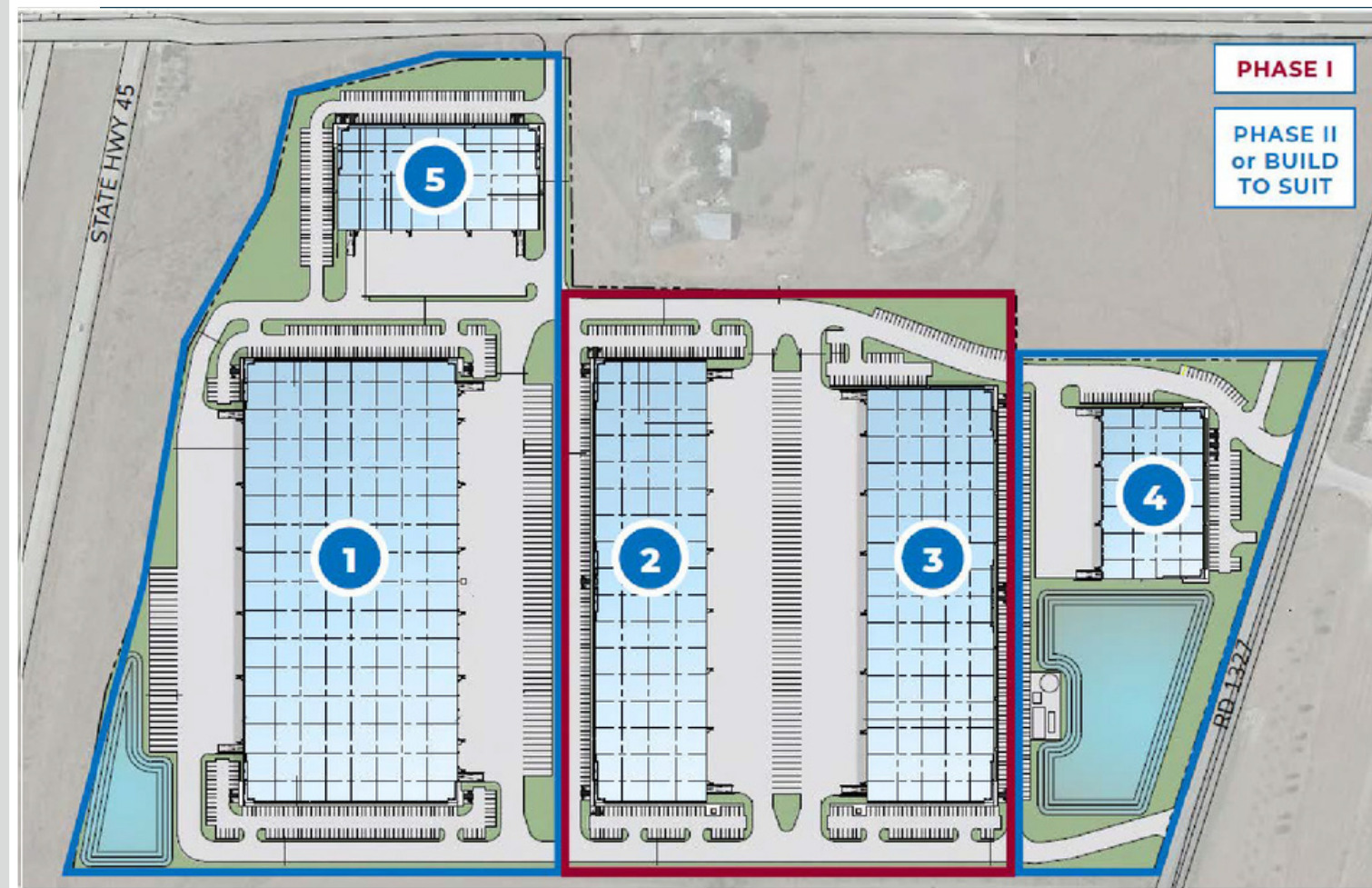
+/- 200,642 SF
32' Clear Height
1.47/1,000 SF Parking Ratio

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 Parking Ratio







BUILDING 1

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- +/- 361,987 SF
- Divisible to 91,140 SF

CLEAR HEIGHT

- 36' Clear Height

PARKING

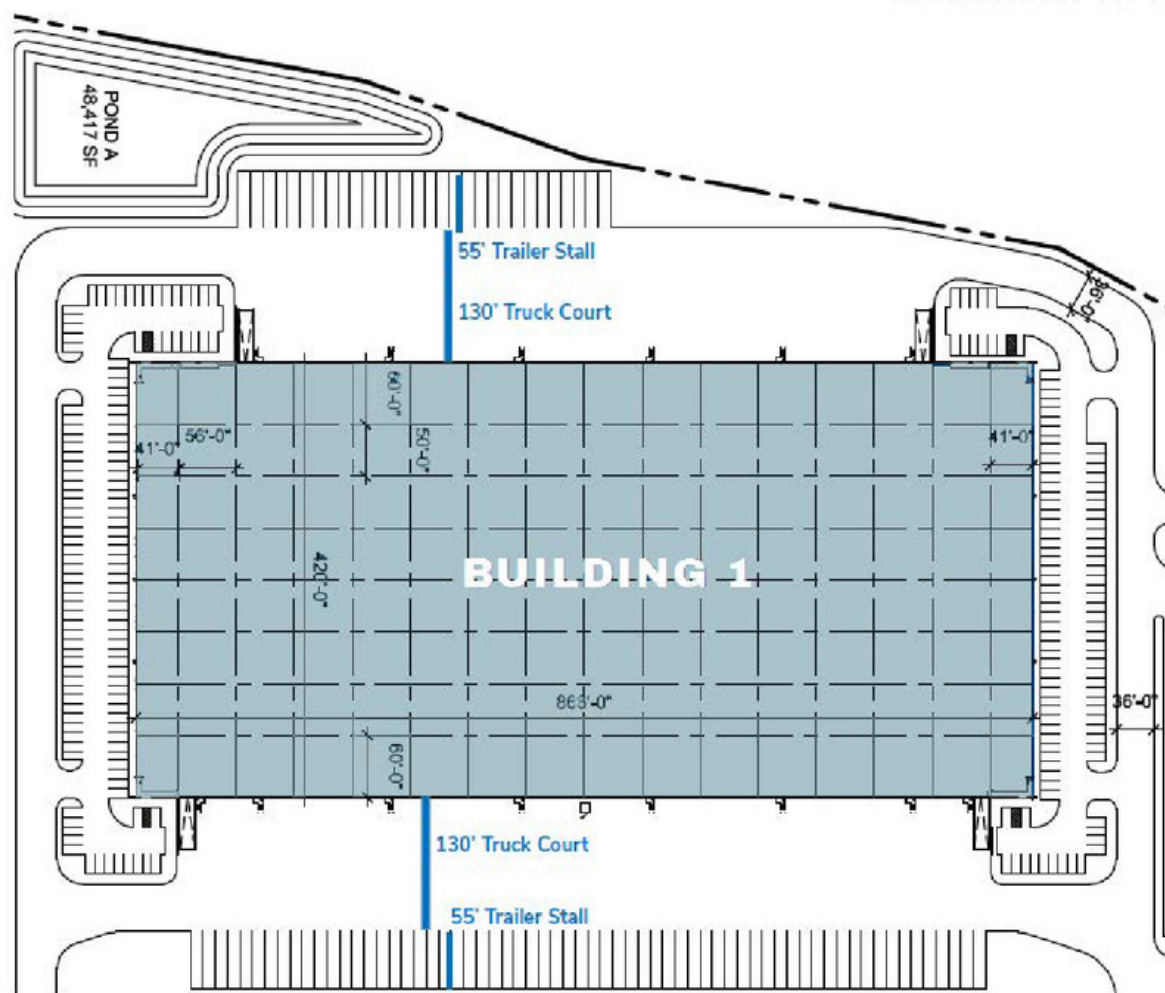
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

BUILDING DEPTH

- 420'

DOCK DOORS

- (86) 9'x10' OHD Doors
- (4) 12'x14' OHD Doors w/ Ramp



BUILDING 2

AVAILABLE SQUARE FEET

- +/- 188,662
- Divisible to 22,880 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

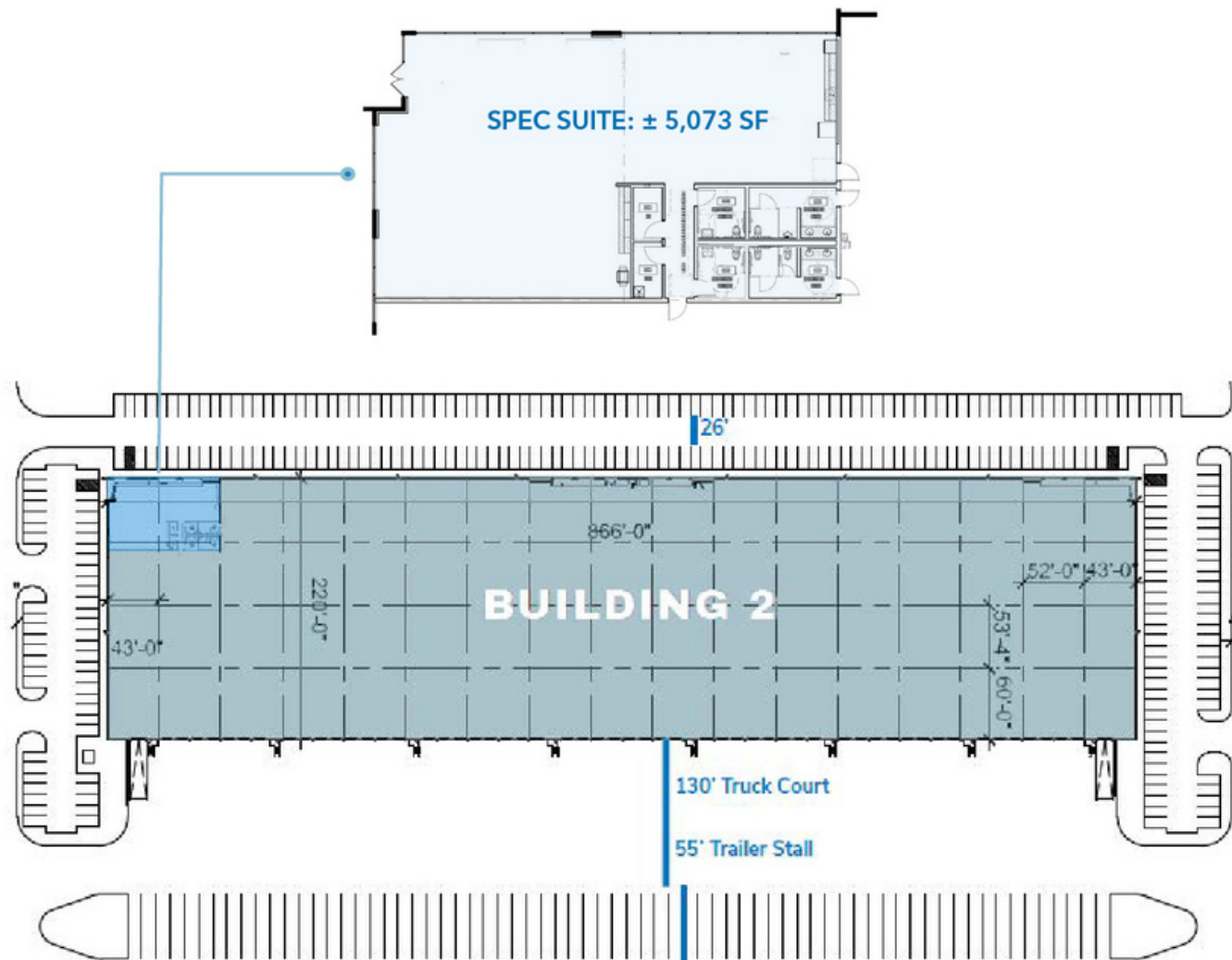
- 220'

DOCK DOORS

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

ELECTRICAL

- 3000 AMP Service, 3 phase, 480 V





BUILDING 3

AVAILABLE SQUARE FEET

- +/- 200,642 SF
- Divisible to 26,000 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

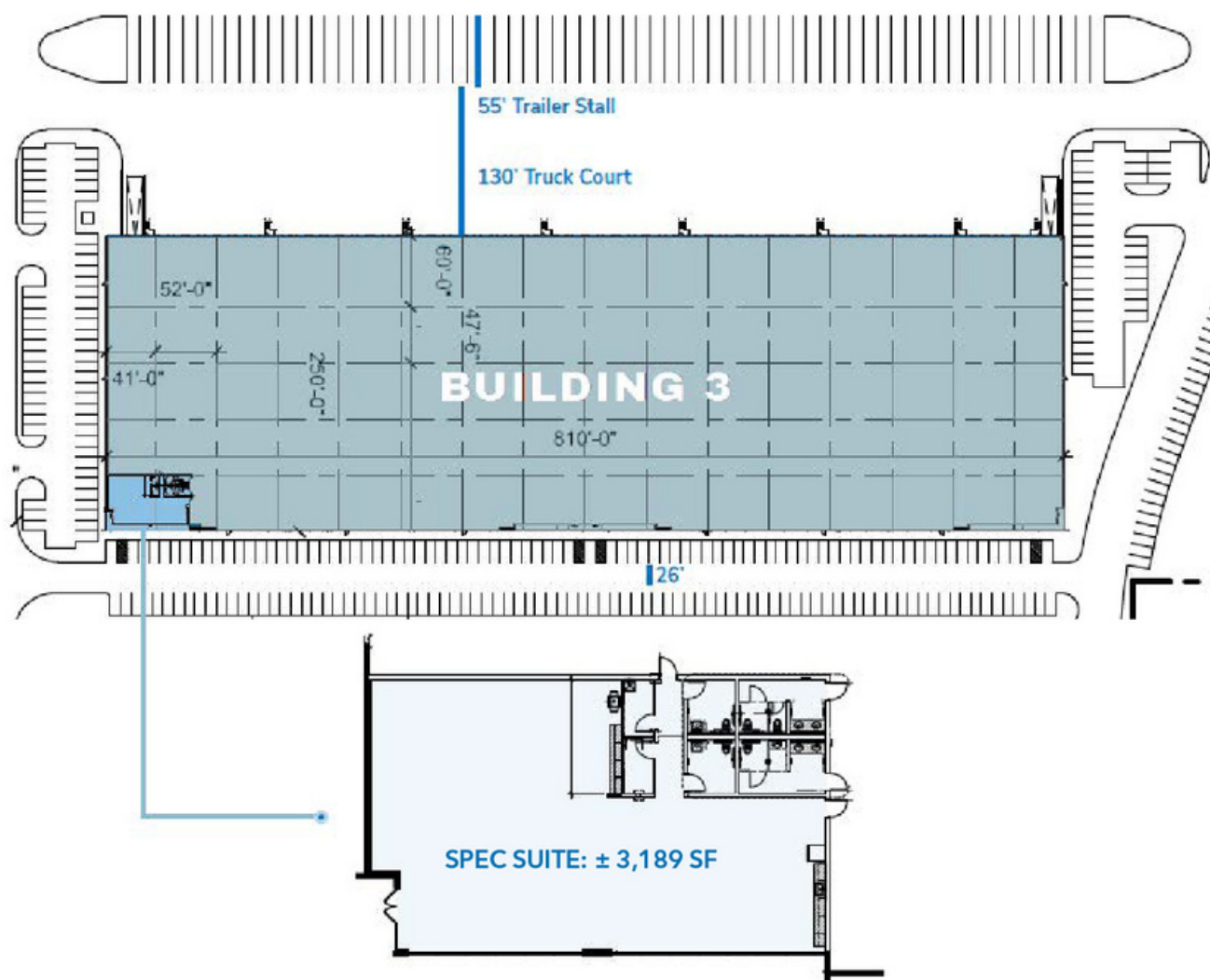
- 250'

DOCK DOORS

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

ELECTRICAL

- 4000 AMP Service, 3 phase, 480 V





BUILDING 4

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- +/- 66,282 SF
- Divisible to 20,100 SF

CLEAR HEIGHT

- +/- 32' Clear Height

PARKING

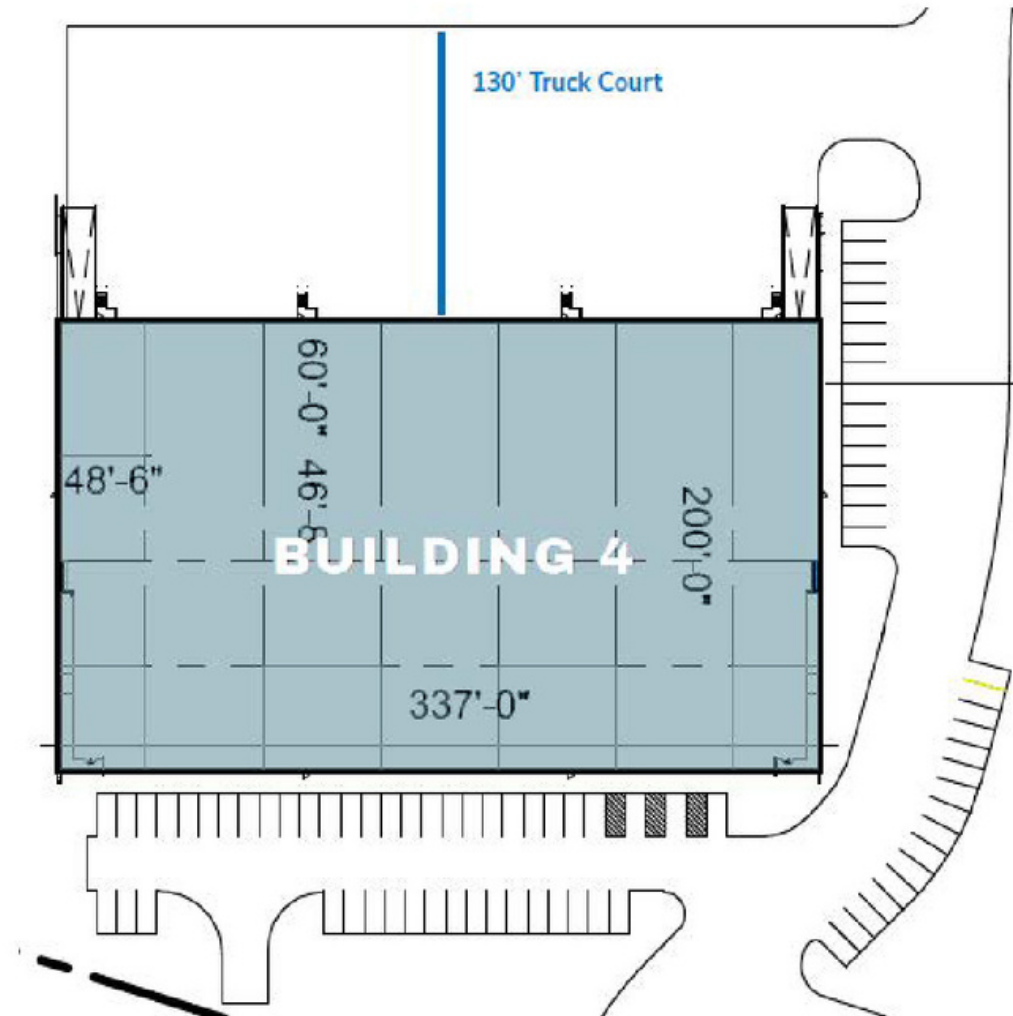
- 1.23/1,000 SF Parking
- Ratio 82 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

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





BUILDING 5

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- +/- 77,882 SF
- Divisible to 18,700 SF

CLEAR HEIGHT

- +/- 32' Clear Height

PARKING

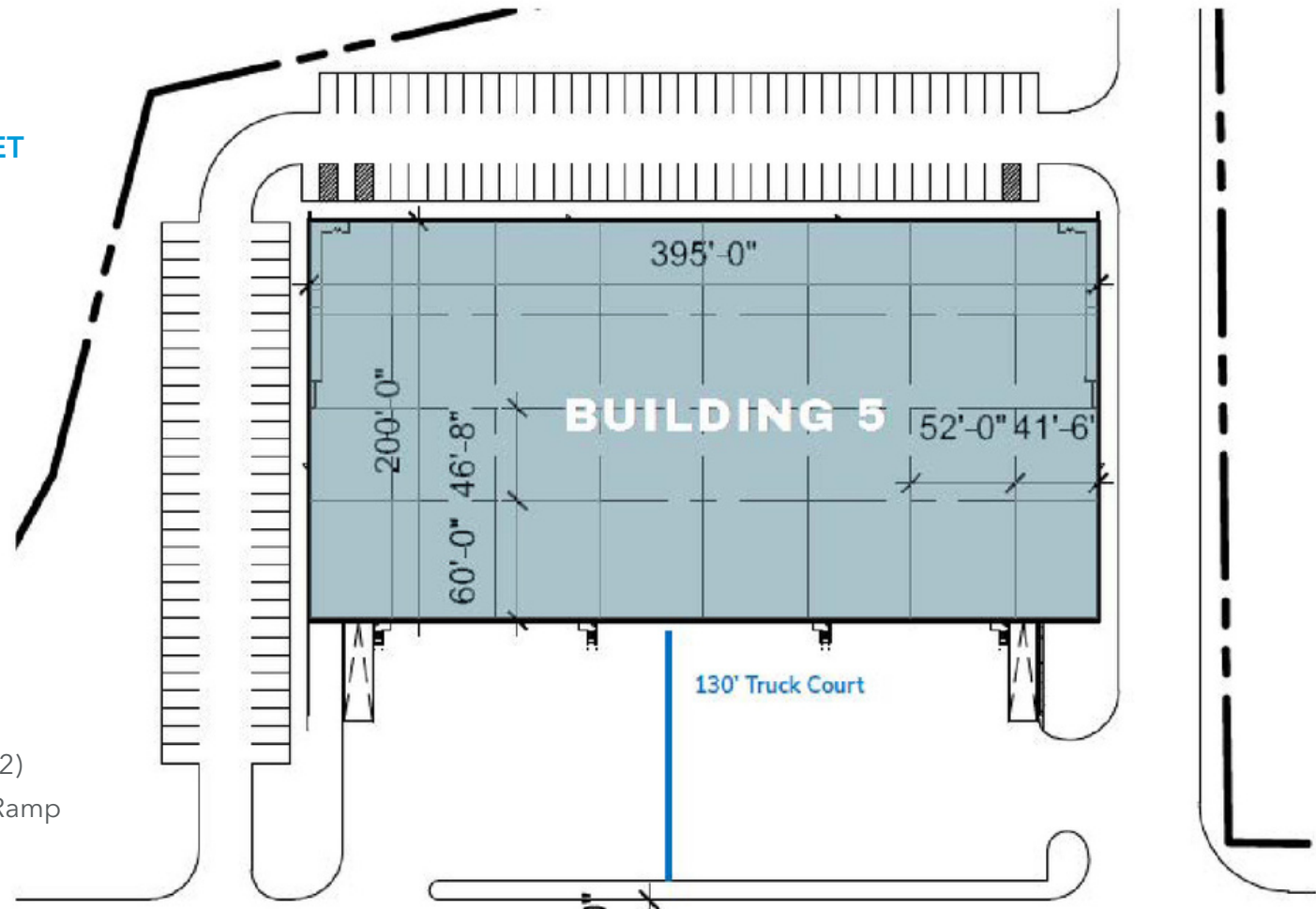
- 1.78/1,000 SF Parking
- Ratio 138 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

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



ACCESS MAP



LOCATION MAP | DRIVE TIME



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



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