



WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,803 - 74,404 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

GREYSTAR™

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

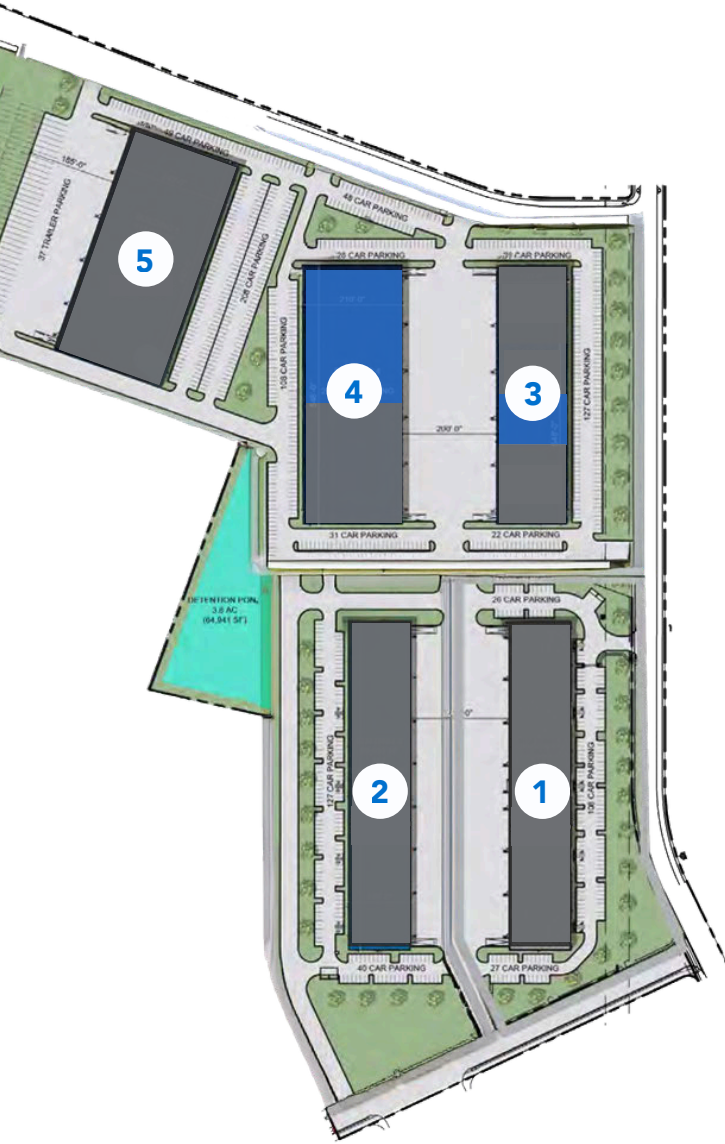
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Whisper 35 is a multi-phase development offering up to +/-500,000 SF of Class A Industrial product. Located right off I-35 in the rapidly growing Hays County and I-35 Corridor, Whisper 35 offers a unique opportunity to serve both Austin and San Antonio,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



BUILDING 1:
FULLY LEASED
90,000 SF

BUILDING 2:
FULLY LEASED
89,988 SF

BUILDING 3:
AVAILABLE
16,803 SF

BUILDING 4:
AVAILABLE
57,601 SF

BUILDING 5:
FULLY LEASED
117,936 SF



BUILDING 3: 82,077 SF
16,803 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 3: 82,077 SF

TOTAL AVAILABLE SF: 16,803 SF

SPEC SUITE: +/-2,500 SF

150' BUILDING DEPTH

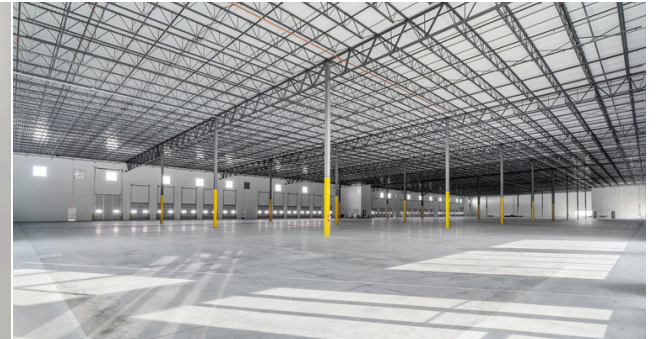
+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

6 DOCK-HIGH DOORS

RAMP CAN BE ADDED

2.2/1,000 PARKING RATIO



BUILDING 4

BUILDING 4: 115,080 SF

TOTAL AVAILABLE SF: 57,601 SF

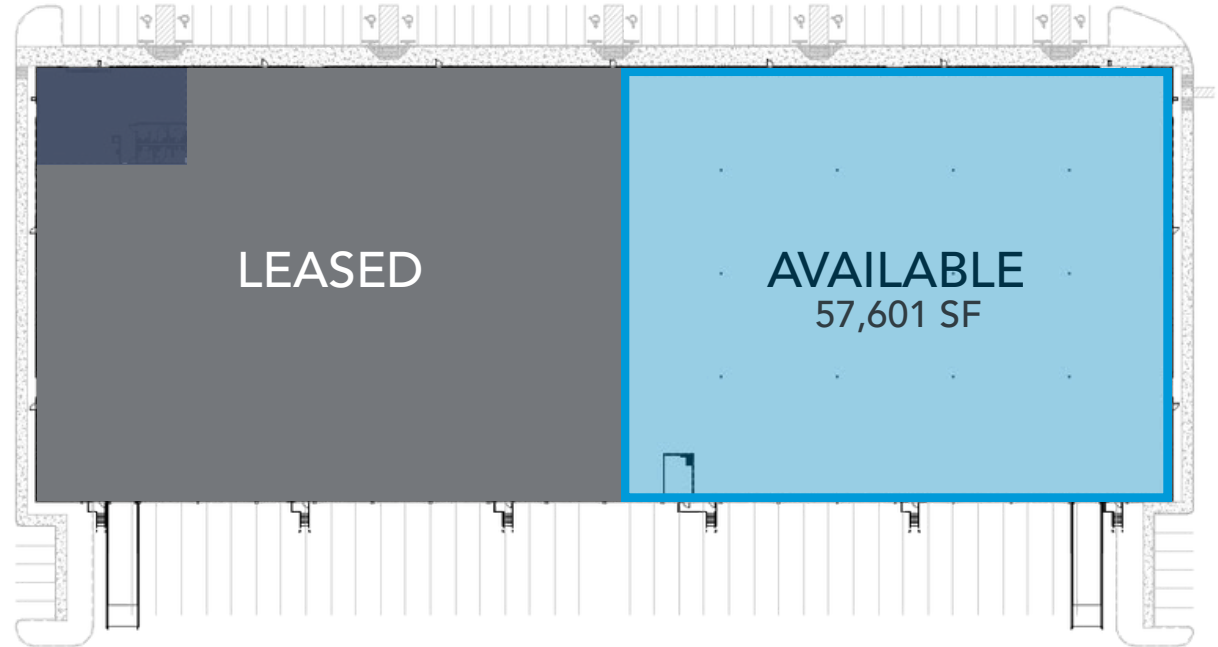
210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

DOCK HIGH/END CAP RAMPS

1.9/1,000 PARKING RATIO



EXIT RAMP TO
I35 FRONTAGE RD

The image is an aerial photograph of an industrial and residential area. A major highway, I-35, runs vertically through the center. A red line traces a path along the highway, with callout boxes pointing to specific features. Labels for roads include Yarrington Rd, Susurro Pkwy, Fortuna Rd, Opportunity Blvd, and I35 Frontage Rd. A blue line with arrows indicates a route from the highway, through Susurro Pkwy, and into a cluster of industrial buildings. The surrounding area includes residential developments, open fields, and several ponds.

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

FORTUNA RD

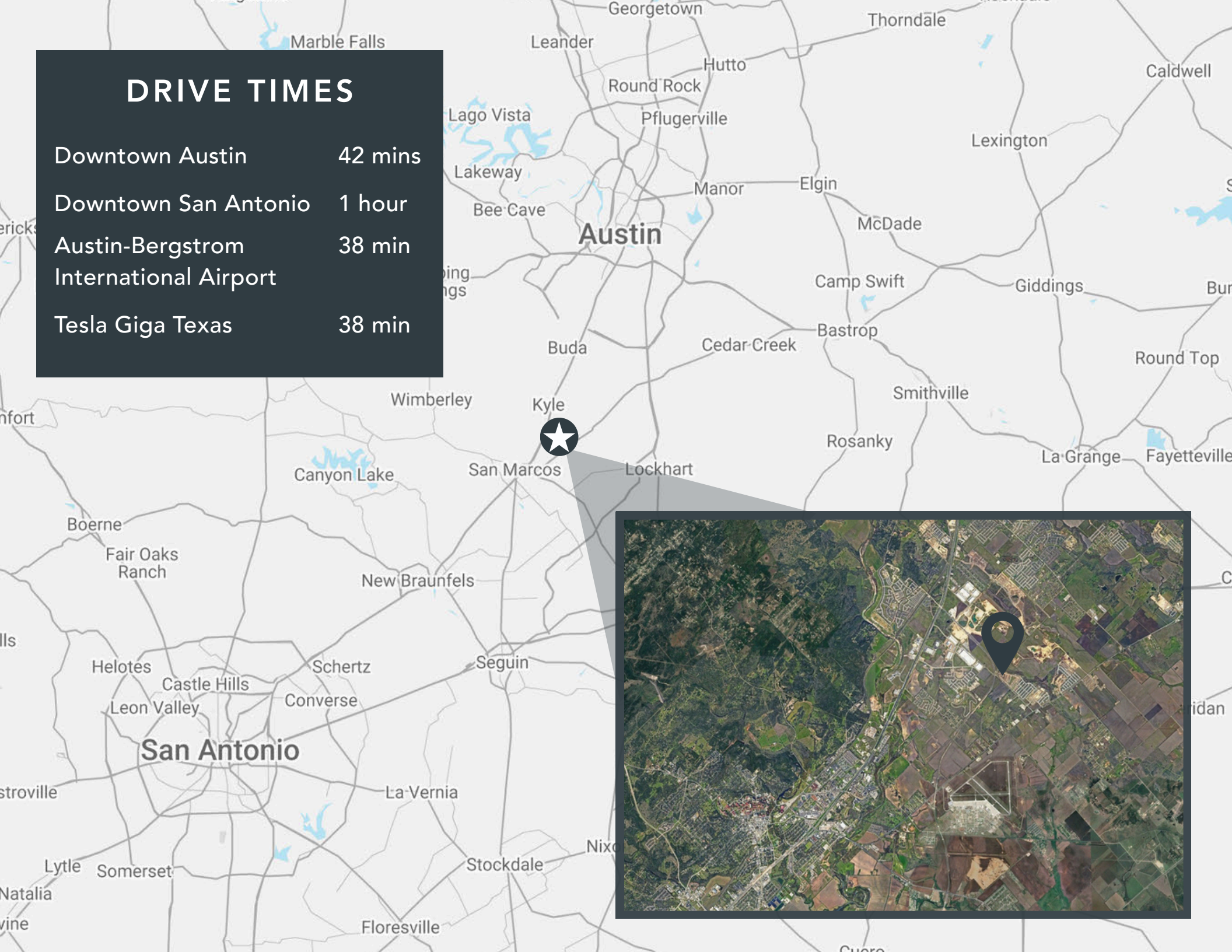
OPPORTUNITY BLVD

I35 FRONTAGE ROAD



DRIVE TIMES

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





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