

AVAILABLE
33,000 - 900,000 SF

3607 FM 1327 Road, Creedmoor, TX 78610



LEASED BY:



DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:



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

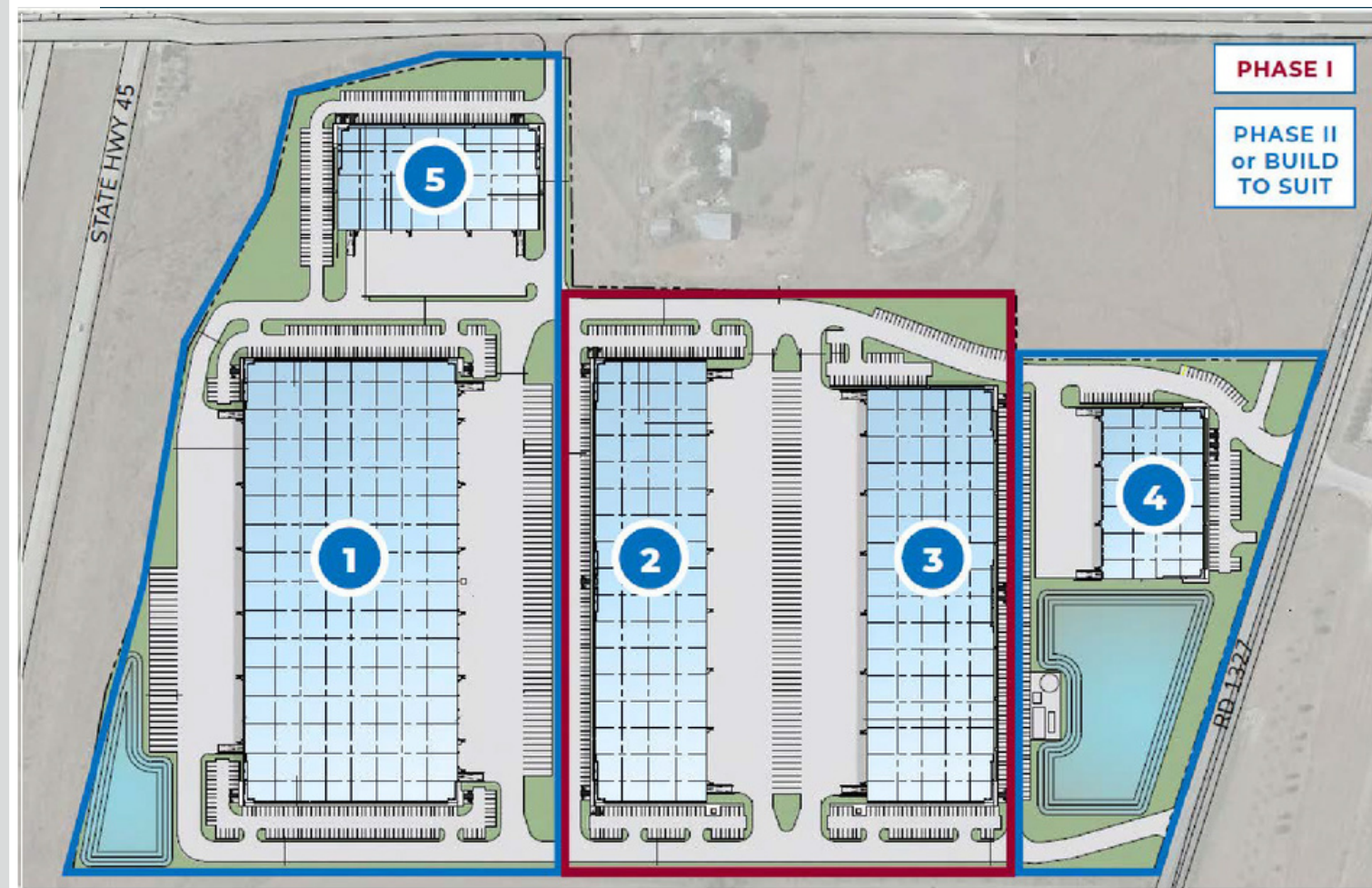
+/- 200,642 SF
32' Clear Height
1.47/1,000 SF Parking Ratio

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

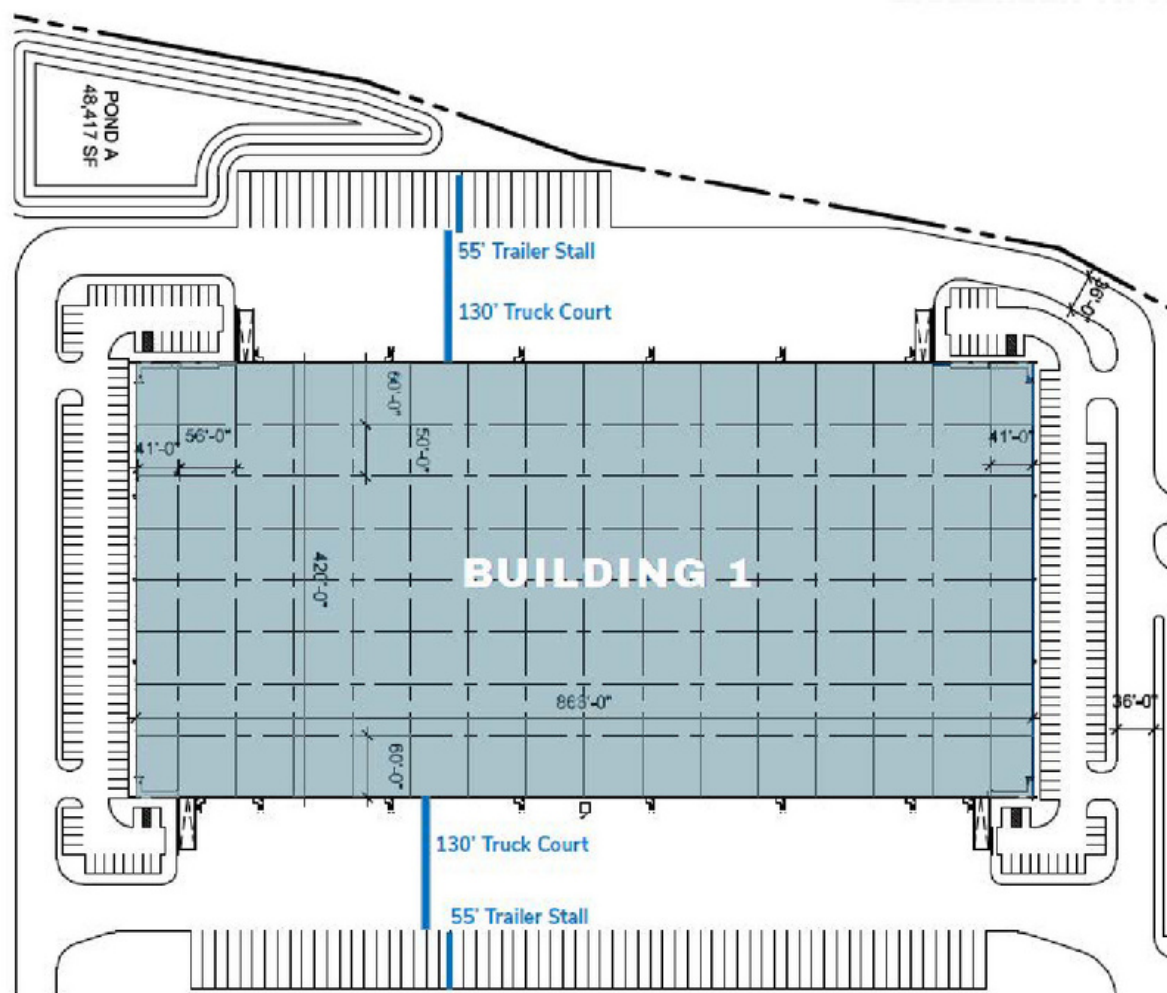
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

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

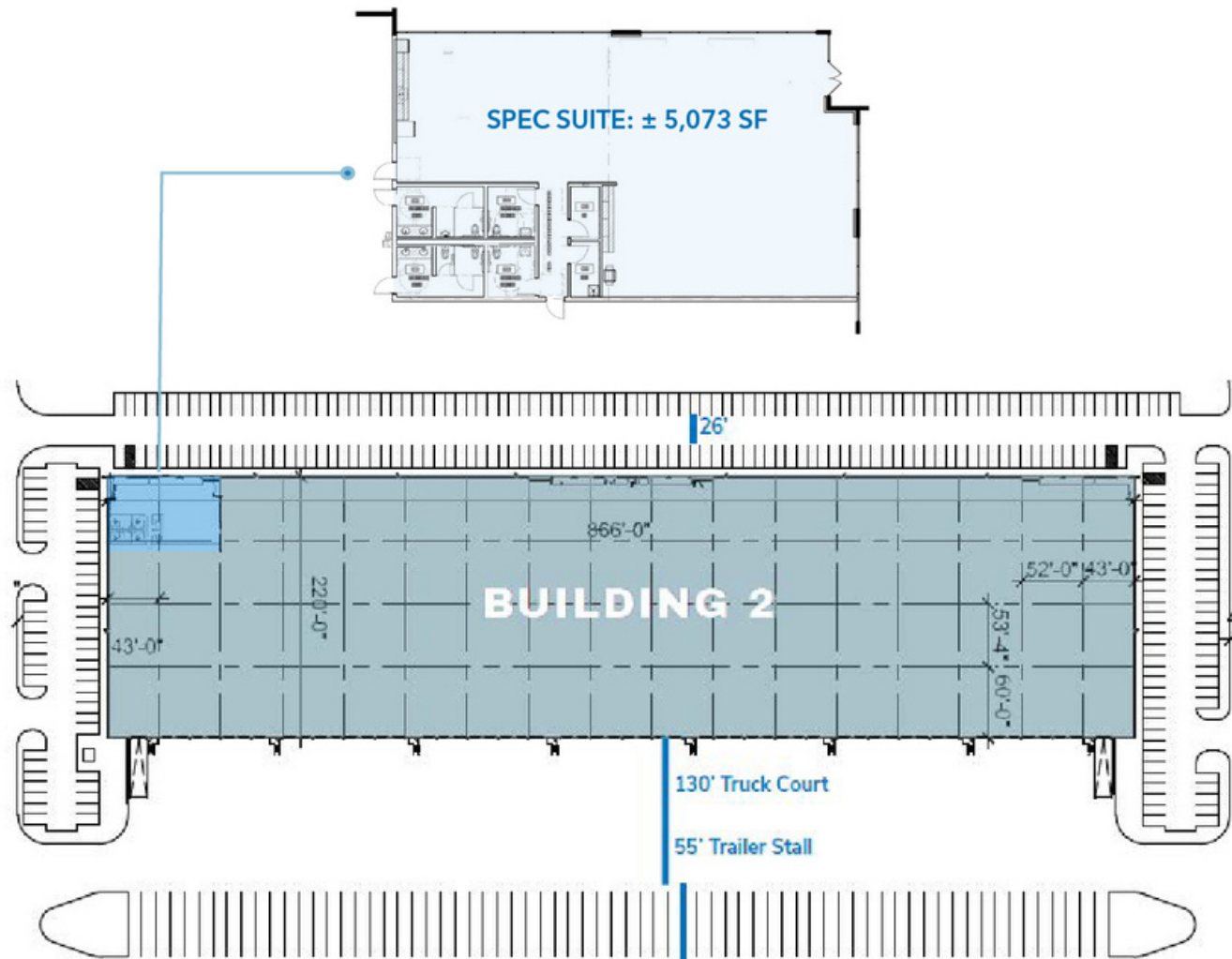
- 220'

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

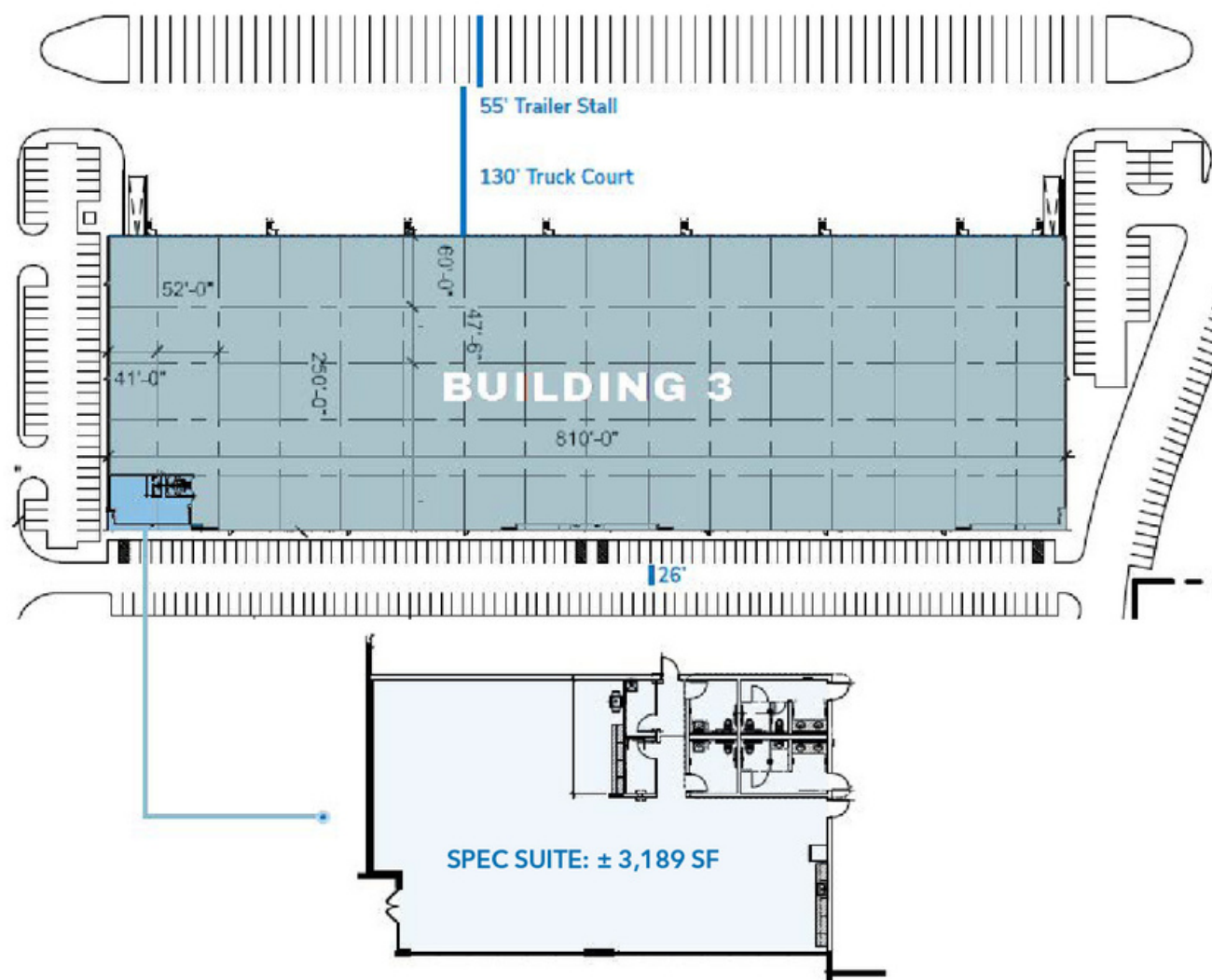
- 250'

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

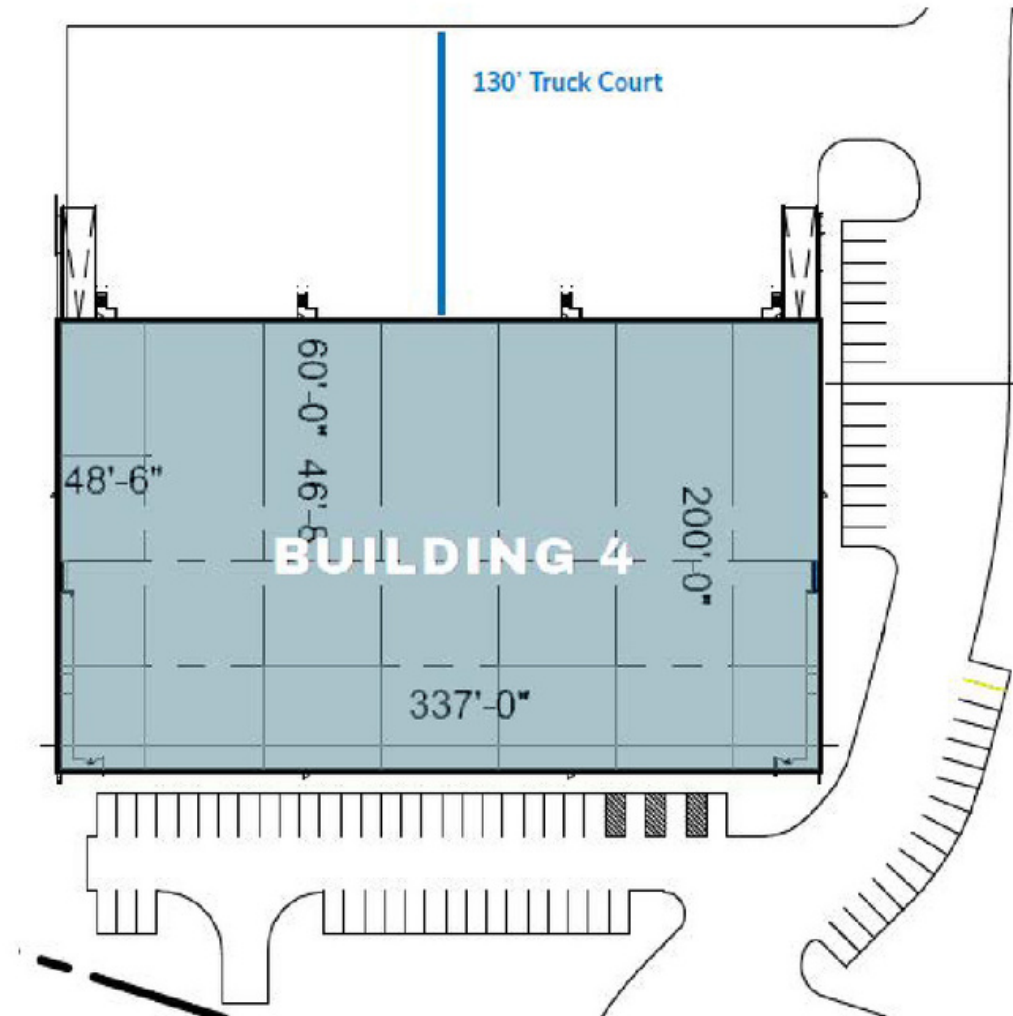
- 1.23/1,000 SF Parking
- Ratio 82 Car Spaces

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

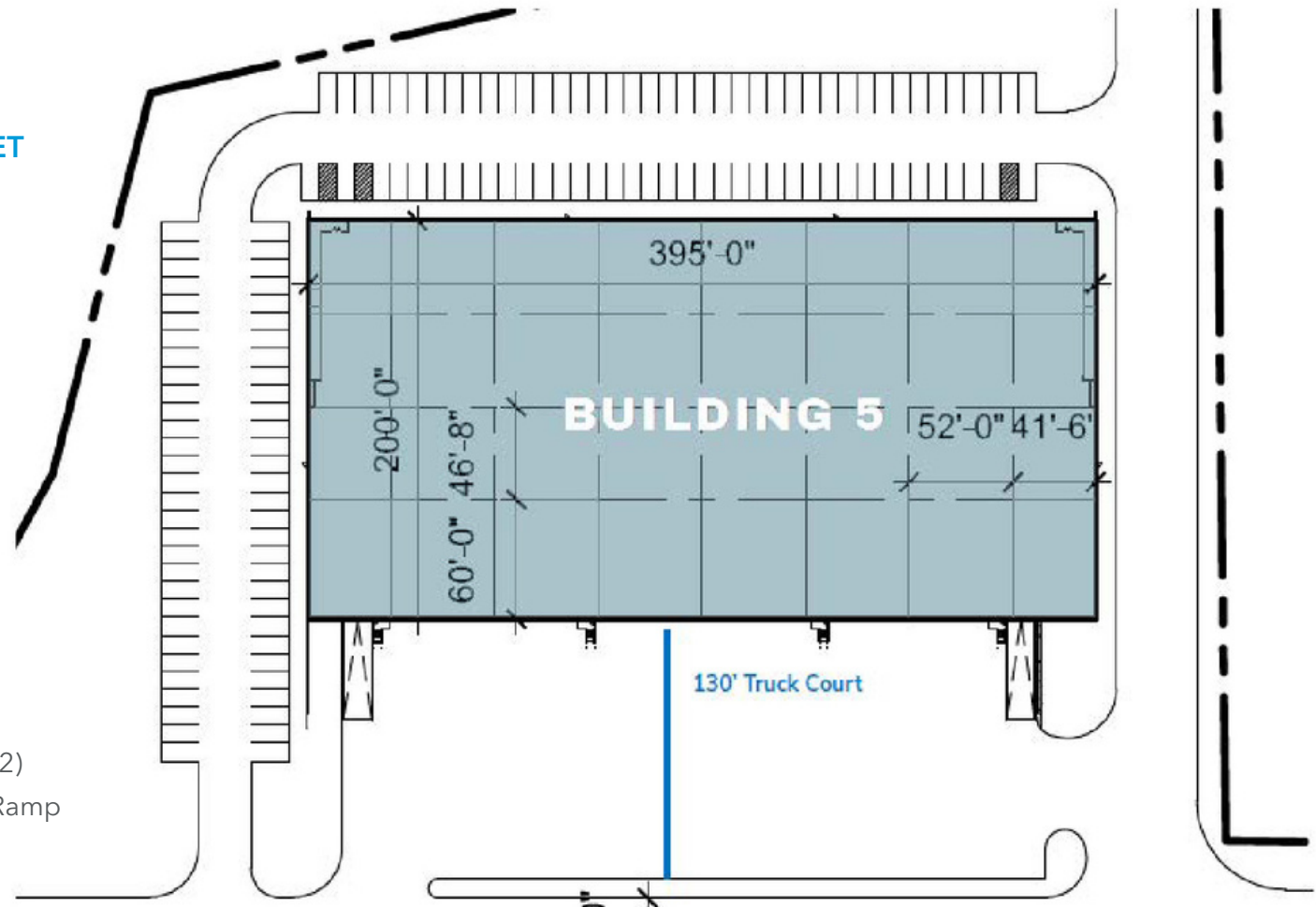
- 1.78/1,000 SF Parking
- Ratio 138 Car Spaces

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



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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.