

PHASE II
BUILDINGS 3-5
FULLY DELIVERED


WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,800 - 148,685 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.



PHASE I - FULLY LEASED

Building 1:
90,000 SF

Building 2:
89,988 SF

PHASE II
Building 3:
16,803 SF
AVAILABLE

Building 4:
115,080 SF
AVAILABLE

Building 5:
FULLY LEASED
117,936 SF



BUILDING 3: 82,077 SF
2.2/1,000 PARKING RATIO
548' X 150' BUILDING DIMENSIONS
+/-32' CLEAR HEIGHT
END CAP BAYS - 7,436 SF
TYPICAL BAYS - 8,400 SF

BUILDING 4: 115,080 SF
1.9/1,000 PARKING RATIO
548' X 210' BUILDING DIMENSIONS
+/-32' CLEAR HEIGHT
END CAP BAYS - 10,439 SF
TYPICAL BAYS - 11,760 SF



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PHASE II BUILDING 3

BUILDING 3: 82,077 SF

TOTAL AVAILABLE SF: 16,803 SF

DIVISIBLE TO ~16,803 SF

2.2/1,000 PARKING RATIO

548' X 150' BUILDING DIMENSIONS

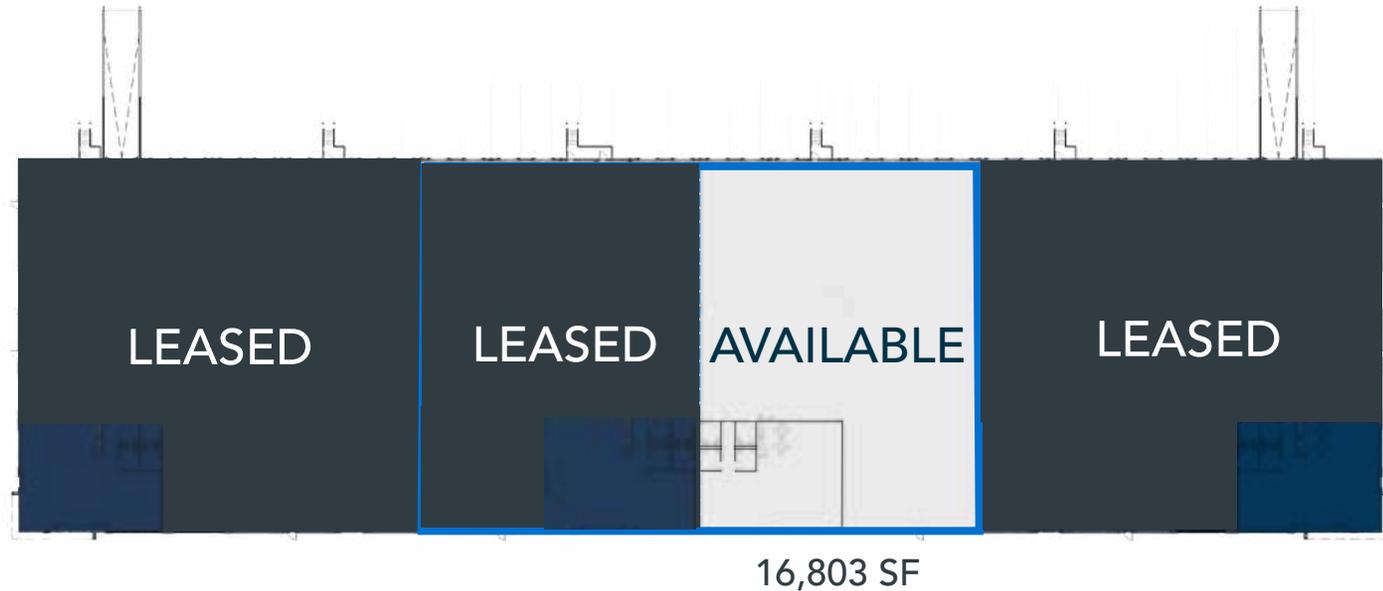
+/-32' CLEAR HEIGHT

END CAP BAYS - 7,436 SF

TYPICAL BAYS - 8,400 SF

LOADING: DOCK HIGH/END CAP RAMPS

SPEC SUITES: +/-2,500 SF



PHASE II BUILDING 4

BUILDING 4: 115,080 SF

DIVISIBLE TO 33,959 SF

1.9/1,000 PARKING RATIO

548' X 210' BUILDING DIMENSIONS

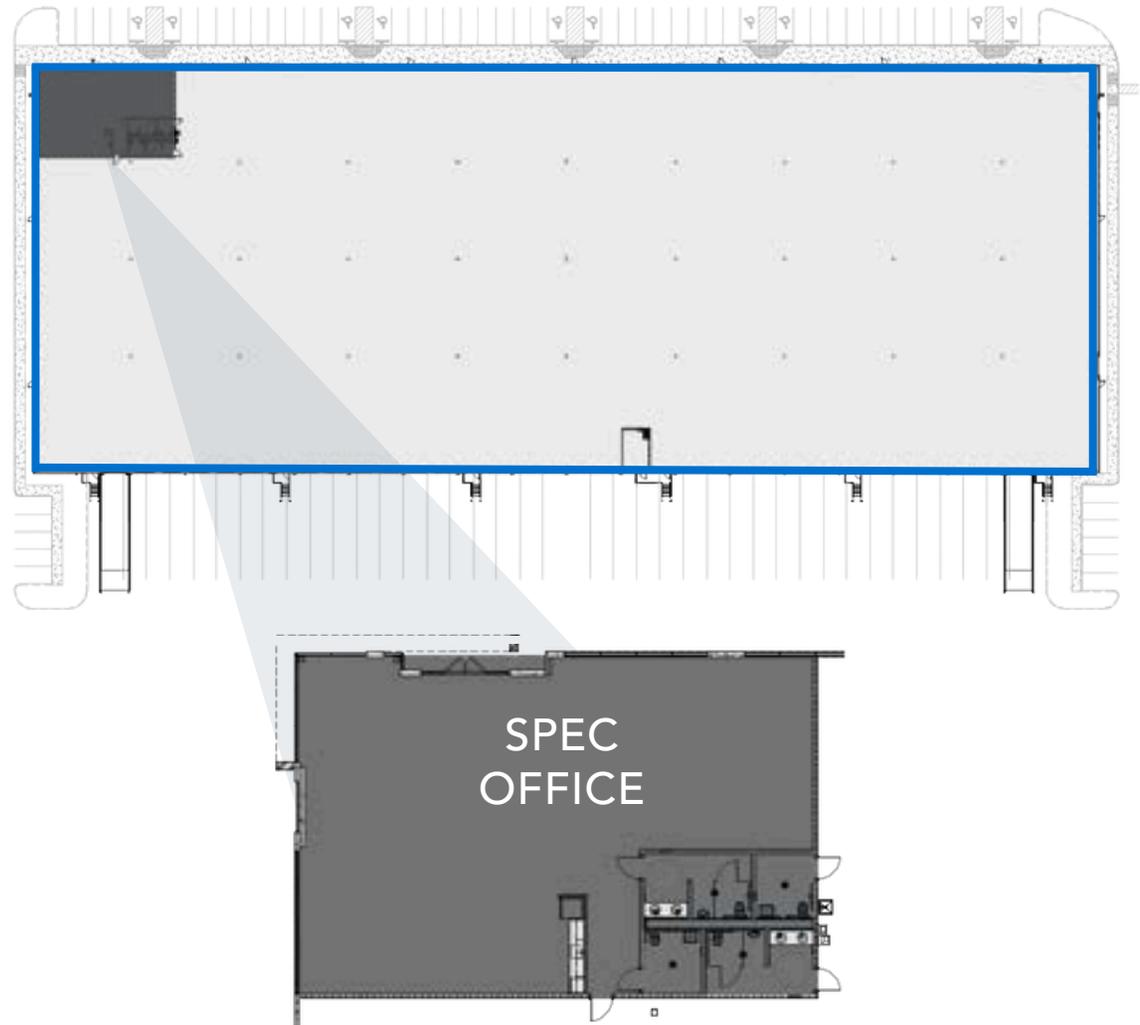
+/-32' CLEAR HEIGHT

END CAP BAYS - 10,439 SF

TYPICAL BAYS - 11,760 SF

LOADING: DOCK HIGH/END CAP RAMPS

SPEC SUITE: +/-3,000 SF



PHASE II BUILDING 5

BUILDING 5: 117,936 SF

DIVISIBLE TO 38,814 SF

2.2/1,000 PARKING RATIO

492' X 240' BUILDING DIMENSIONS

+/-32' CLEAR HEIGHT

END CAP BAYS - 11,934 SF

TYPICAL BAYS - 13,440 SF

LOADING: DOCK HIGH/END CAP RAMPS

TRAILER PARKING - 37 SPACES

SPEC SUITE: +/- 3,000 SF



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WHISPER
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EXIT RAMP TO
I35 FRONTAGE RD

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

FORTUNA RD

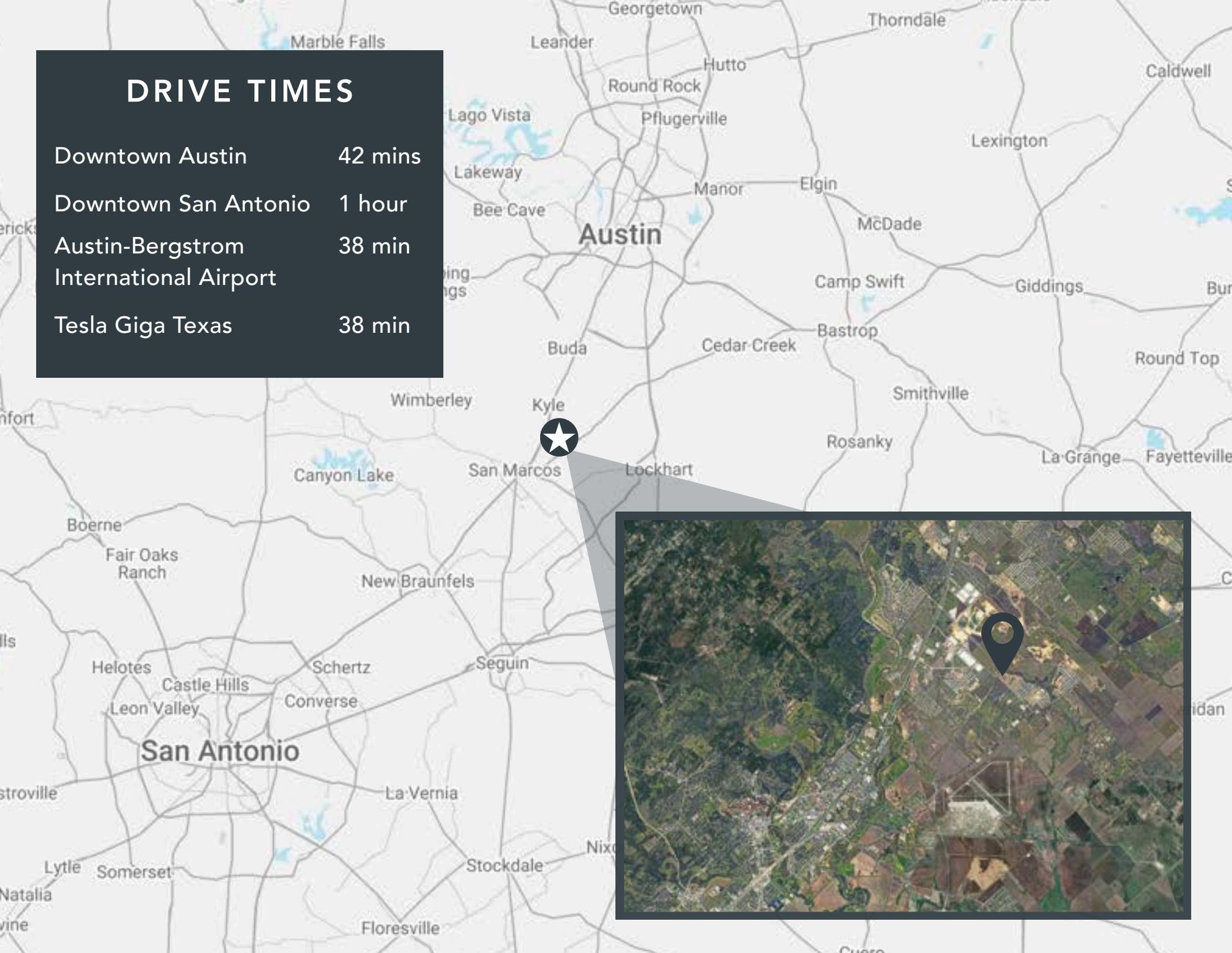
OPPORTUNITY BLVD





DRIVE TIMES

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





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