

AVAILABLE

±18,700 - 957,161 SF

3607 FM 1327 Road, Creedmoor, TX 78610



LEASED BY:



DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:



THE PROJECT

45 LOGISTICS SOUTH

45 Logistics South is a premier **Class A industrial development** in Austin's growing southern submarket, offering unmatched **regional access and modern design** tailored for today's **logistics, distribution, and manufacturing users**.

Located directly off toll road 45/130 and IH-35, the park provides **seamless connectivity** to Austin-Bergstrom International Airport, downtown Austin, San Marcos, and the greater Central Texas corridor. Tenants benefit from highly functional space featuring **ESFR sprinklers, tilt-up concrete construction, ample trailer and car parking, and 20+ dock doors per building to maximize operational efficiency**.

Beyond the park, businesses and employees enjoy access to a wide variety of amenities within a short drive. **In less than 10 minutes, tenants can reach hundreds of retail, dining, and service options in South Austin, Buda, and Kyle**, ensuring convenience for both business operations and workforce needs.

Phase I delivered Buildings 2 and 3 in 2025, with Buildings 1, 4, and 5 now available for Phase II construction or **build-to-suit opportunities**.

Location	3607 FM 1327 Road, Creedmoor, TX 78610
Total Area	± 895,368 SF
Building 1 PHASE II OR BUILD-TO-SUIT	± 91,140 - 501,615 SF
Building 2 PHASE I - COMPLETE	± 188,662 SF
Building 3 PHASE I - COMPLETE	± 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 - 501,615 SF
36' Clear Height
66/1,000 SF Parking Ratio
30-94 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



NEARBY AMENITIES

3607 FM 1327 Road, Creedmoor, TX 78610



DEVELOPMENT DETAILS

BUILDING 1 | Option 1

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- ± 361,987 SF
- Divisible to ±91,140 SF

CLEAR HEIGHT

- ±36' Clear Height

PARKING

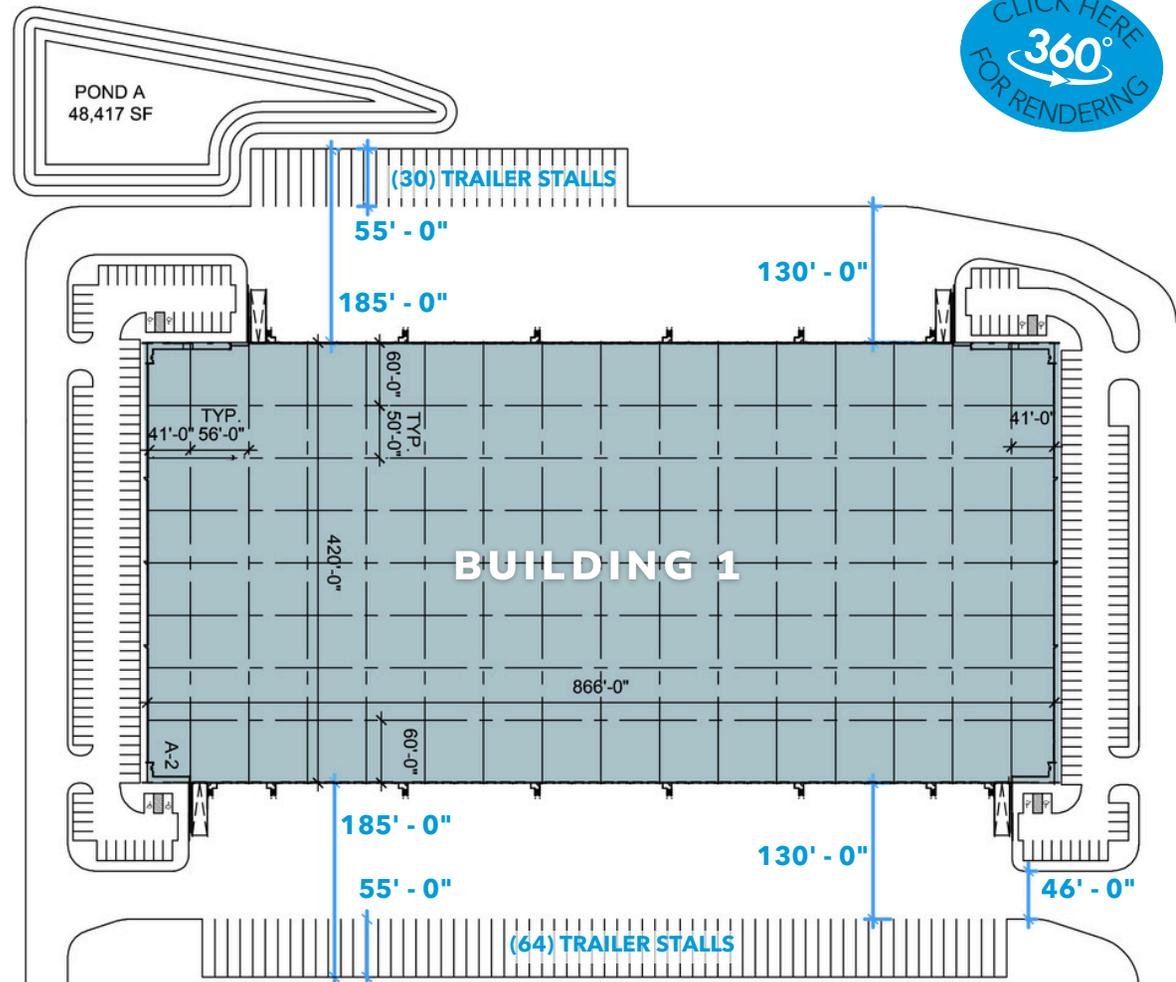
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

BUILDING DEPTH

- 420'

DOCK DOORS

- (100) 9'x10' OHD Doors
- (4) 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

BUILDING 1 | Option 2 - Built-to-Suit

PROPOSED SQUARE FEET

- ±501,615 SF

CLEAR HEIGHT

- ±36' Clear Height

PARKING

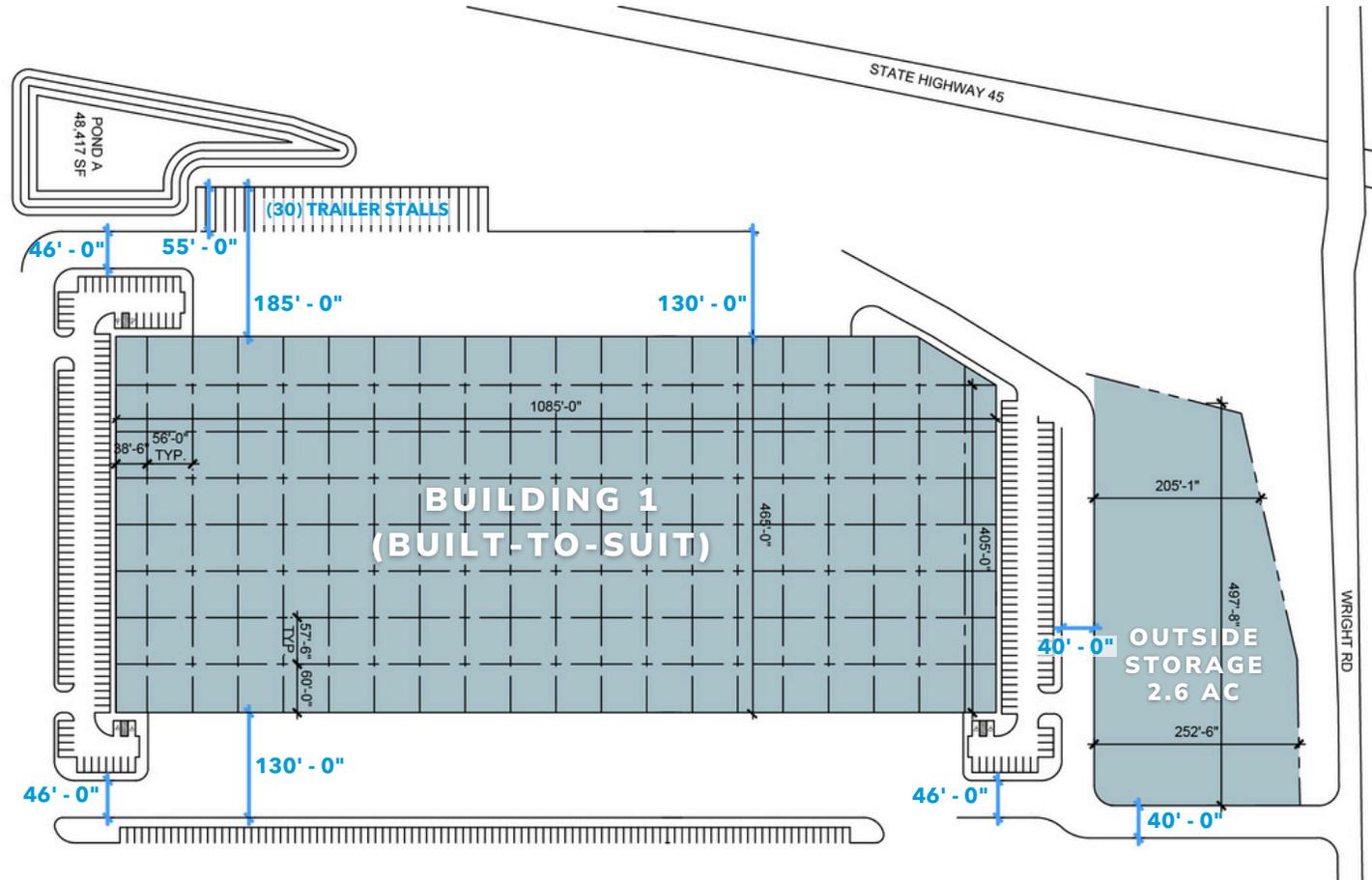
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

BUILDING DEPTH

- 420'

DOCK DOORS

- (100) 9'x10' OHD Doors
- (4) 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

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

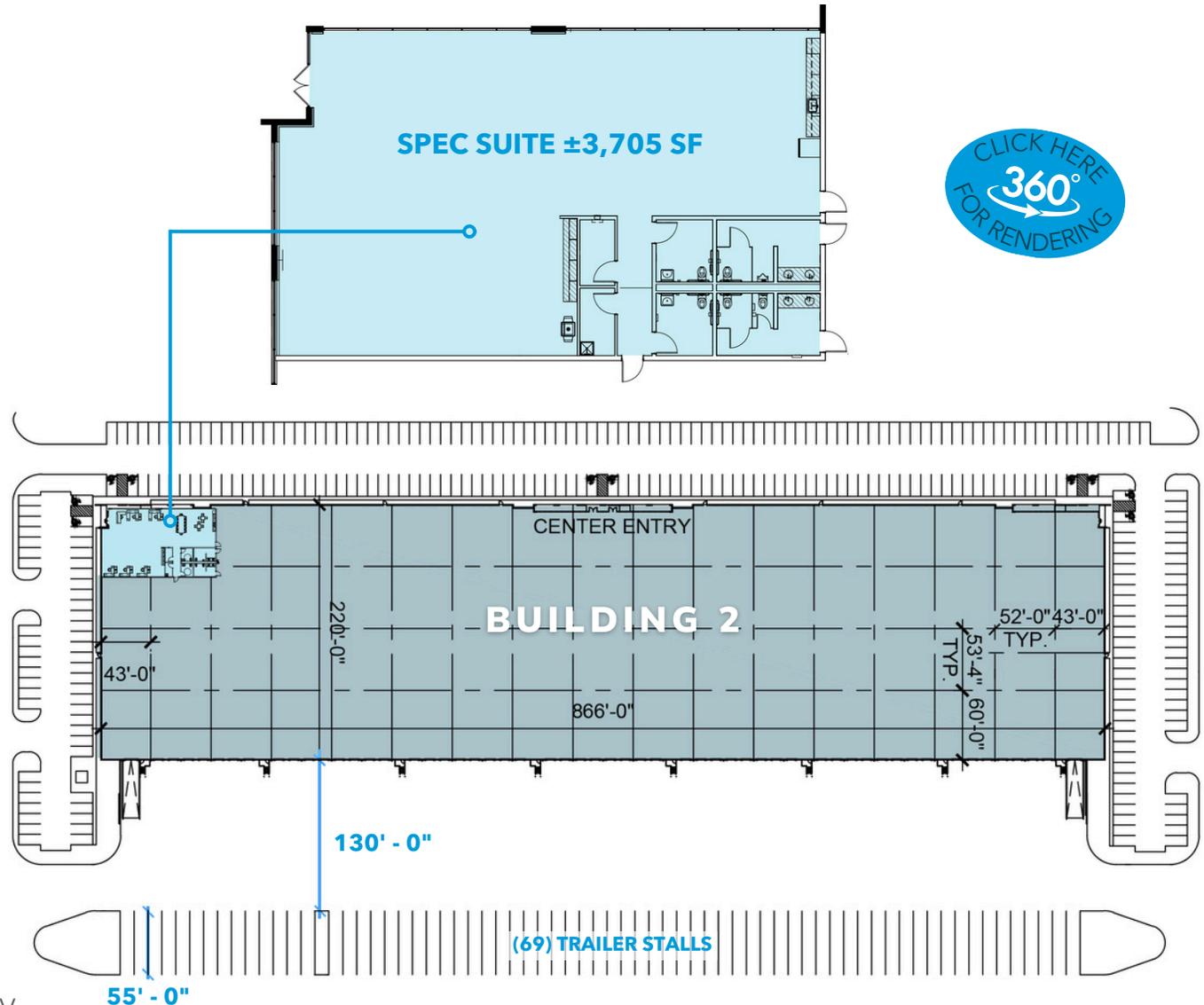
- 220'

DOCK DOORS

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

ELECTRICAL

- 3000 AMP Service, 3 phase, 480 V



DEVELOPMENT DETAILS

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

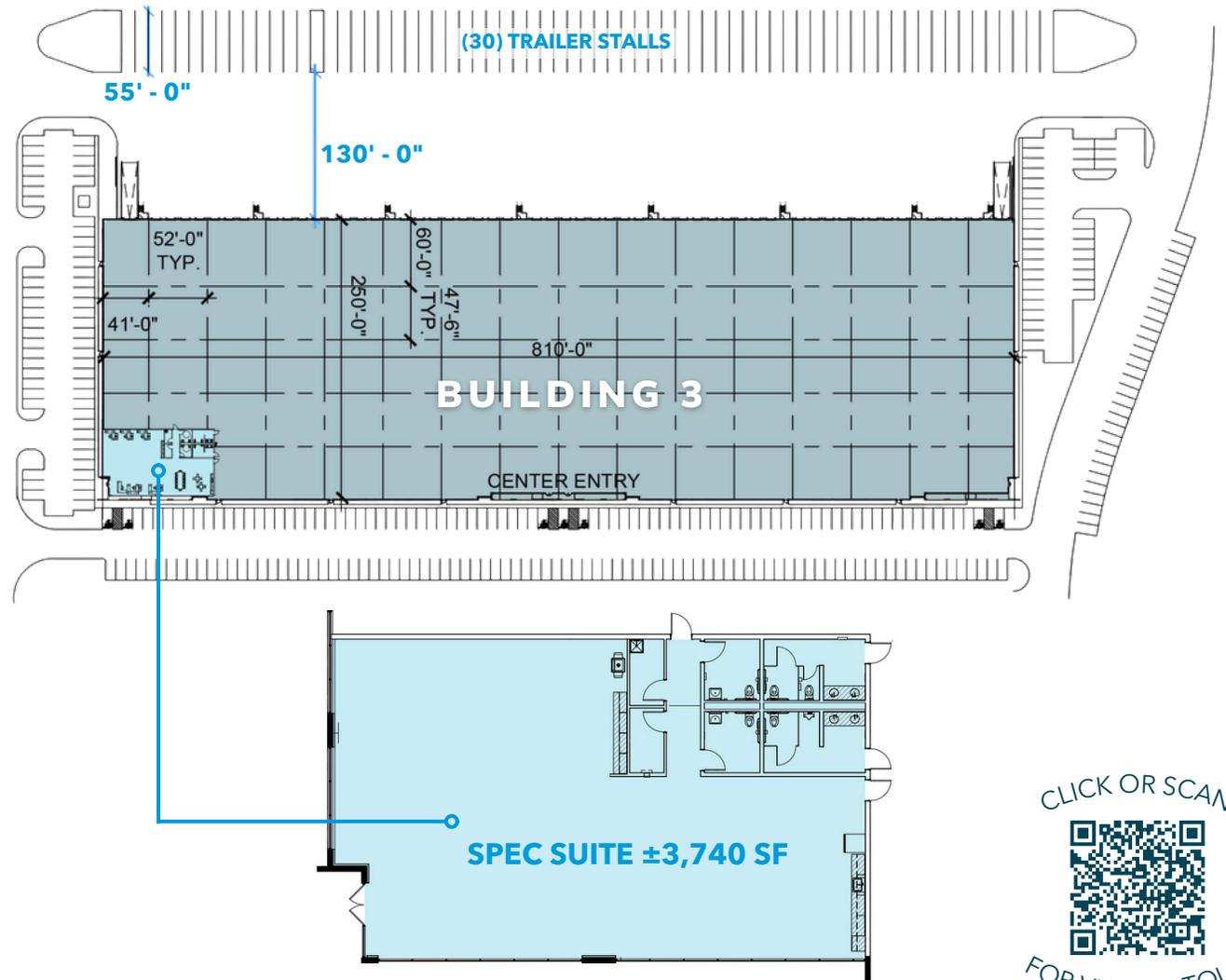
- 250'

DOCK DOORS

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

ELECTRICAL

- 4000 AMP Service, 3 phase, 480 V



DEVELOPMENT DETAILS

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

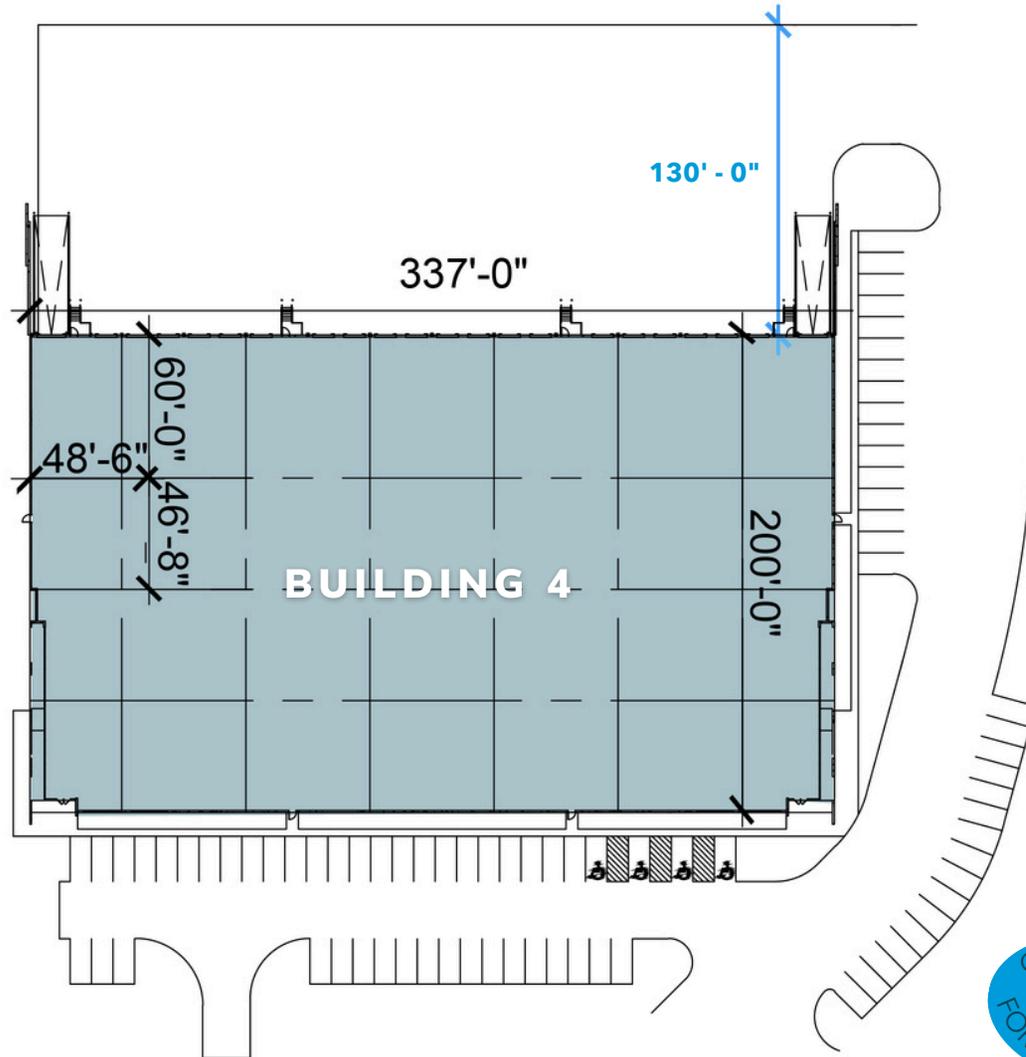
- 1.23/1,000 SF Parking Ratio
- 82 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

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



DEVELOPMENT DETAILS

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

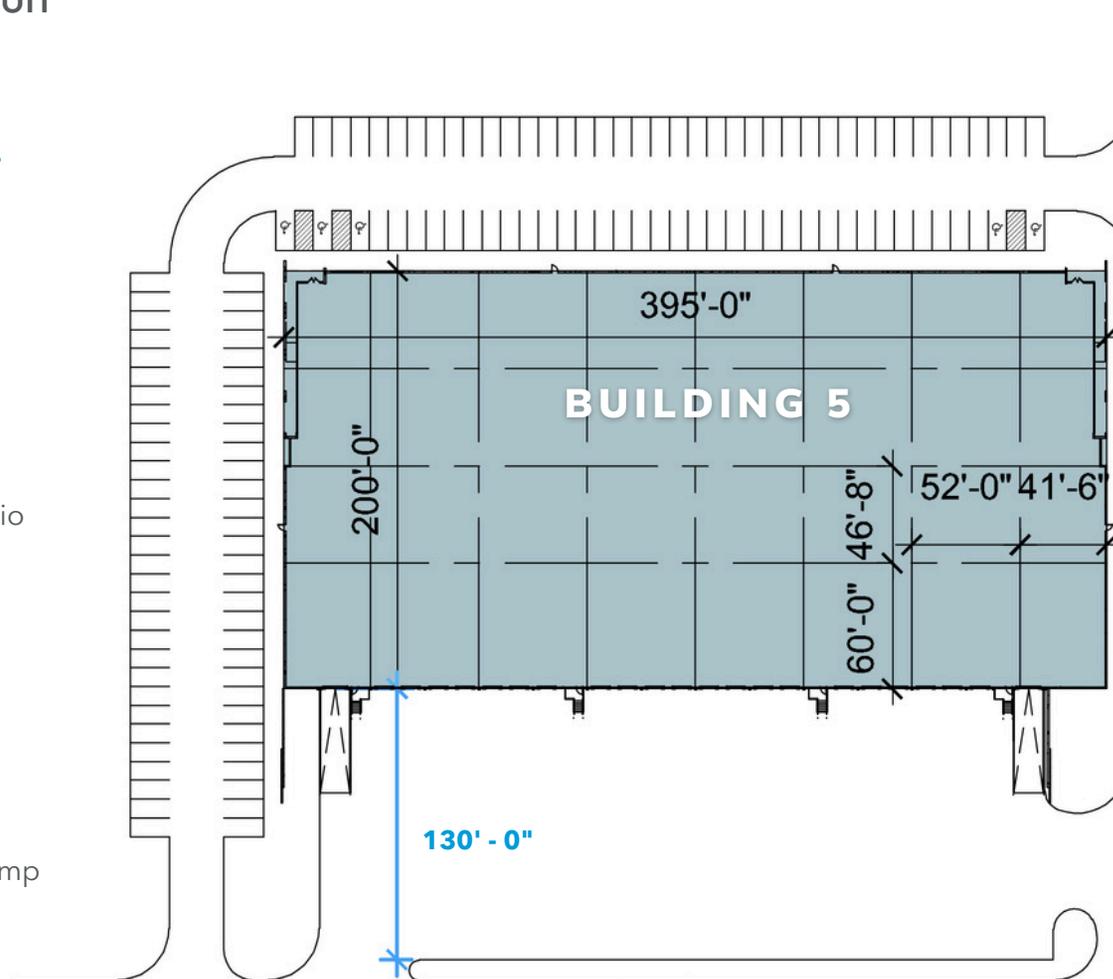
- 1.78/1,000 SF Parking Ratio
- 138 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

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

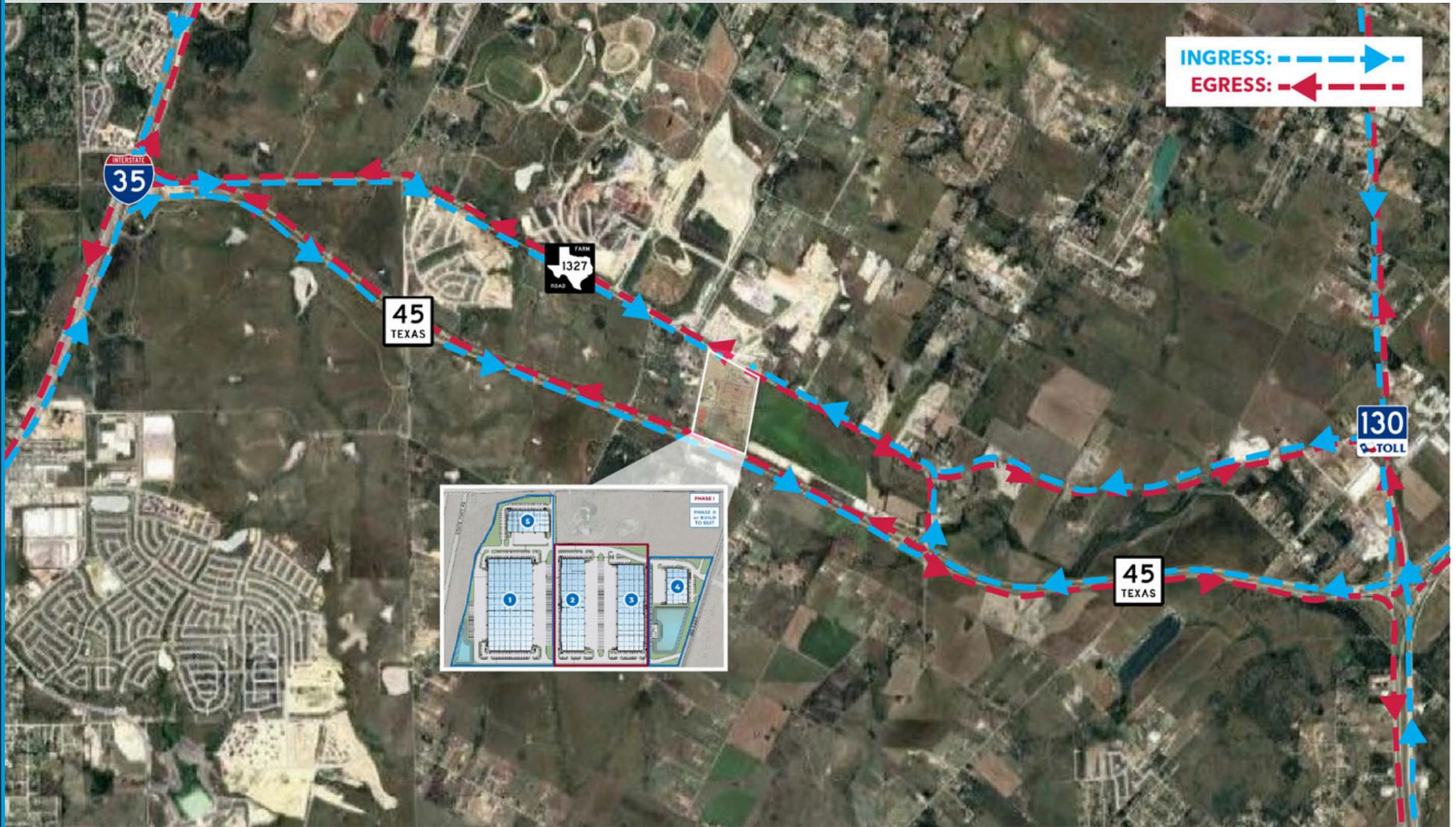


3607 FM 1327 Road, Creedmoor, TX 78610



ACCESS MAP

3607 FM 1327 Road, Creedmoor, TX 78610





DEUTSCHE FINANCE GROUP



MARCH
CAPITAL
MANAGEMENT



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

Associate
214.673.3841
alevy@lee-associates.com

SCAN FOR



360 TOUR

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.