


WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,803 - 131,883 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

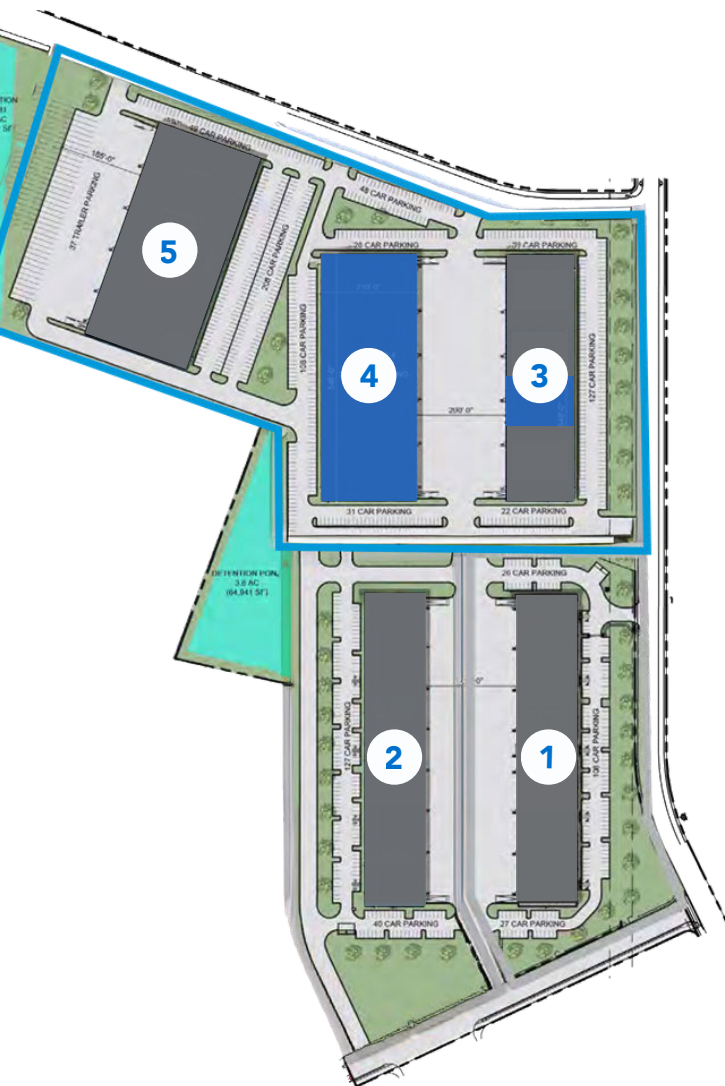
GREYSTAR™

 **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
115,080 SF

BUILDING 5:
FULLY LEASED
117,936 SF



BUILDING 3: 16,803 SF

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

DIVISIBLE TO 33,959 SF

3,400 SF SPEC SUITE DELIVERED

+/-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

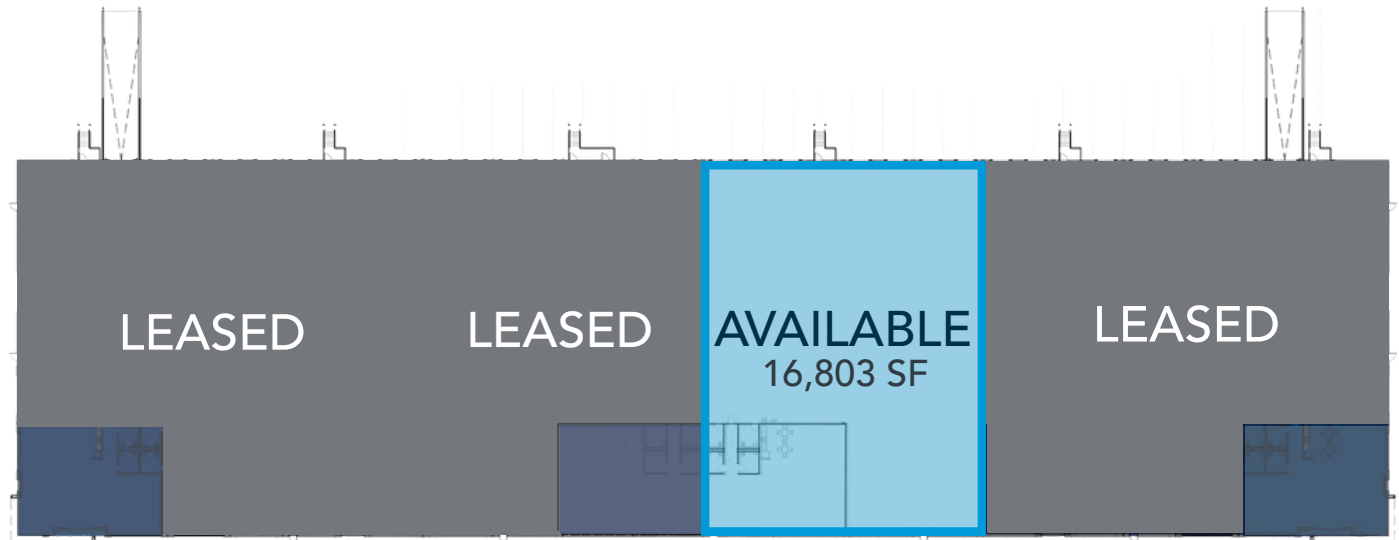
+/-32' CLEAR HEIGHT

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: 115,080 SF

DIVISIBLE TO 33,959 SF

SPEC SUITE: +/-3,400 SF

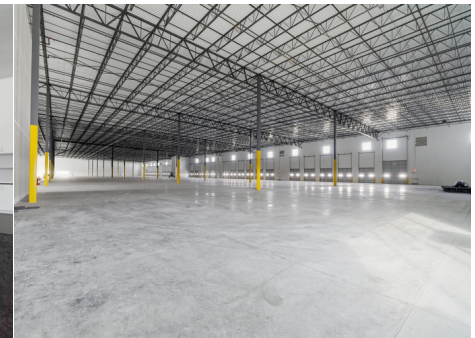
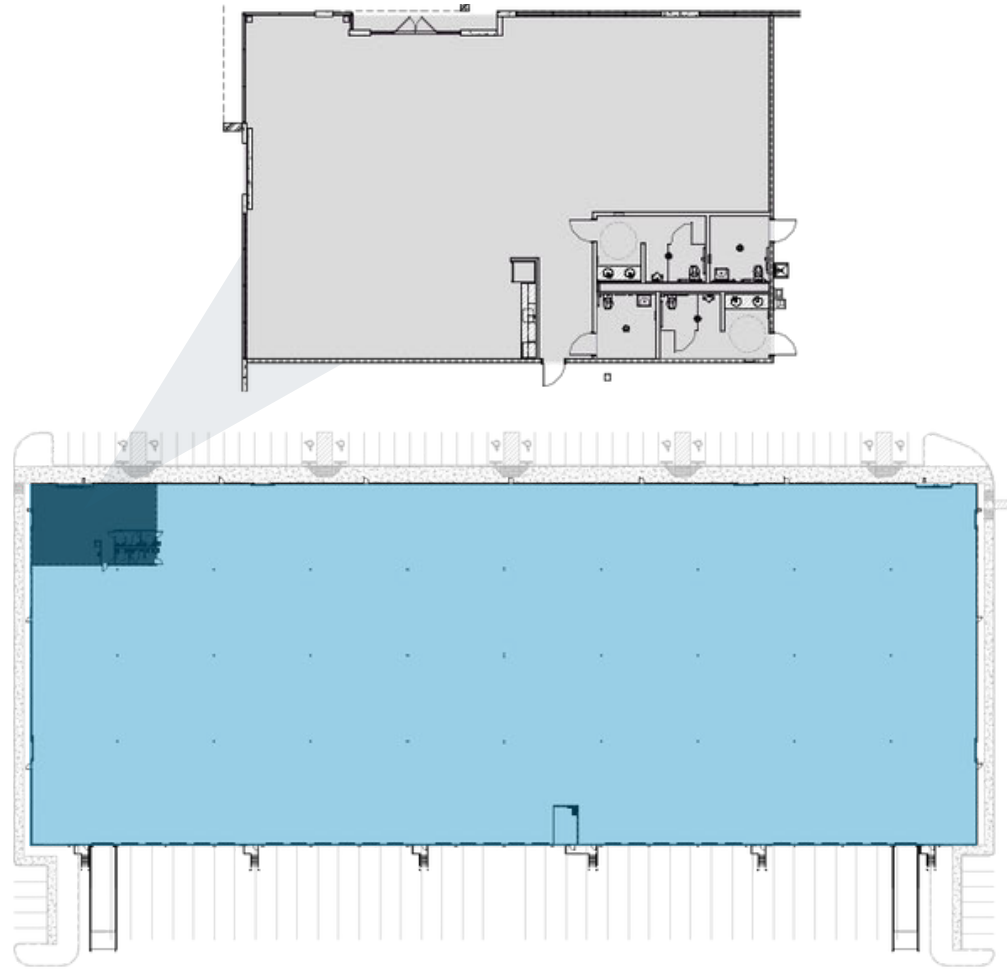
210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

DOCK HIGH/END CAP RAMPS

1.9/1,000 PARKING RATIO





EXIT RAMP TO
I35 FRONTAGE RD

This is an aerial photograph of a highway interchange. A red line traces a path through the map, starting from the bottom left, moving north along a highway, then turning east to follow a road labeled 'FORTUNA RD'. From 'FORTUNA RD', the path turns north to follow a road labeled 'SUSURRO PKWY', and finally turns east to follow a road labeled 'YARRINGTON RD'. Three callout boxes with white dots and arrows point to specific locations: one at the bottom left pointing to the highway, one in the middle left pointing to the highway, and one at the top right pointing to the 'YARRINGTON RD' section. The surrounding area includes residential neighborhoods, commercial buildings, and several ponds.

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

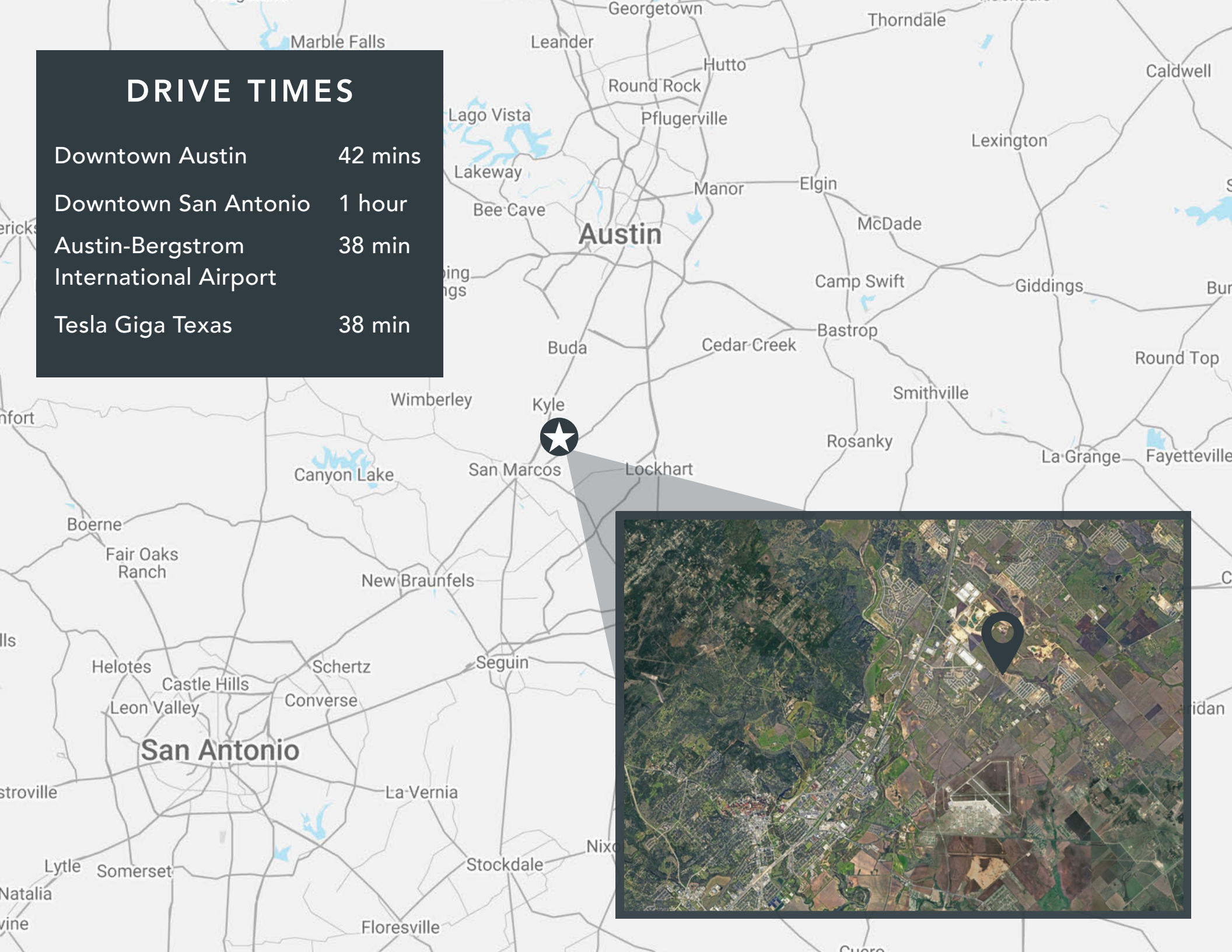
FORTUNA RD

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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