

AVAILABLE

±18,700 - 957,161 SF

3607 FM 1327 Road, Creedmoor, TX 78610



LEASED BY:



COMMERCIAL REAL ESTATE SERVICES



DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:



MARCH  
CAPITAL  
MANAGEMENT

# 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**.

<b>Location</b>	3607 FM 1327 Road, Creedmoor, TX 78610
<b>Total Area</b>	± 895,368 SF
<b>Building 1</b> PHASE II OR BUILD-TO-SUIT	± 91,140 - 501,615 SF
<b>Building 2</b> PHASE I - <b>COMPLETE</b>	± 188,662 SF
<b>Building 3</b> PHASE I - <b>COMPLETE</b>	± 200,642 SF
<b>Building 4</b> PHASE II OR BUILD-TO-SUIT	± 66,282 SF
<b>Building 5</b> 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**

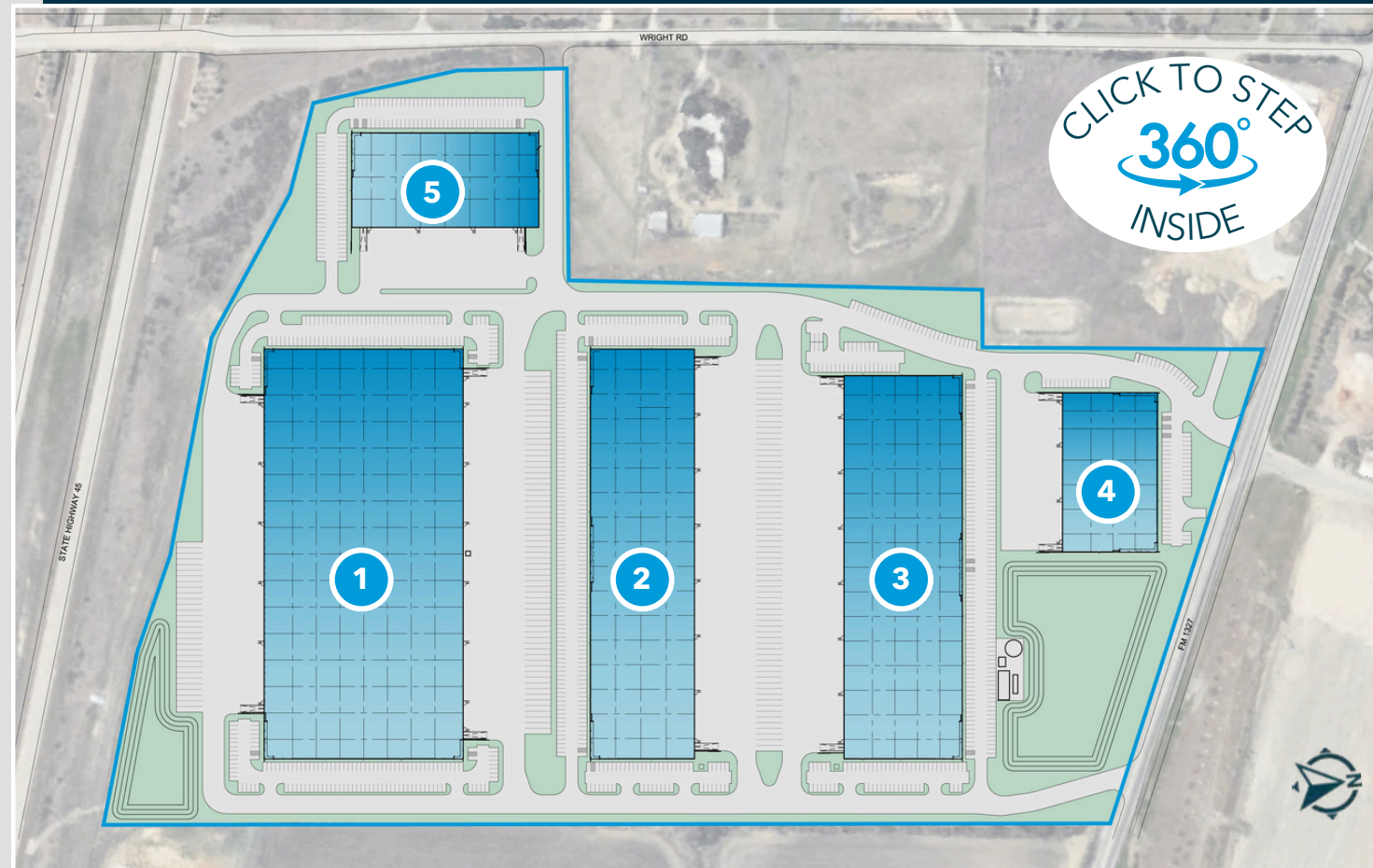
± 200,642 SF  
± 32' Clear Height  
1.47/1,000 SF Parking Ratio

## **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

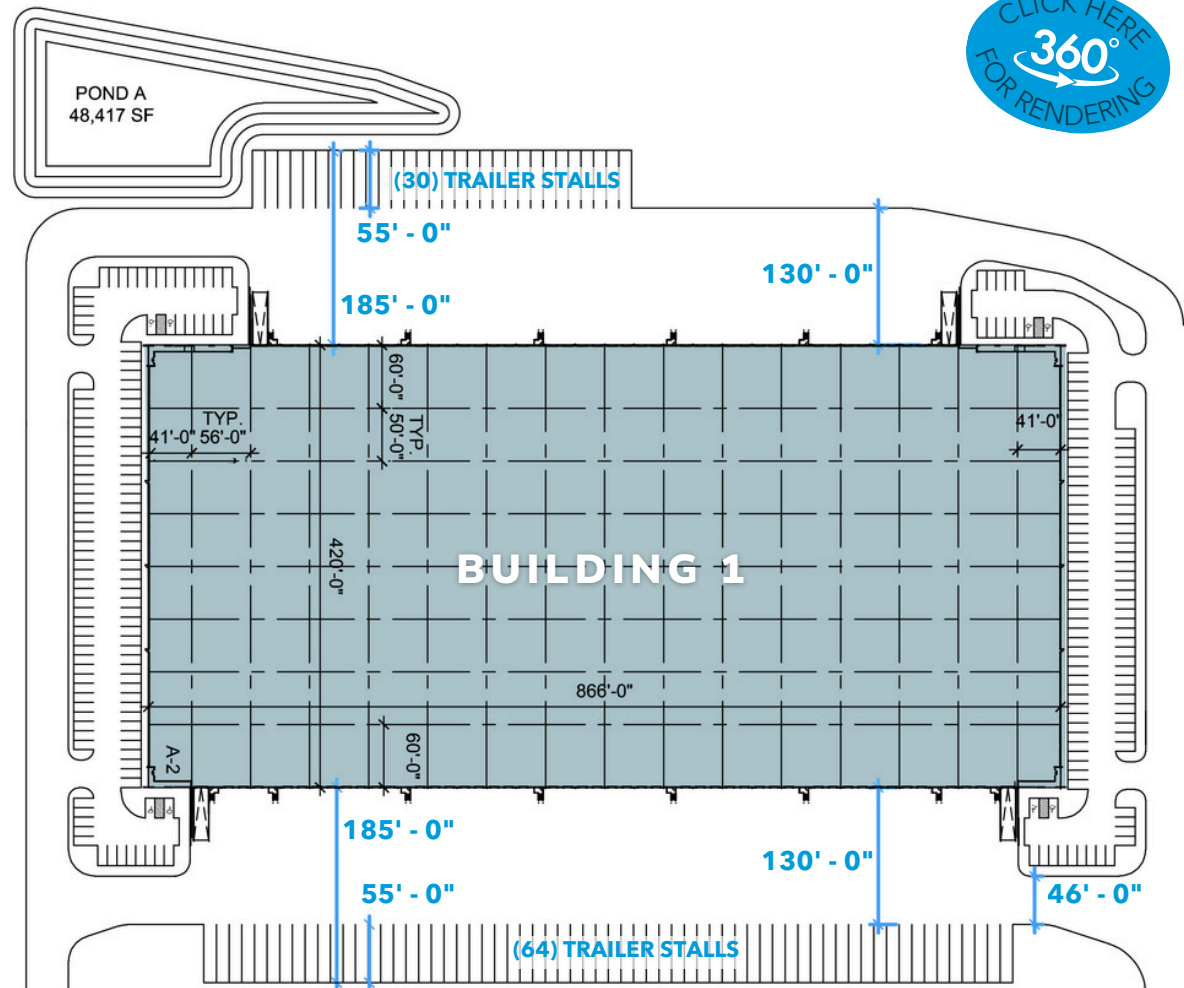
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

### 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

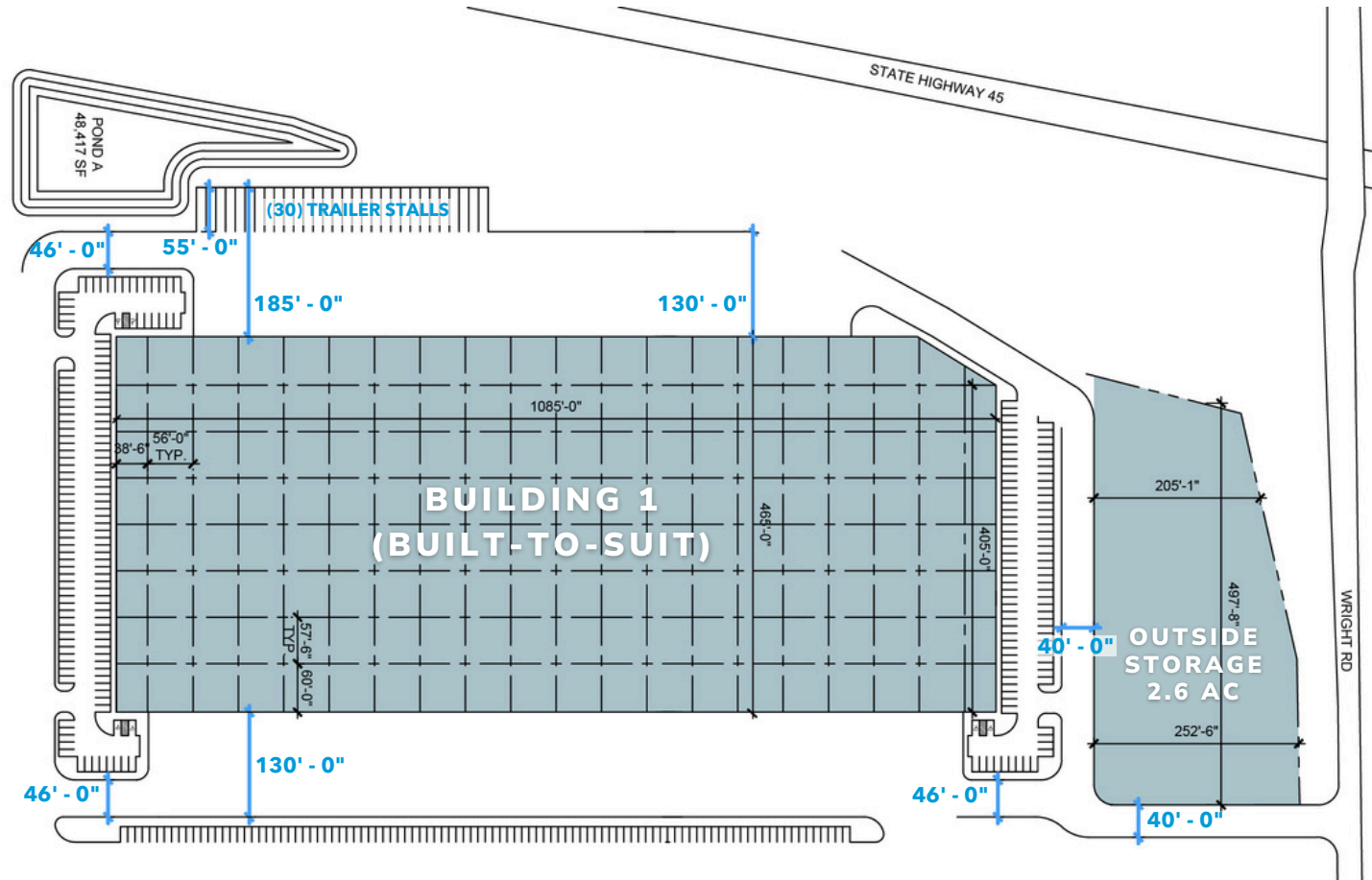
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

### 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

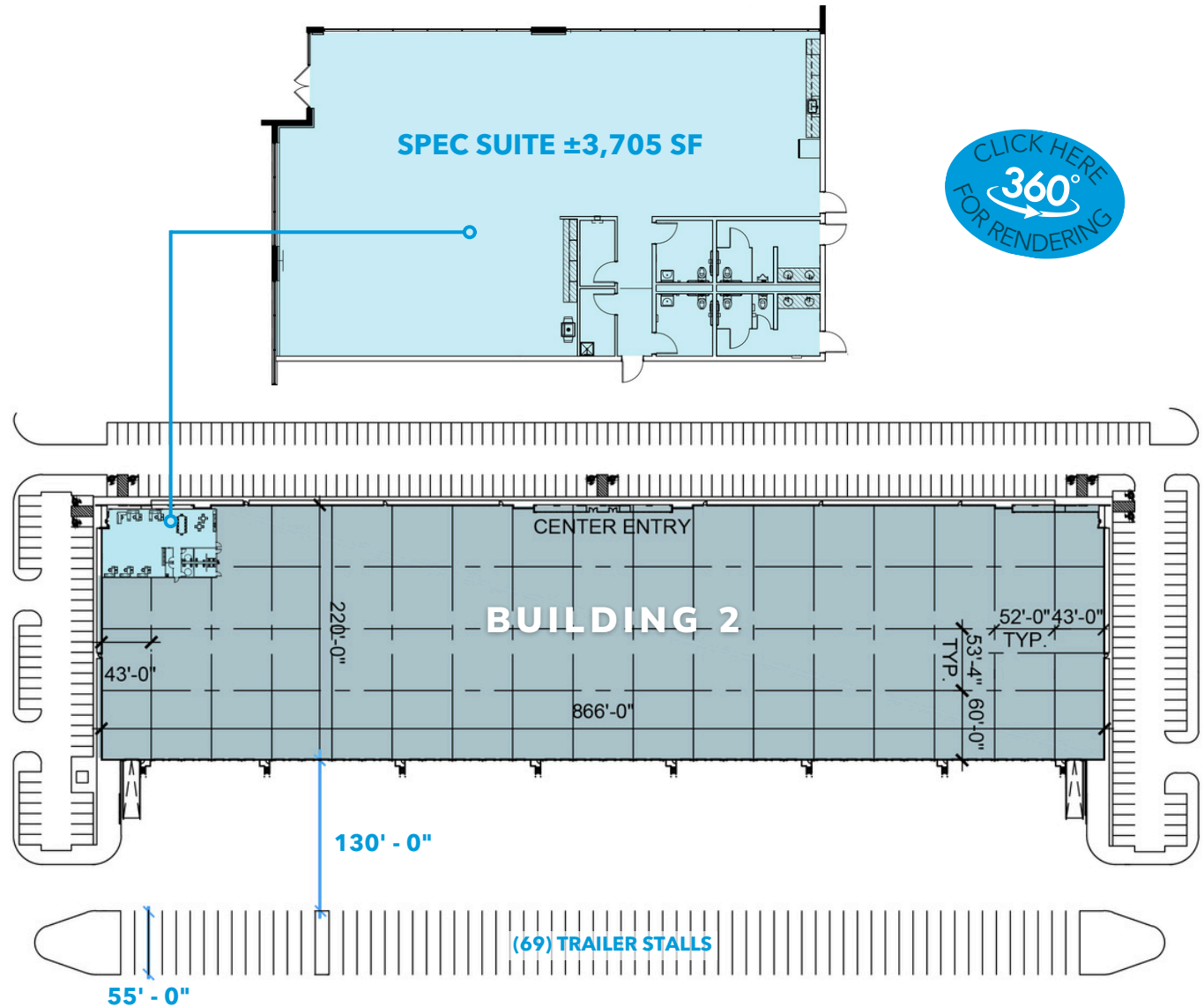
- 220'

### DOCK DOORS

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

### ELECTRICAL

- 2000 KVA Transformer
- 3 Phase, 480V



# 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

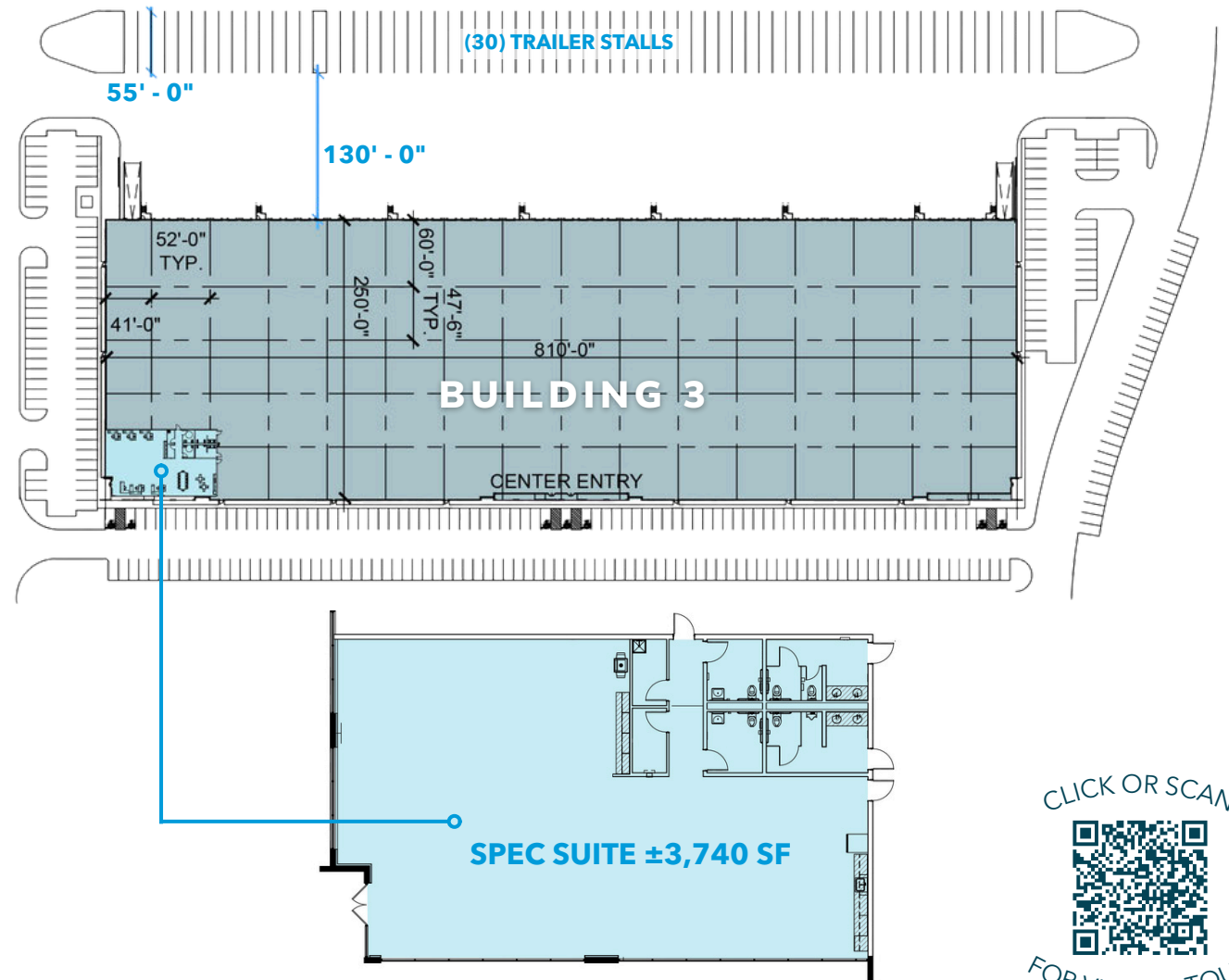
- 250'

### DOCK DOORS

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

### ELECTRICAL

- 2500 KVA Transformer, 3 Phase, 480V



CLICK OR SCAN



FOR VIRTUAL TOUR

# 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

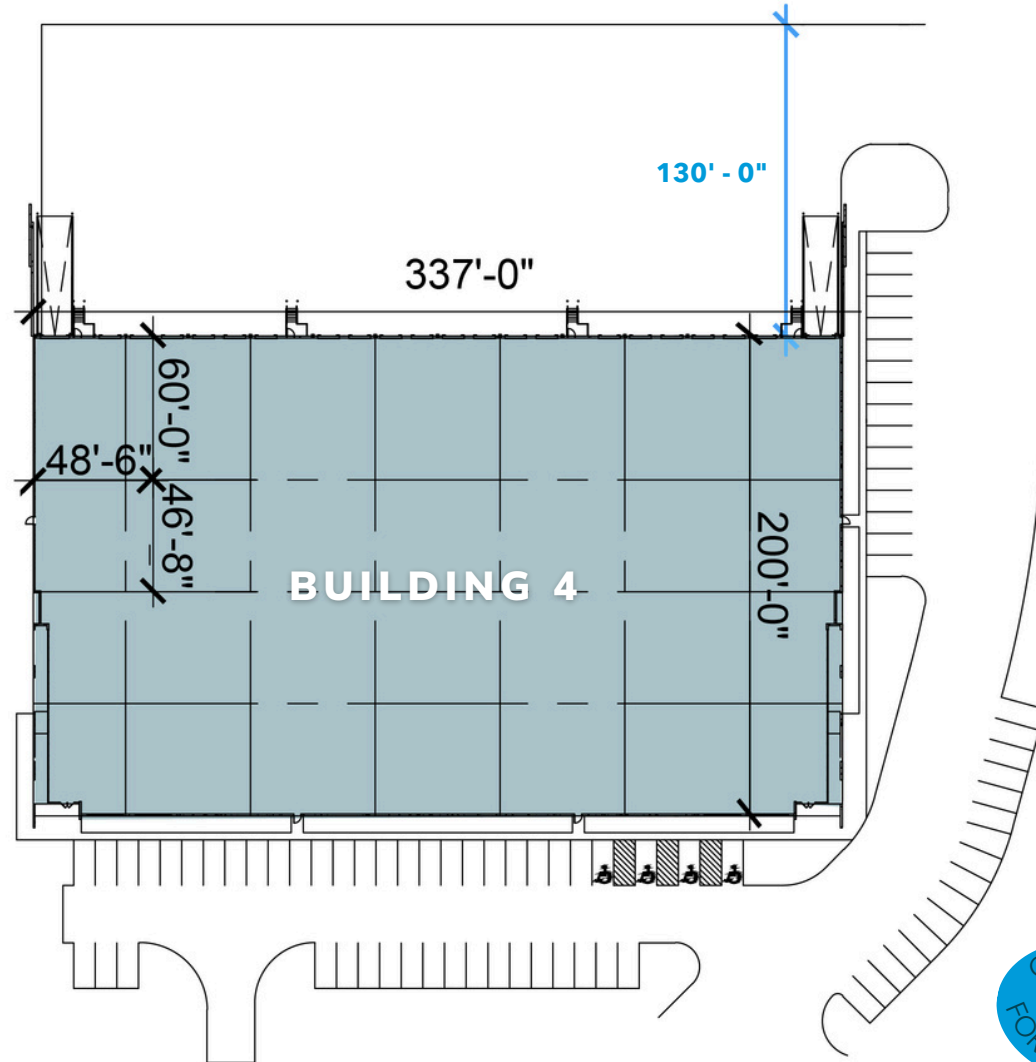
- 1.23/1,000 SF Parking Ratio
- 82 Car Spaces

### 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

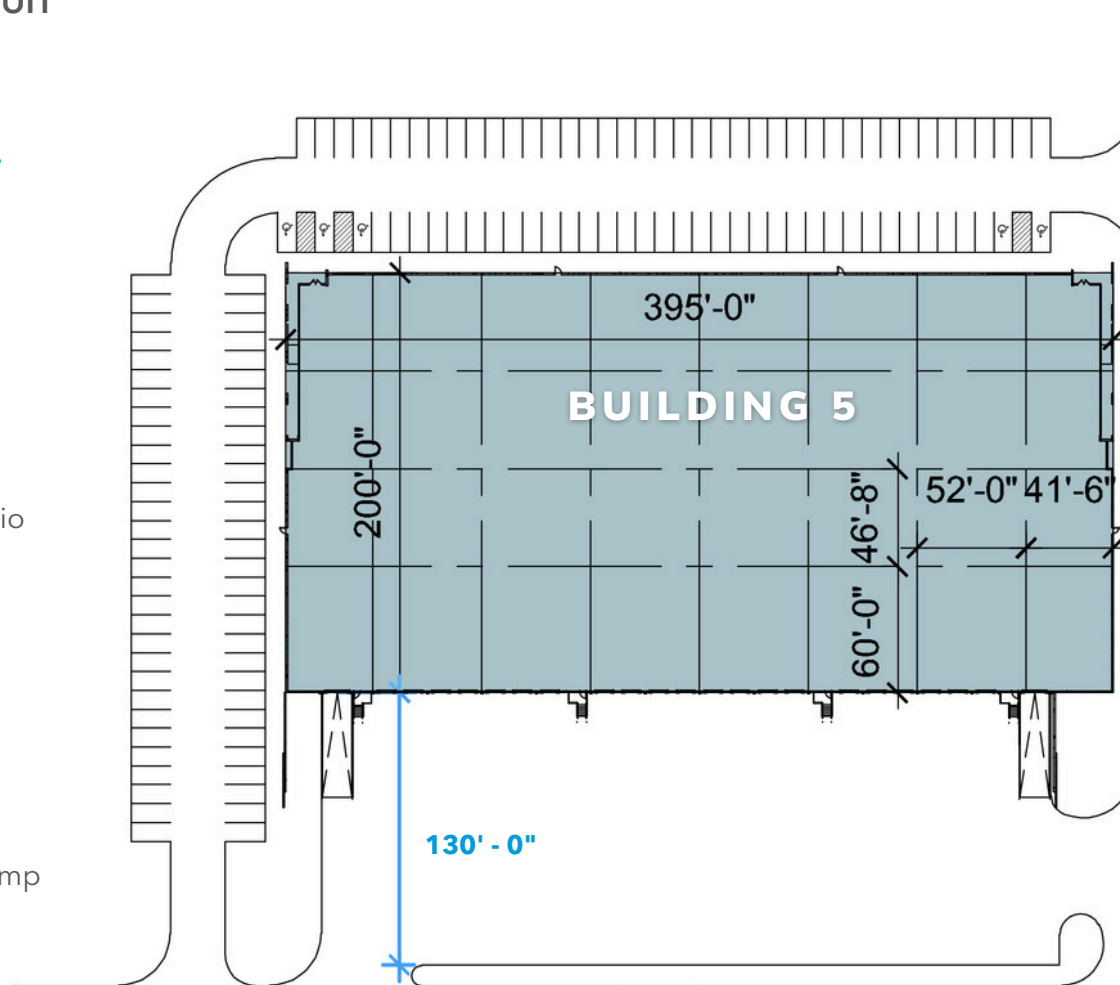
- 1.78/1,000 SF Parking Ratio
- 138 Car Spaces

### BUILDING DEPTH

- 200'

### DOCK DOORS

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

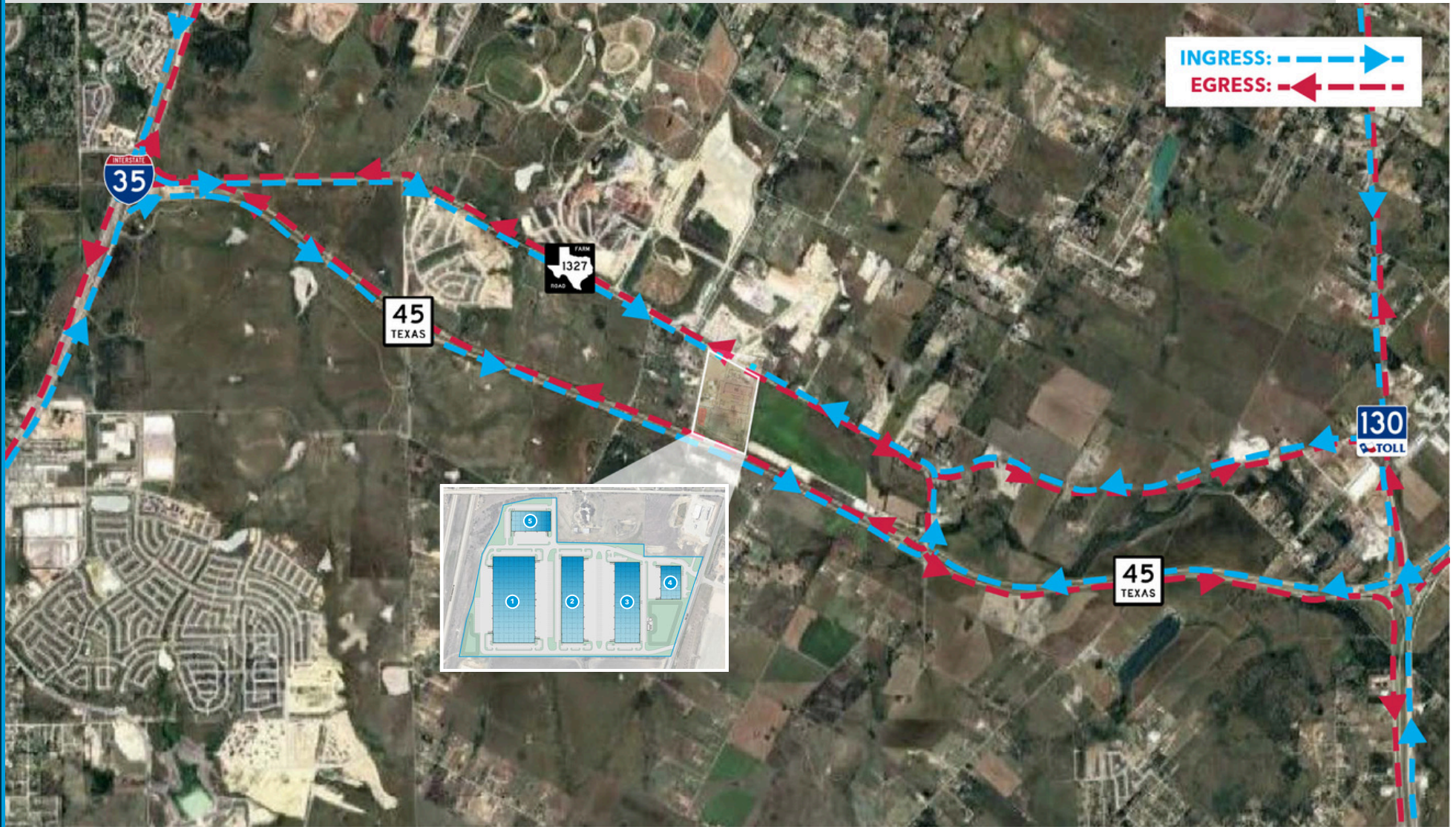


3607 FM 1327 Road, Creedmoor, TX 78610



# ACCESS MAP

3607 FM 1327 Road, Creedmoor, TX 78610





DEUTSCHE FINANCE GROUP



MARCH  
CAPITAL  
MANAGEMENT



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SCAN FOR



360 TOUR

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