

  
WHISPER  
35

**FOR LEASE**

912 Flustern Road  
San Marcos, TX 78666



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

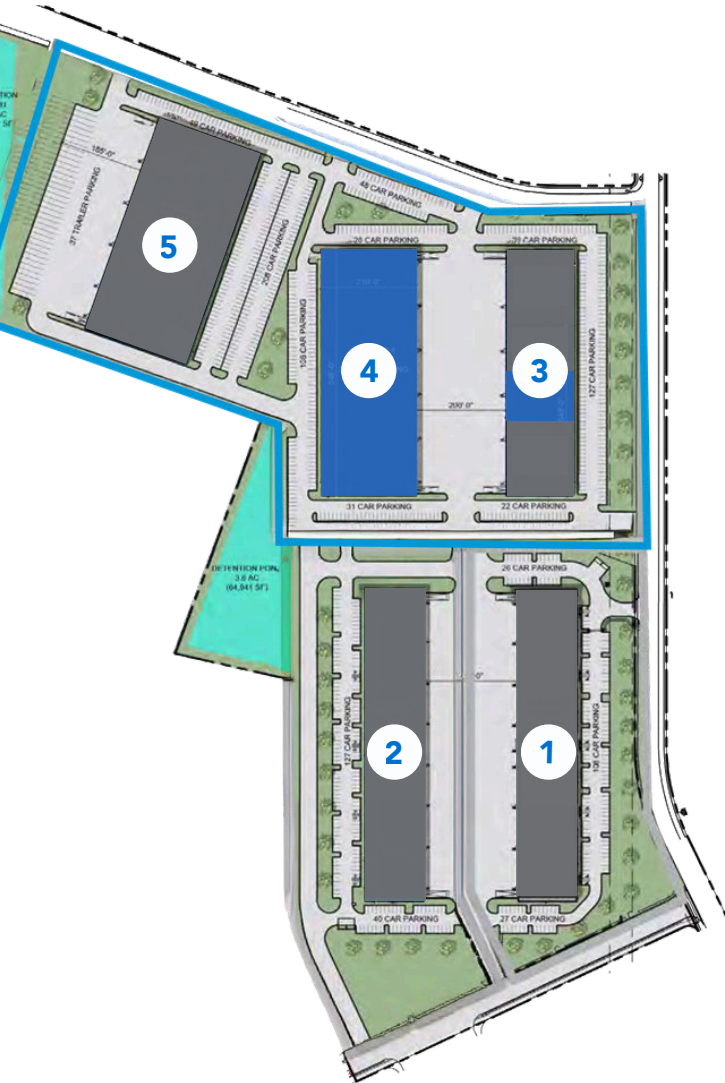
**GREYSTAR™**

 **LEE &  
ASSOCIATES**  
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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

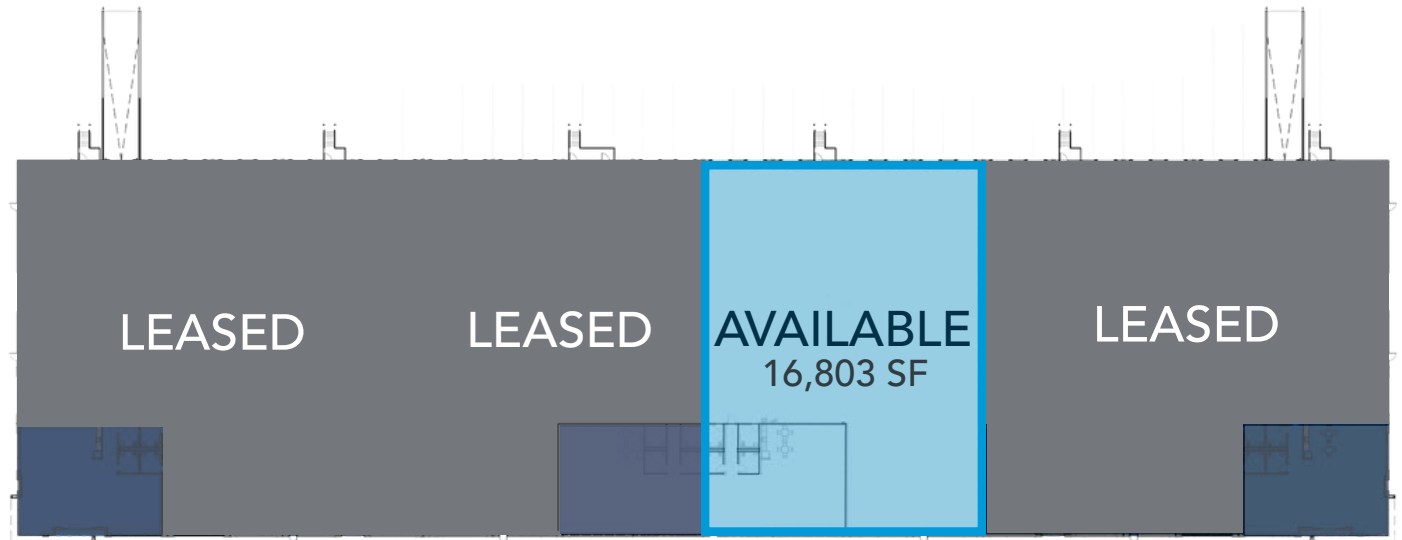
+/-32' CLEAR HEIGHT

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

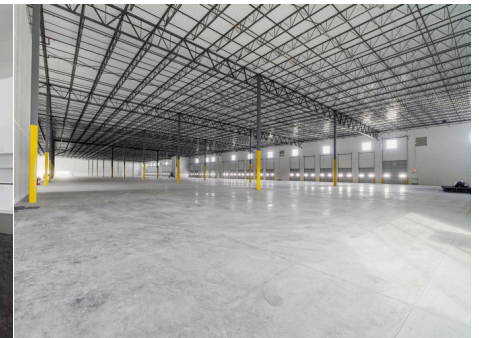
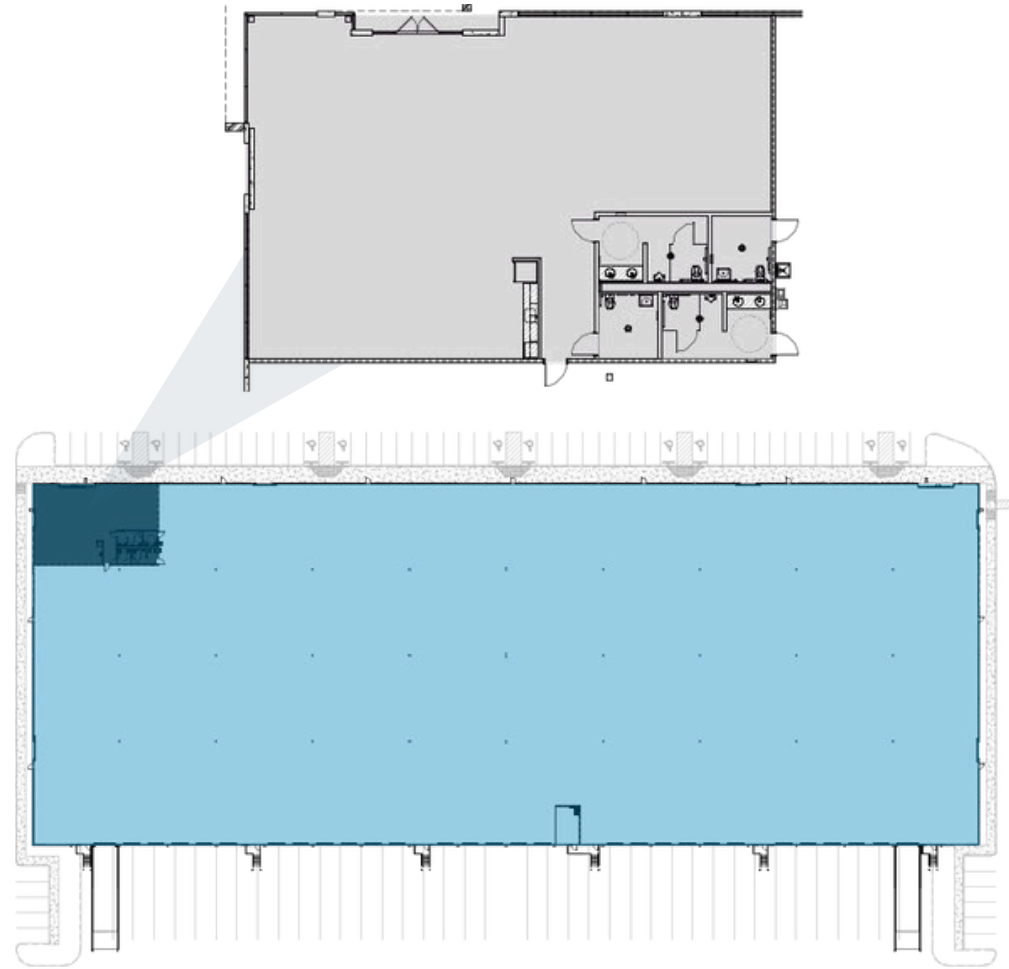
210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

DOCK HIGH/END CAP RAMPS

1.9/1,000 PARKING RATIO



EXIT RAMP TO  
I35 FRONTAGE RD

The image is an aerial photograph of an industrial and residential area. A major highway, I-35, runs vertically through the center. A red line traces a path along the highway, with callout boxes pointing to specific features. Labels for roads include Yarrington Rd, Susurro Pkwy, Fortuna Rd, Opportunity Blvd, and I35 Frontage Rd. A blue line with arrows indicates a specific route along the highway. The area contains several large industrial buildings, parking lots, and some water features.

ON RAMP TO NORTH  
I35 FRONTAGE RD

EXIT RAMP TO I35  
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

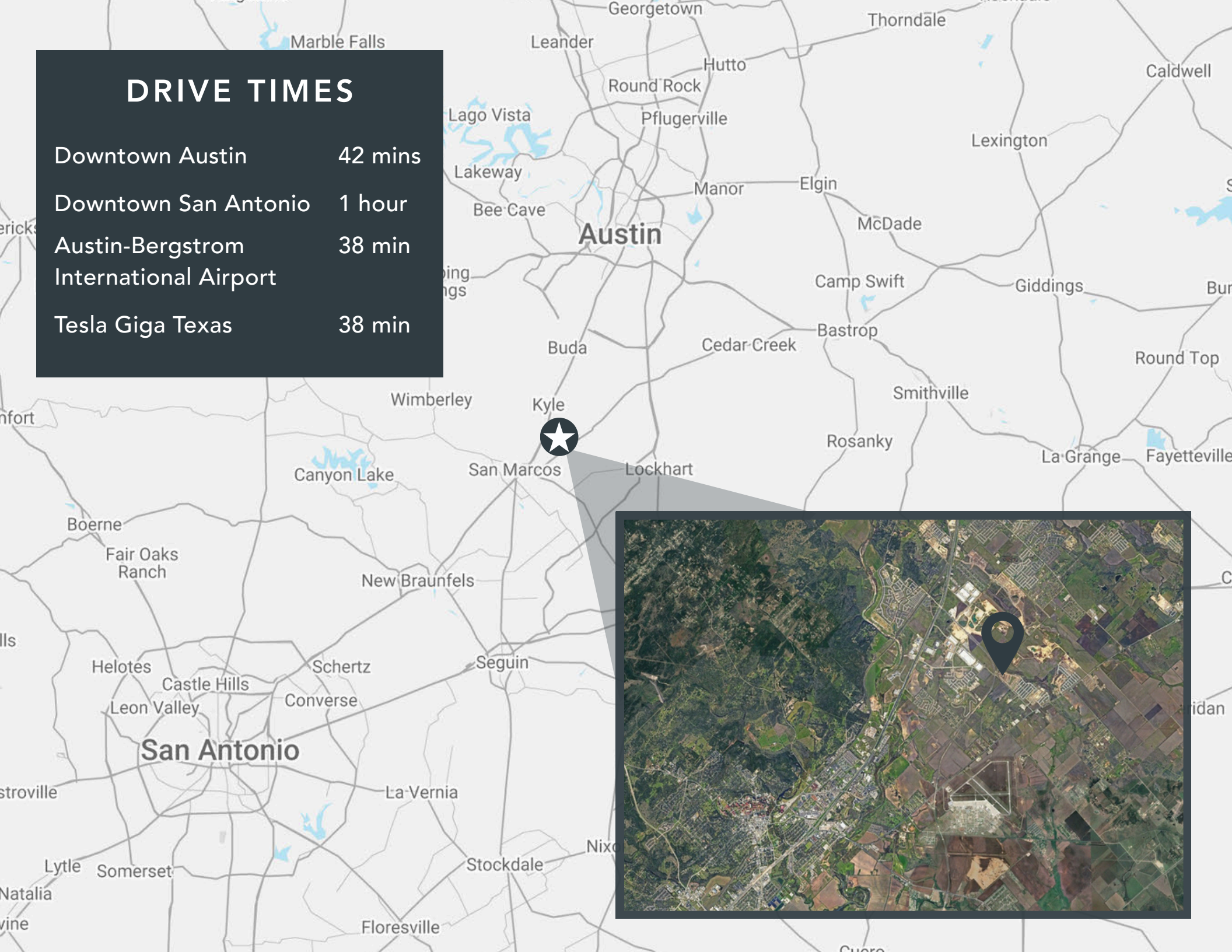
FORTUNA RD

OPPORTUNITY BLVD



# DRIVE TIMES

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





**WHISPER**  
**35**

180

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