AVAILABLE

33,000 - 900,000 SF

3607 FM 1327 Road, Creedmoor, TX 78610

LEASED BY:

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:

MARCH CAPITAL MANAGEMENT

THE PR0JECT

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45 LOGISITICS SOUTH

45 Logistics South is a Class A industrial conveniently located in Austin's southern submarket directly off of toll road 45/130 and IH-35. This new development will contain 5 buildings ranging from approximately 66,000 - 360,000 SF. Each building in phase II is equipped with ESFR sprinklers, tilt-up concrete walls, ample car and trailer parking with 20+ dock doors per building. Buildings 2 & 3 will be delivered in Phase I with buildings 1, 4 & 5 following or available for build-to-suit.

Location	3607 FM 1327 Road, Creedmoor, TX 78610
Total Building Area	+/- 895,368 SF
Building 1 PHASE II OR BUILD TO SUIT	+/- 361,987 SF
Building 2 PHASE I	+/- 188,662 SF
Building 3 PHASE I	+/- 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

Commencement
April 2024

Slabs Poured
July 2024

Walls Tilted
September 2024

Buildings Dried in
February 2025

Phase 1 Delivery
May 2025

DEVELOPMENT DETAILS

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SITE AREA: 2,655,695 SF (60.97 AC)
BUILDING AREA: +/- 895,368 SF

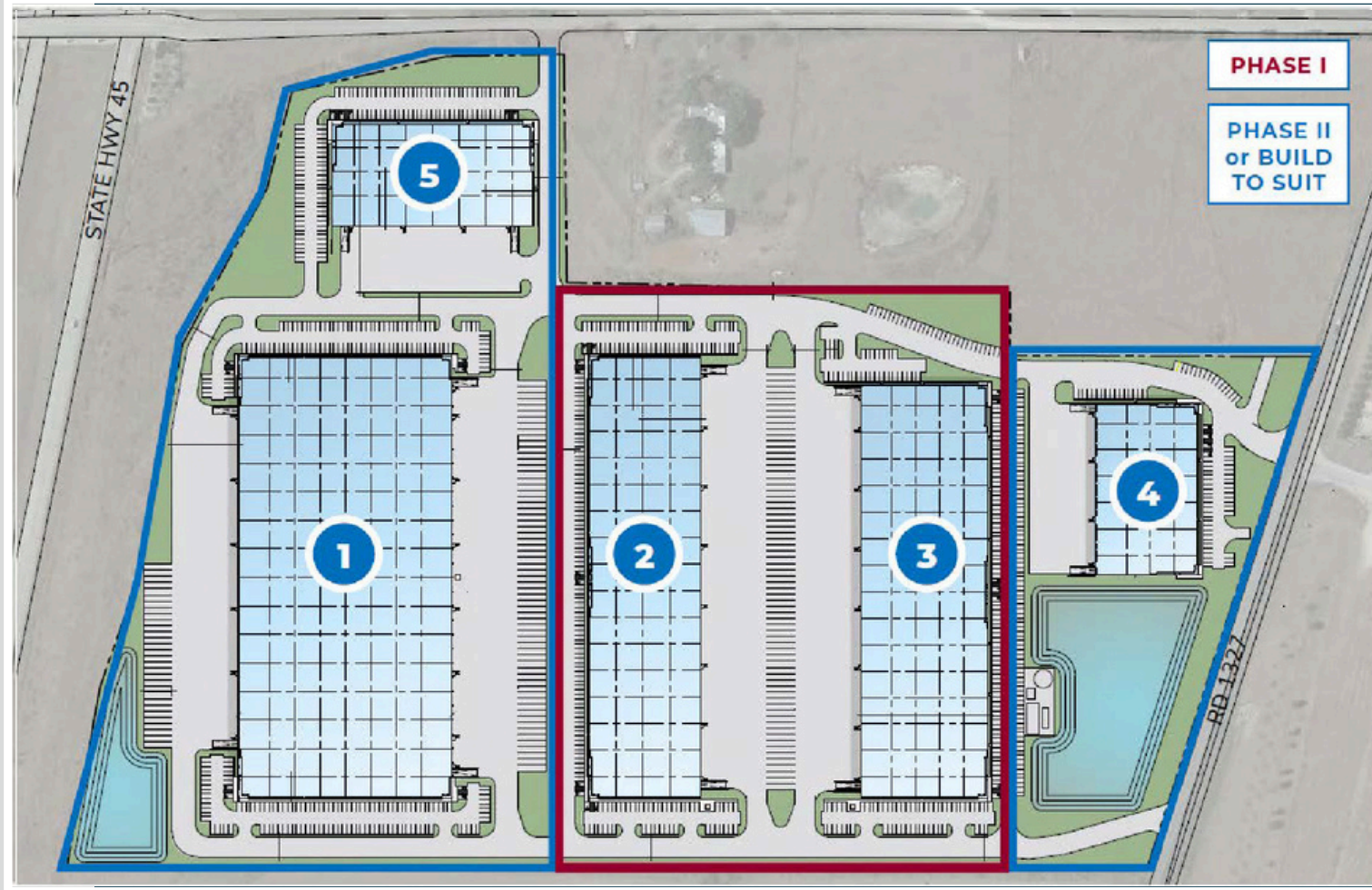
BUILDING 1
+/- 361,987 SF
36' Clear Height
.66/1,000 SF Parking Ratio
94 Trailer Parking Spots

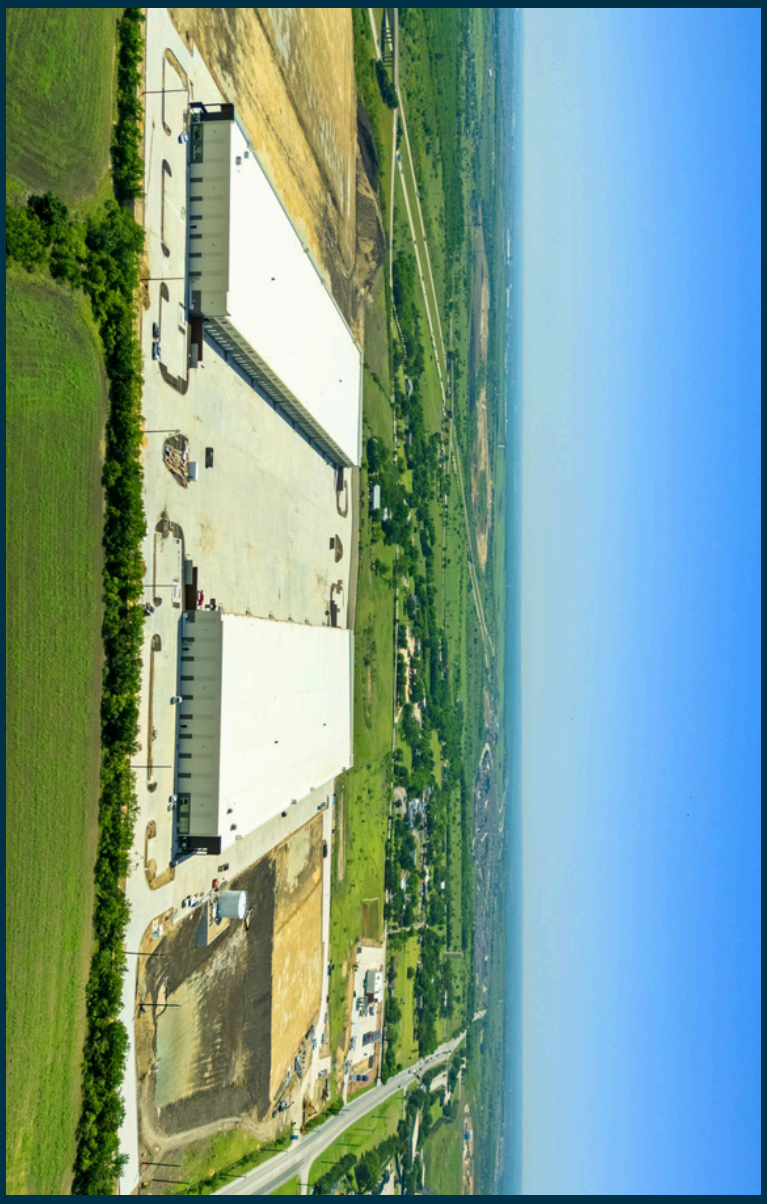
BUILDING 2
+/- 188,622 SF
32' Clear Height
1.63/1,000 SF Parking Ratio

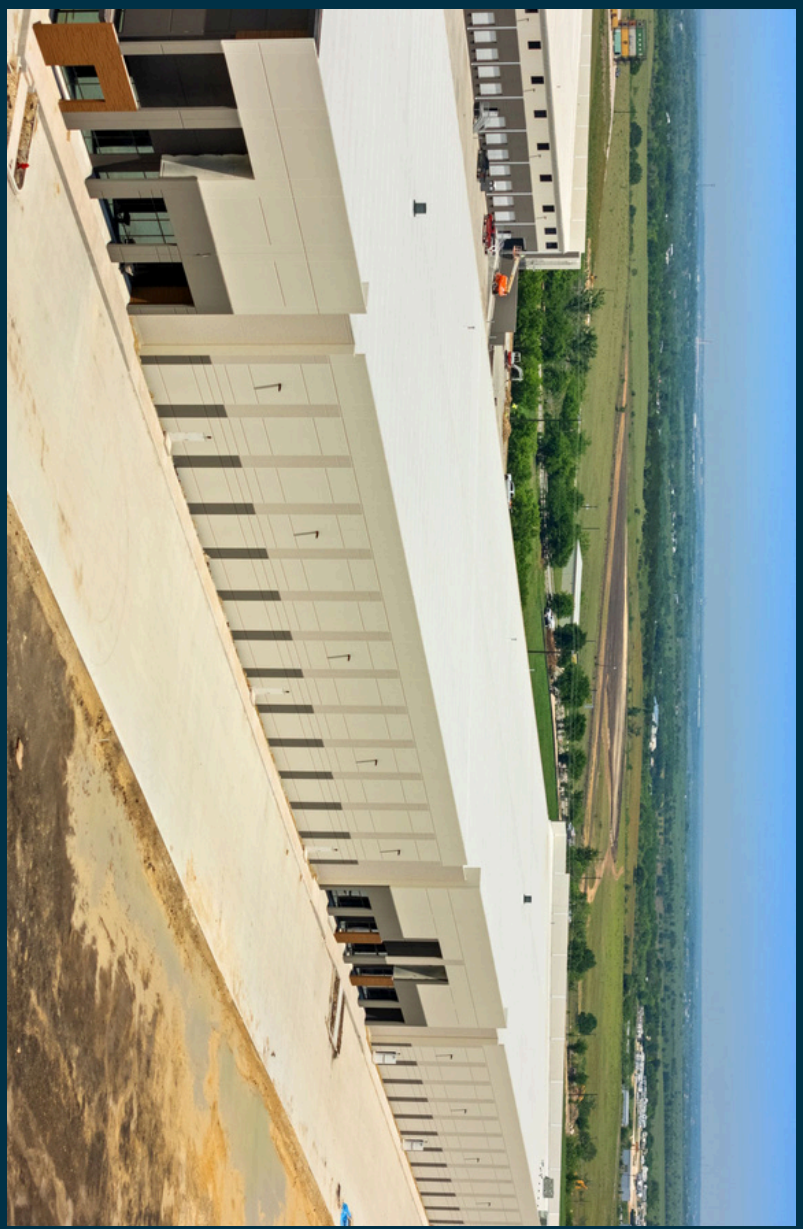
BUILDING 3
+/- 200,642 SF
32' Clear Height
1.47/1,000 SF Parking Ratio

BUILDING 4
+/- 66,282 SF
32' Clear Height
1.78/1,000 SF Parking Ratio

BUILDING 5
+/- 77,882SF
32' Clear Height
1.78/1,000 SF Parking Ratio







DEVELOPMENT DETAILS

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BUILDING 1

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- +/- 361,987 SF
- Divisible to 91,140 SF

CLEAR HEIGHT

- 36' Clear Height

PARKING

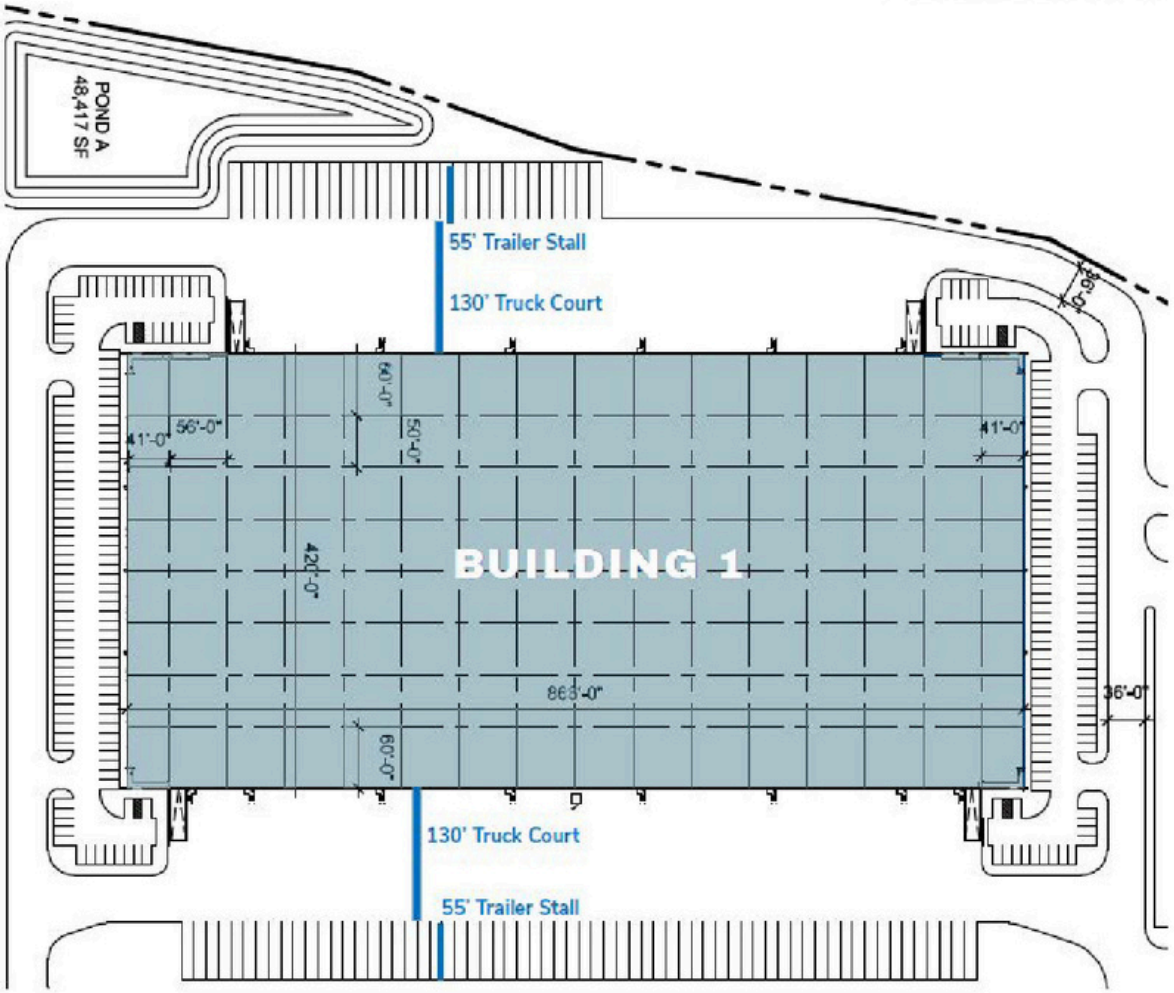
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

BUILDING DEPTH

- 420'

DOCK DOORS

- (86) 9'x10' OHD Doors
- (4) 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

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BUILDING 2

AVAILABLE SQUARE FEET
- +/- 188,662
- Divisible to 22,880 SF

CLEAR HEIGHT
- +/- 32' Clear Height

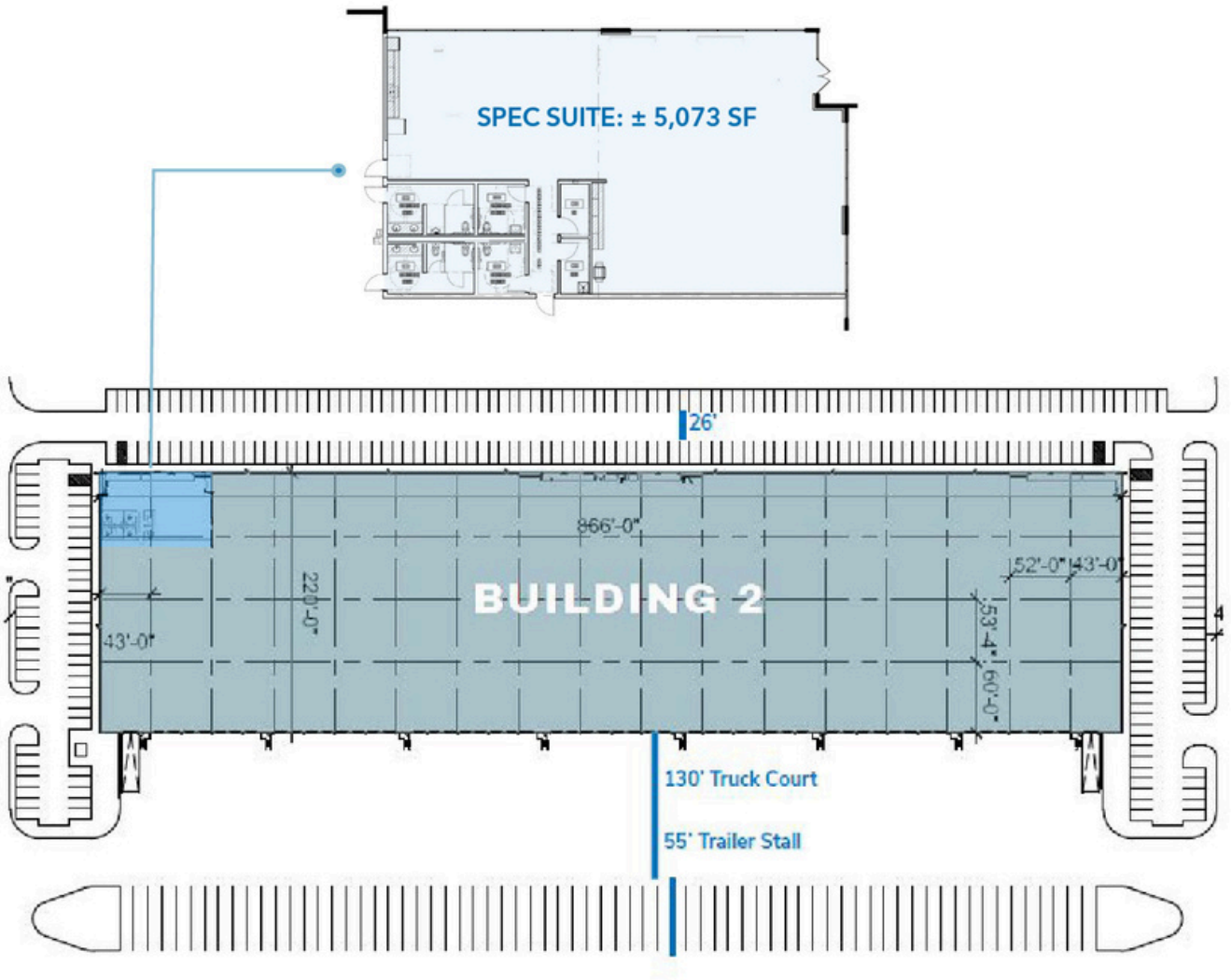
BUILDING ENVELOPE
- Tilt-up concreate walls, conventional steel structure, TPO roof

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

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BUILDING 3

AVAILABLE SQUARE FEET
- +/- 200,642 SF
- Divisible to 26,000 SF

CLEAR HEIGHT
- +/- 32' Clear Height

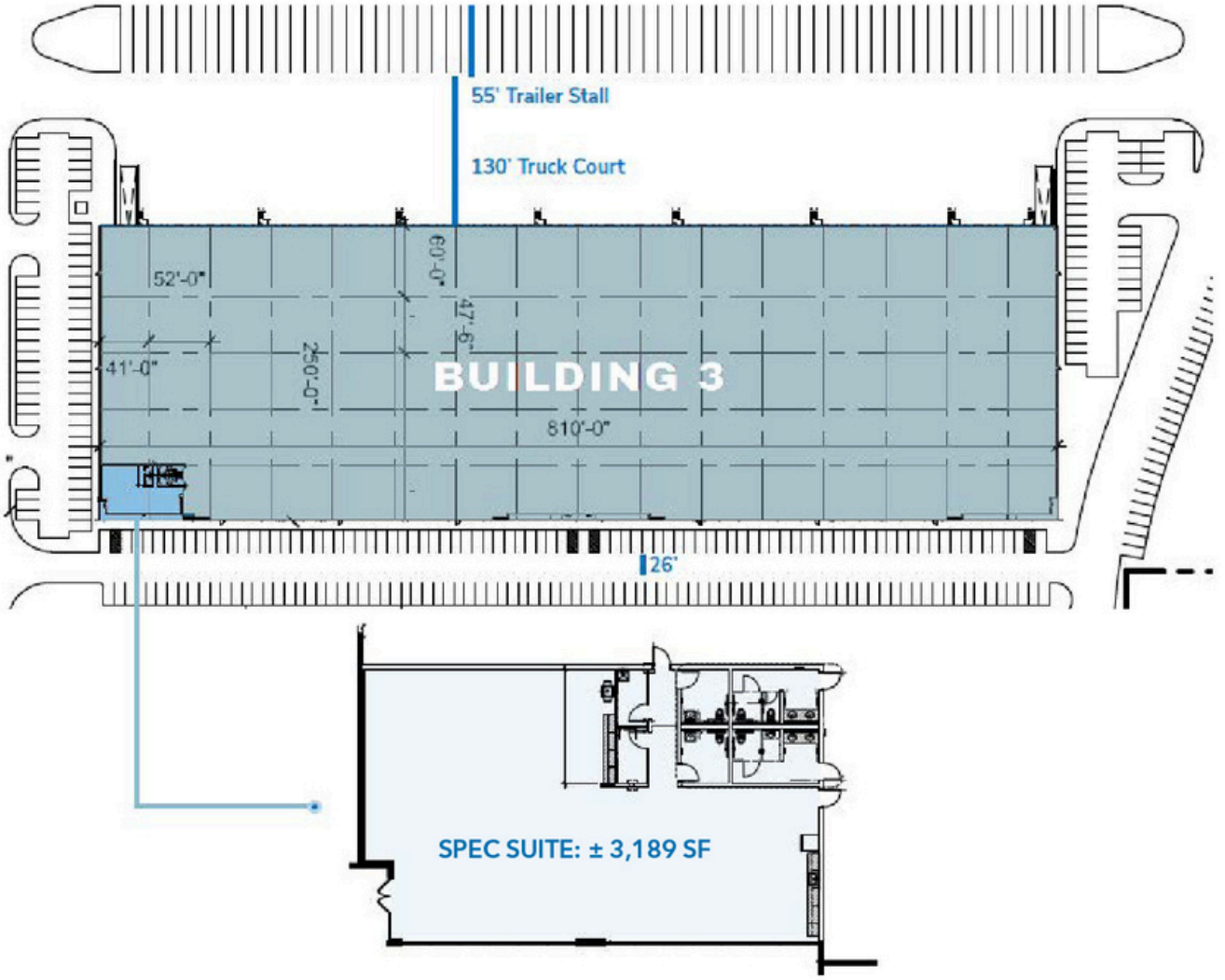
BUILDING ENVELOPE
- Tilt-up concreate walls, conventional steel structure, TPO roof

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

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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

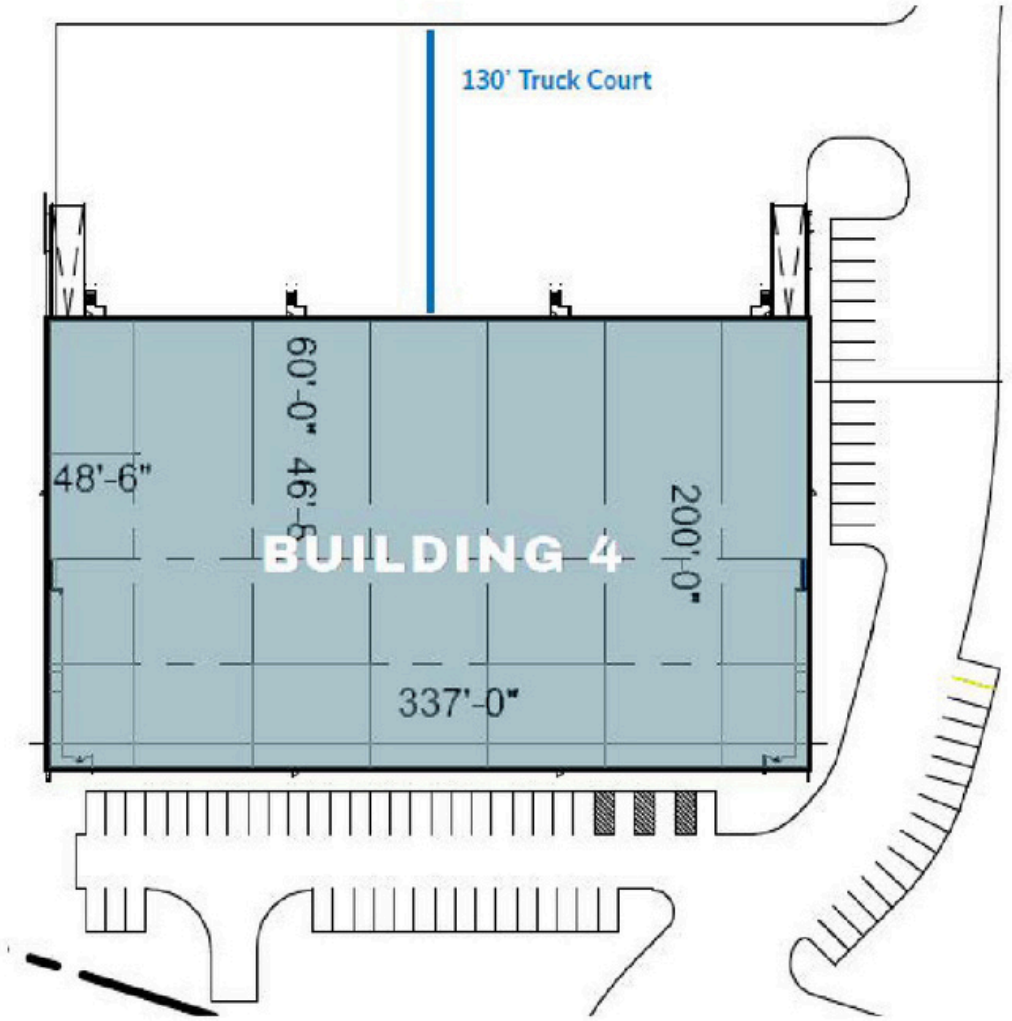
- 1.23/1,000 SF Parking
- Ratio 82 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

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



DEVELOPMENT DETAILS

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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

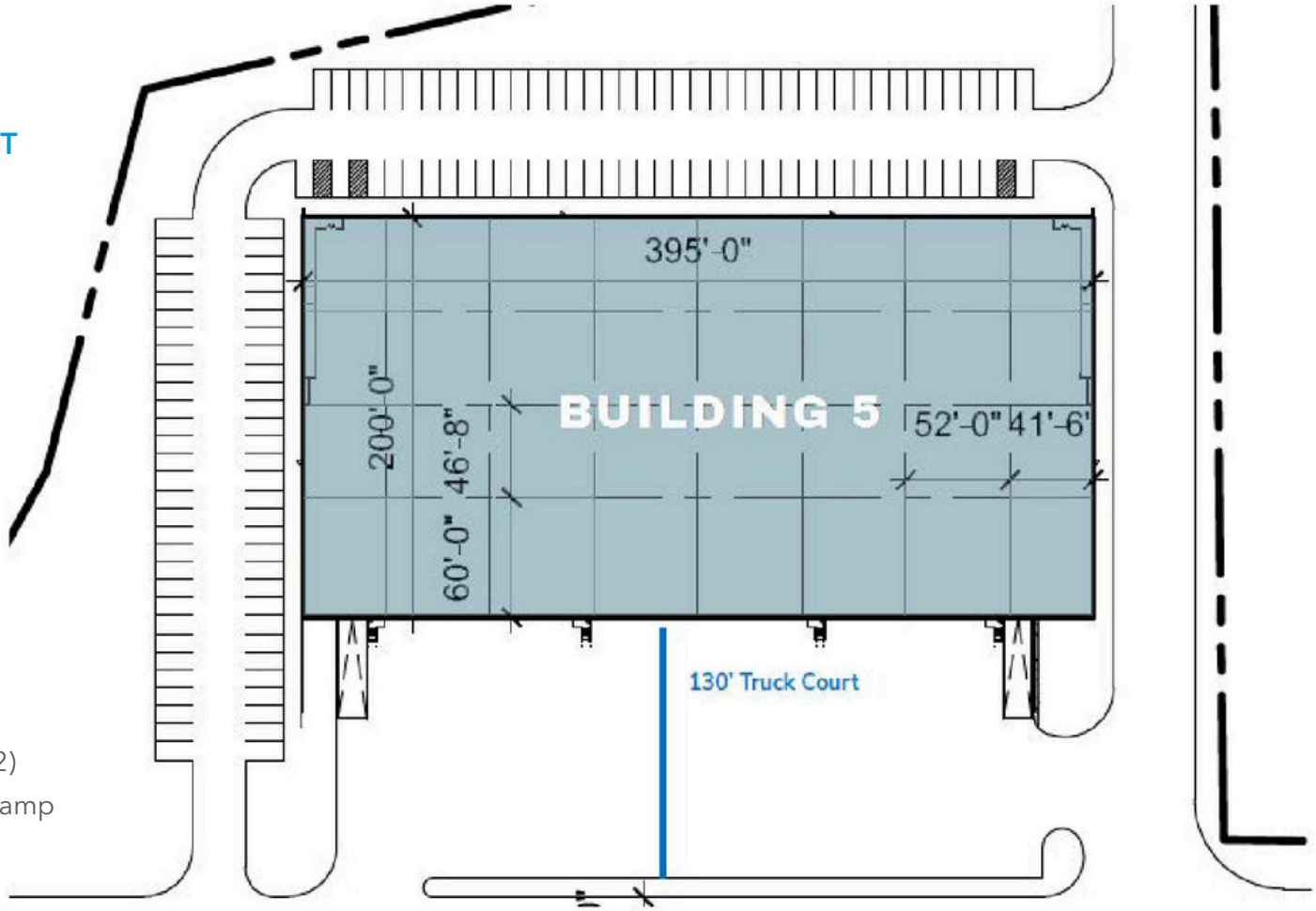
- 1.78/1,000 SF Parking
- Ratio 138 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

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



ACCESS MAP

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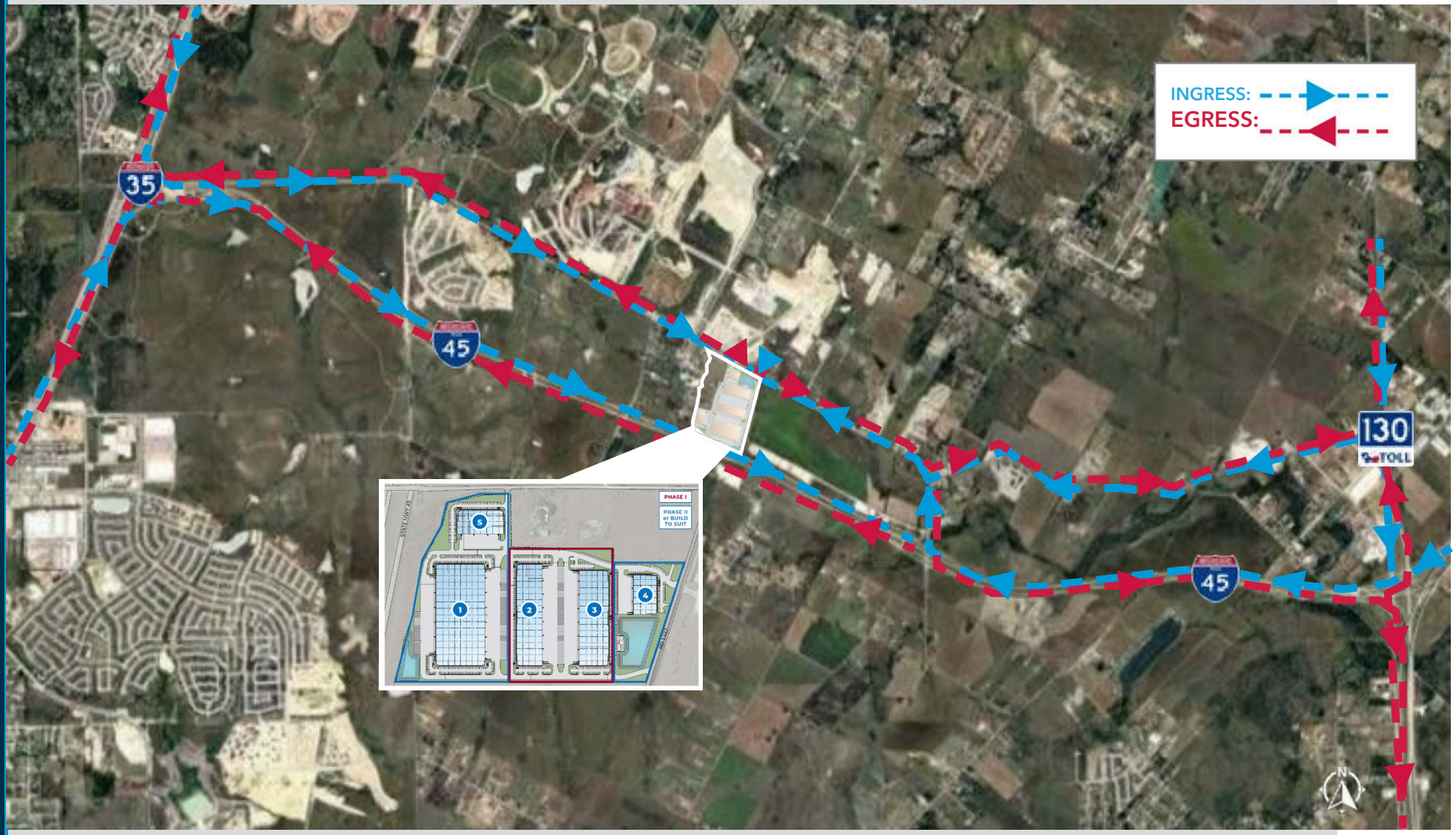

LOCATION MAP | DRIVE TIME

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Drive Times:

- Toll 130 — **4 MIN**
- Interstate 35 — **3 MIN**
- Austin-Bergstrom International Airport — **18 MIN**
- University of Texas - Austin — **28 MIN**
- Downtown Austin — **25 MIN**
- Dell Technologies — **47 MIN**
- Tesla Giga Factory — **20 MIN**
- San Marcos — **28 MIN**

DEUTSCHE FINANCE GROUP

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MARCH CAPITAL MANAGEMENT

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