

16,803 - 57,601 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

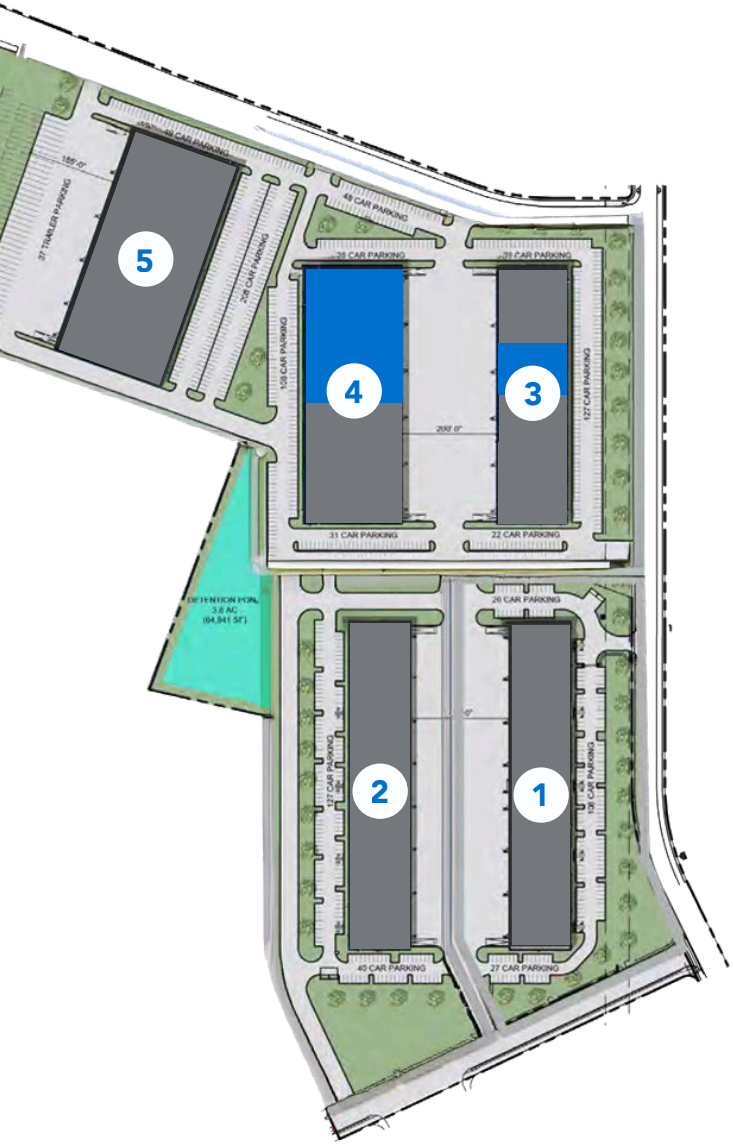
GREYSTAR™

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
57,601 SF

BUILDING 5:
FULLY LEASED
117,936 SF



BUILDING 3: 82,077 SF
16,803 SF AVAILABLE
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
57,601 SF AVAILABLE
+/-32' CLEAR HEIGHT
548' X 210' BUILDING DIMENSIONS
1.9/1,000 PARKING RATIO

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WHISPER 35

BUILDING 3

BUILDING SIZE: 82,077 SF

150' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

2.2/1,000 PARKING RATIO

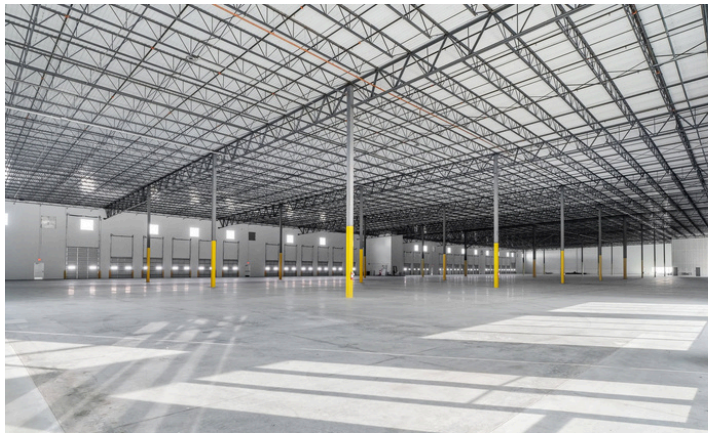


AVAILABILITIES

SUITE 300

TOTAL SIZE: 16,803 SF
SPEC SUITE: +/-2,500 SF
LOADING: 6 DOCK HIGH DOORS
RAMP CAN BE ADDED





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BUILDING 4

BUILDING SIZE: 115,080 SF

210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

1.9/1,000 PARKING RATIO



AVAILABILITIES

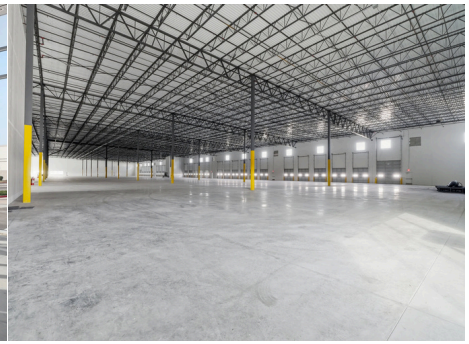
SUITE 200

TOTAL SIZE: 57,601 SF

LOADING: 12 DOCK HIGH DOORS
1 RAMP







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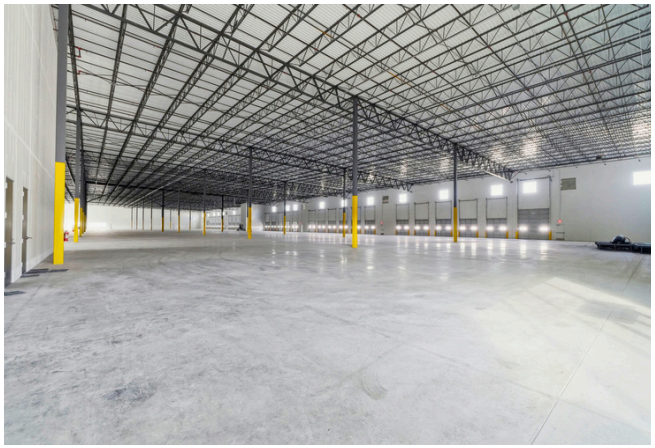

EXIT RAMP TO
I35 FRONTAGE RD
YARRINGTON RD
SUSURRO PKWY
ON RAMP TO NORTH
I35 FRONTAGE RD
FORTUNA RD
OPPORTUNITY BLVD
EXIT RAMP TO I35
FRONTAGE ROAD









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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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