

AVAILABLE

±18,700 - 957,161 SF

3607 FM 1327 Road, Creedmoor, TX 78610



LEASED BY:



DEUTSCHE FINANCE GROUP

OWNED & DEVELOPED BY:



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**.

Location	3607 FM 1327 Road, Creedmoor, TX 78610
Total Area	± 895,368 SF
Building 1 PHASE II OR BUILD-TO-SUIT	± 91,140 - 501,615 SF
Building 2 PHASE I - COMPLETE	± 188,662 SF
Building 3 PHASE I - COMPLETE	± 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

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

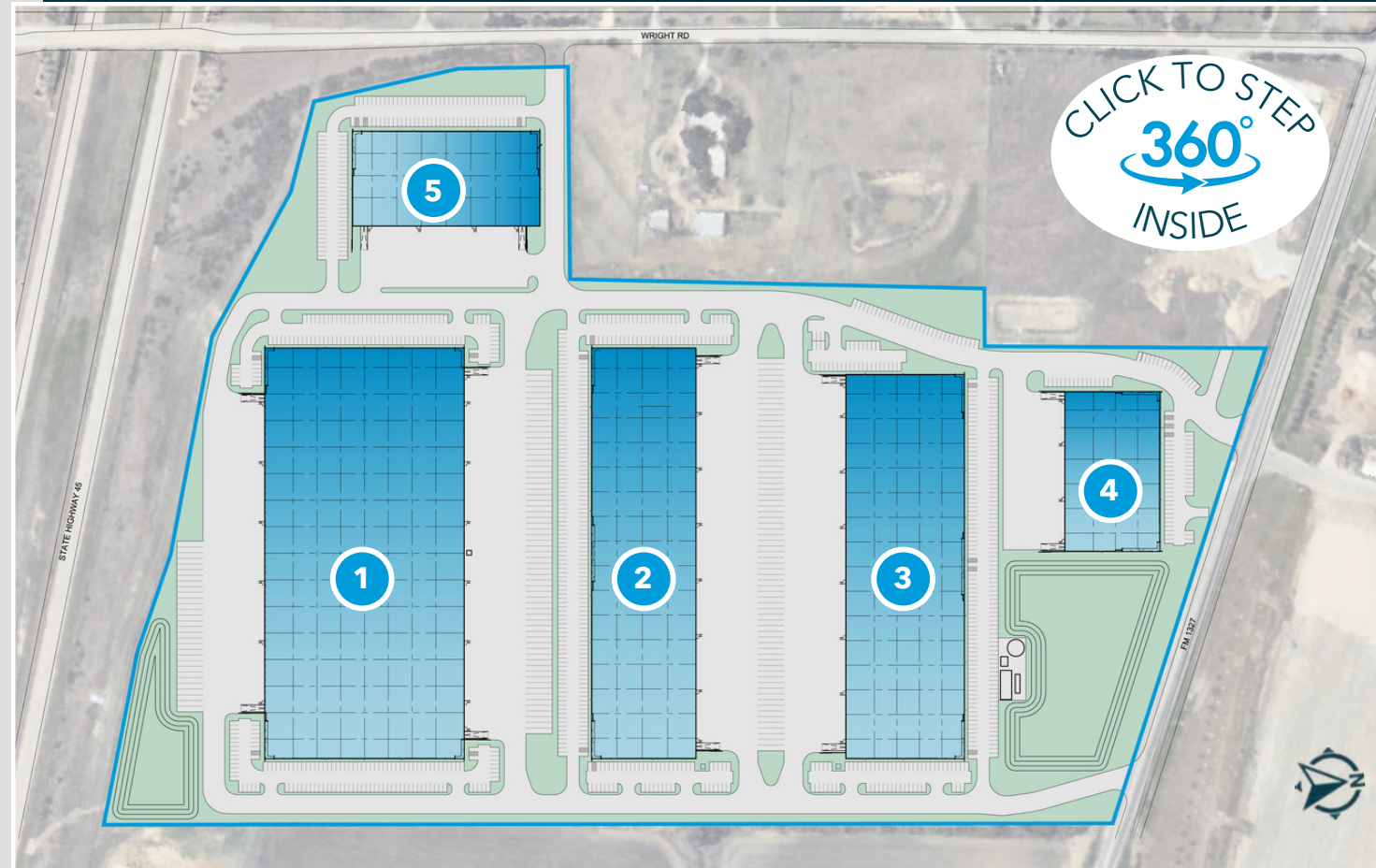
± 200,642 SF
± 32' Clear Height
1.47/1,000 SF Parking Ratio

BUILDING 4

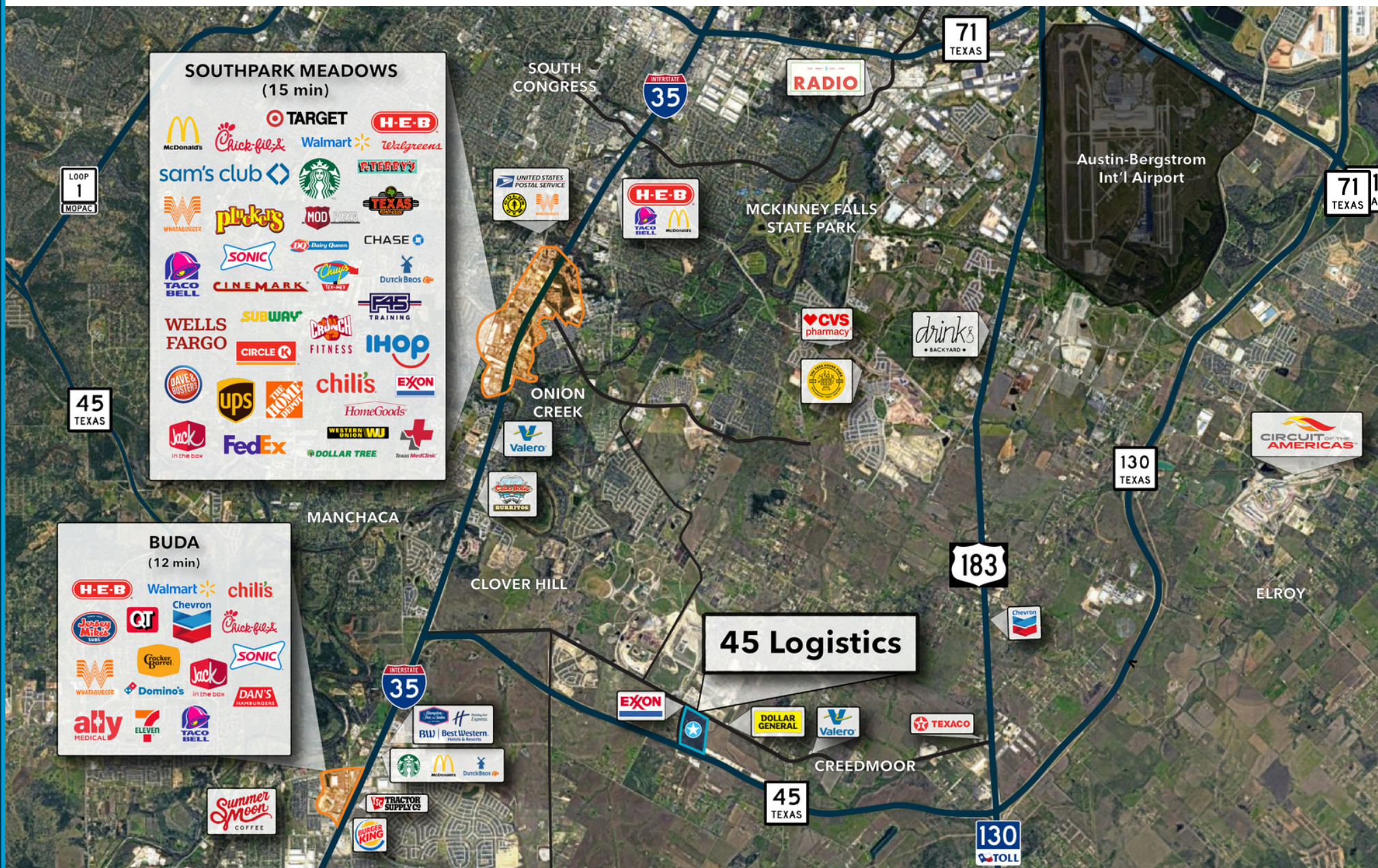
± 66,282 SF
± 32' Clear Height
1.78/1,000 SF Parking Ratio

BUILDING 5

± 77,882 SF
± 32' Clear Height
1.78/1,000 SF Parking Ratio



NEARBY AMENITIES



DEVELOPMENT DETAILS

BUILDING 1 | Option 1

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- $\pm 361,987$ SF
- Divisible to $\pm 91,140$ SF

CLEAR HEIGHT

- $\pm 36'$ Clear Height

PARKING

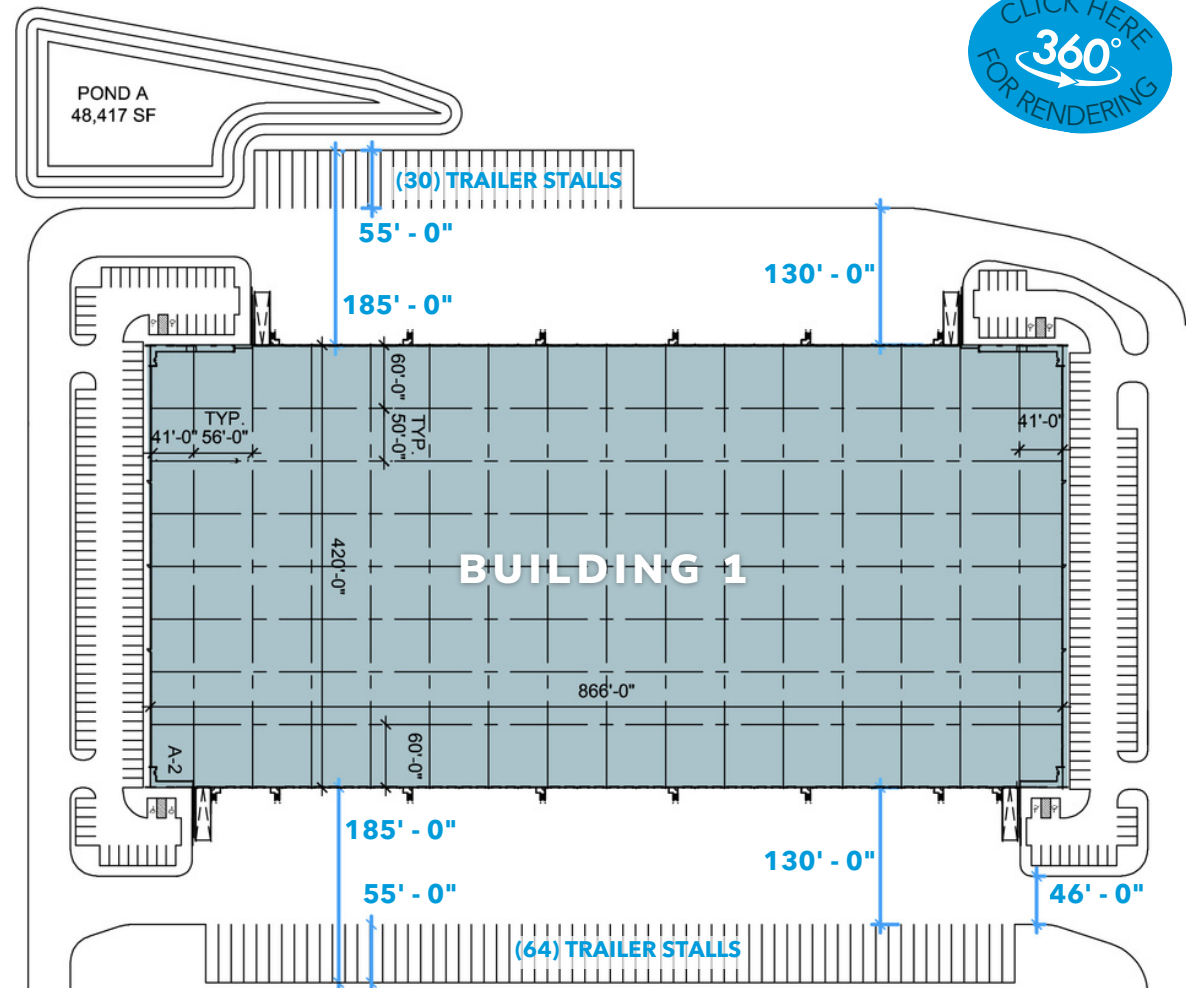
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

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

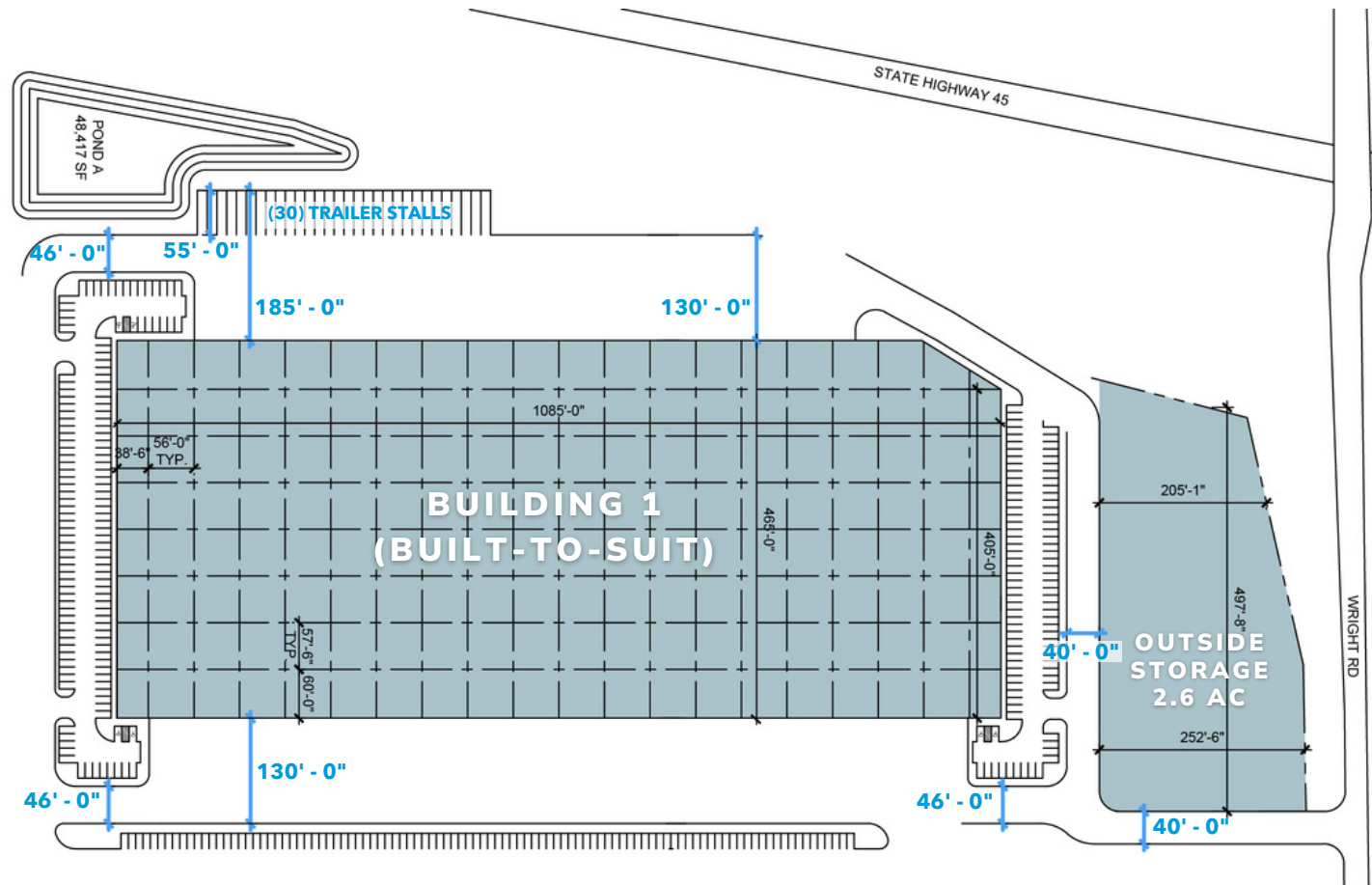
- .66/1.000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

BUILDING DEPTH

- 420'

DOCK DOORS

- (100) 9'x10' OHD Doors
- (4) 12'x14' OHD Doors w/ Ramp



DEVELOPMENT DETAILS

BUILDING 2

AVAILABLE SQUARE FEET

- $\pm 188,662$
- Divisible to $\pm 22,880$ SF

CLEAR HEIGHT

- $\pm 32'$ 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

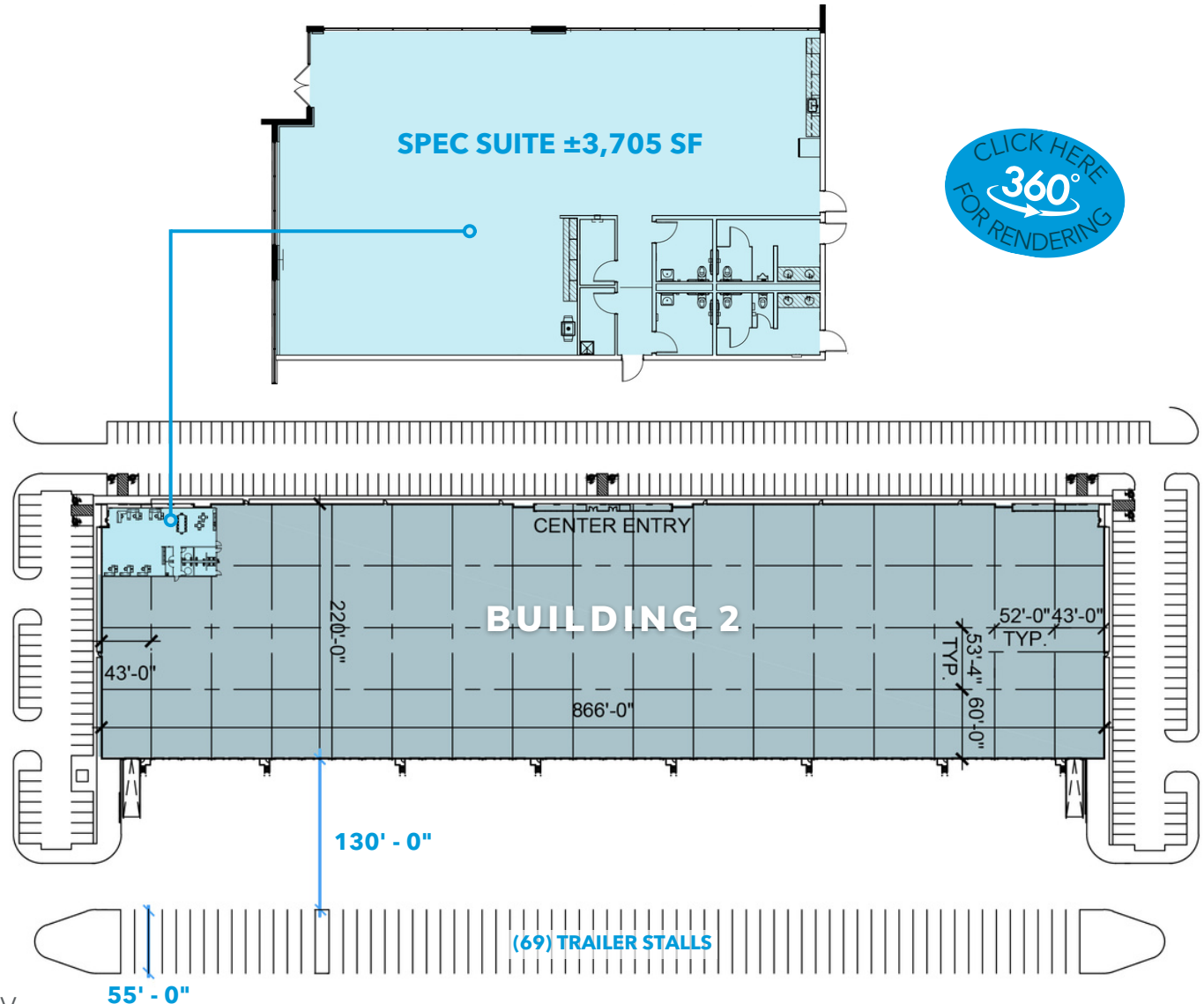
- 220'

DOCK DOORS

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

ELECTRICAL

- 3000 AMP Service, 3 phase, 480 V



DEVELOPMENT DETAILS

BUILDING 3

AVAILABLE SQUARE FEET

- $\pm 200,642$ SF
- Divisible to $\pm 26,000$ SF

CLEAR HEIGHT

- $\pm 32'$ 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

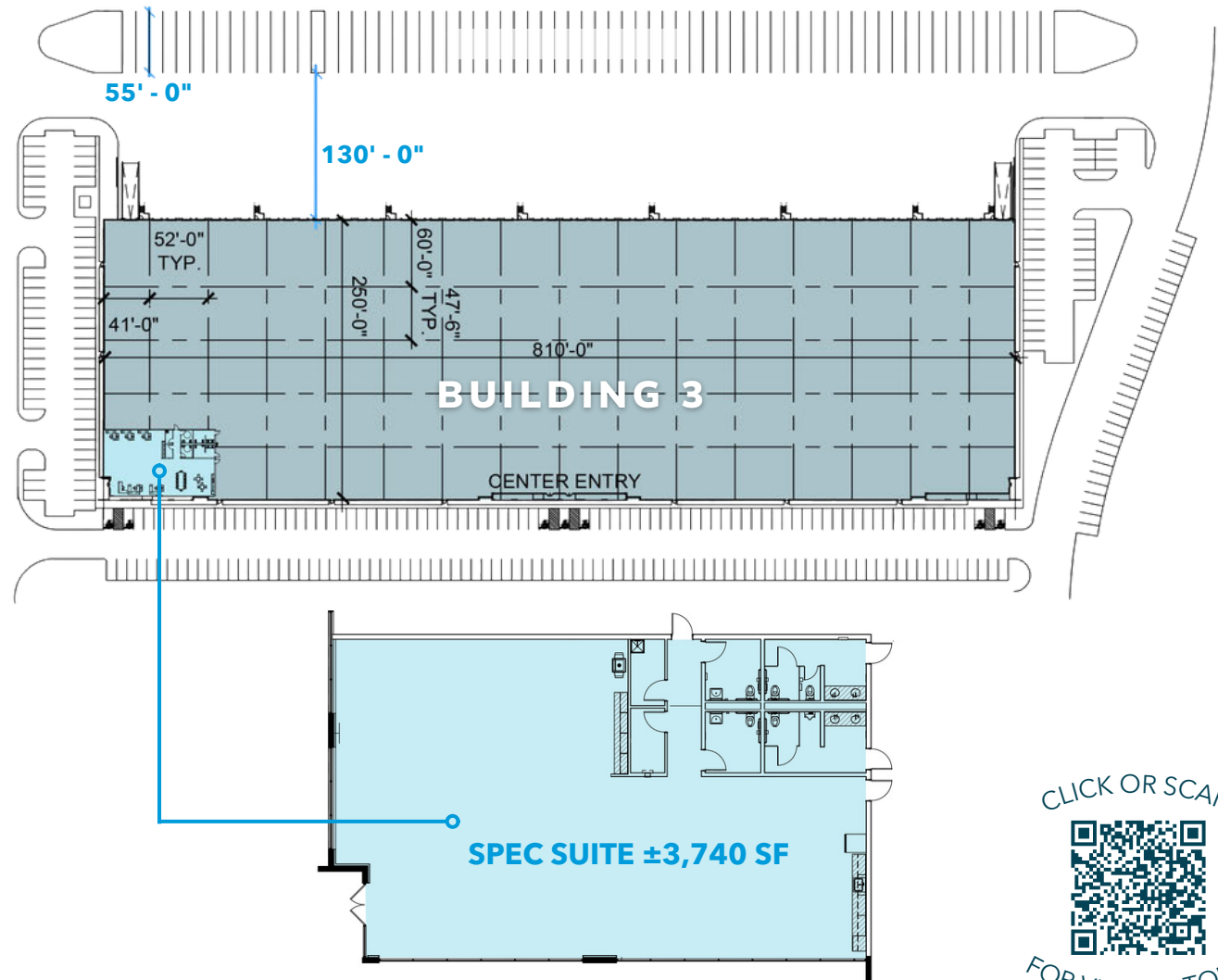
- 250'

DOCK DOORS

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

ELECTRICAL

- 4000 AMP Service, 3 phase, 480 V



DEVELOPMENT DETAILS

BUILDING 4

PHASE II OR BUILD TO SUIT

AVAILABLE SQUARE FEET

- $\pm 66,282$ SF
- Divisible to $\pm 20,100$ SF

CLEAR HEIGHT

- $\pm 32'$ Clear Height

PARKING

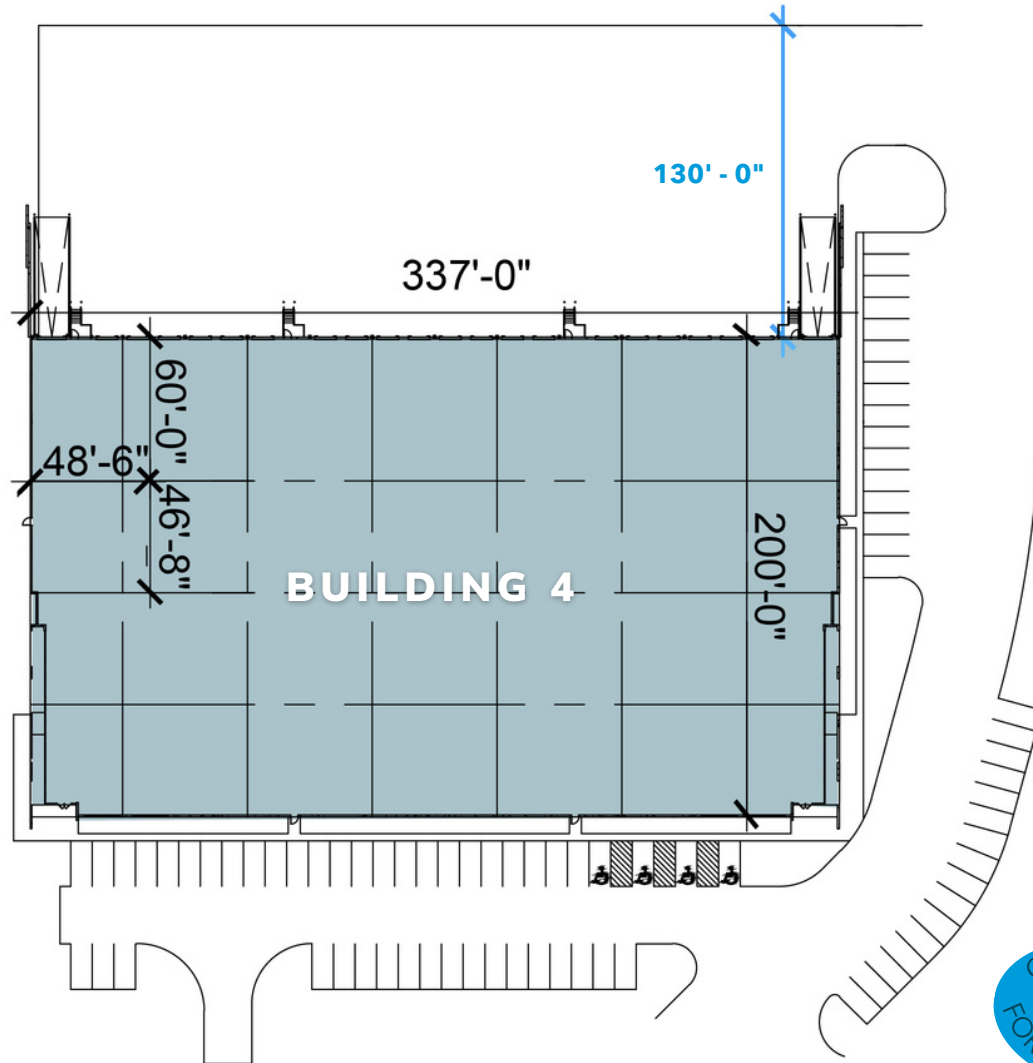
- 1.23/1,000 SF Parking Ratio
- 82 Car Spaces

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

- $\pm 77,882$ SF
- Divisible to $\pm 18,700$ SF

CLEAR HEIGHT

- $\pm 32'$ Clear Height

PARKING

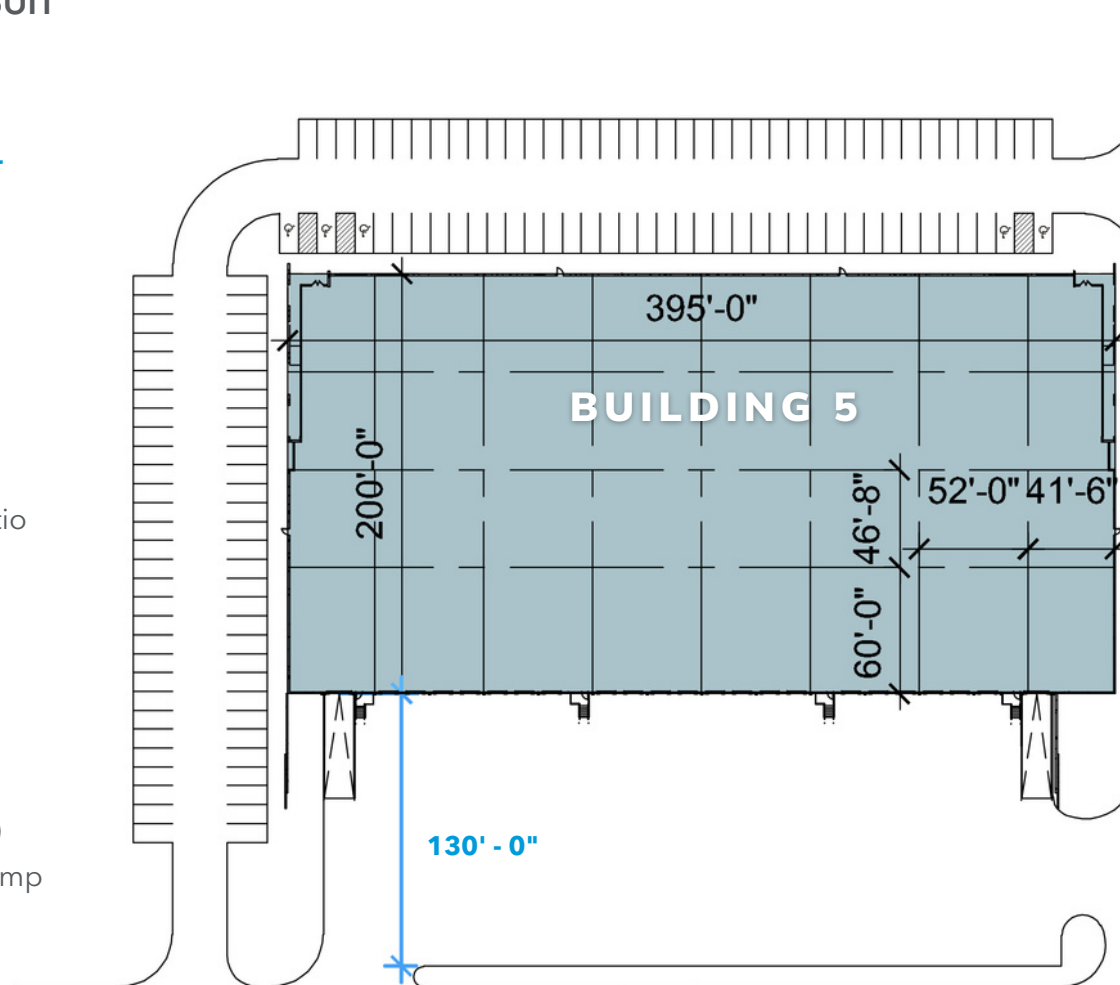
- 1.78/1,000 SF Parking Ratio
- 138 Car Spaces

BUILDING DEPTH

- 200'

DOCK DOORS

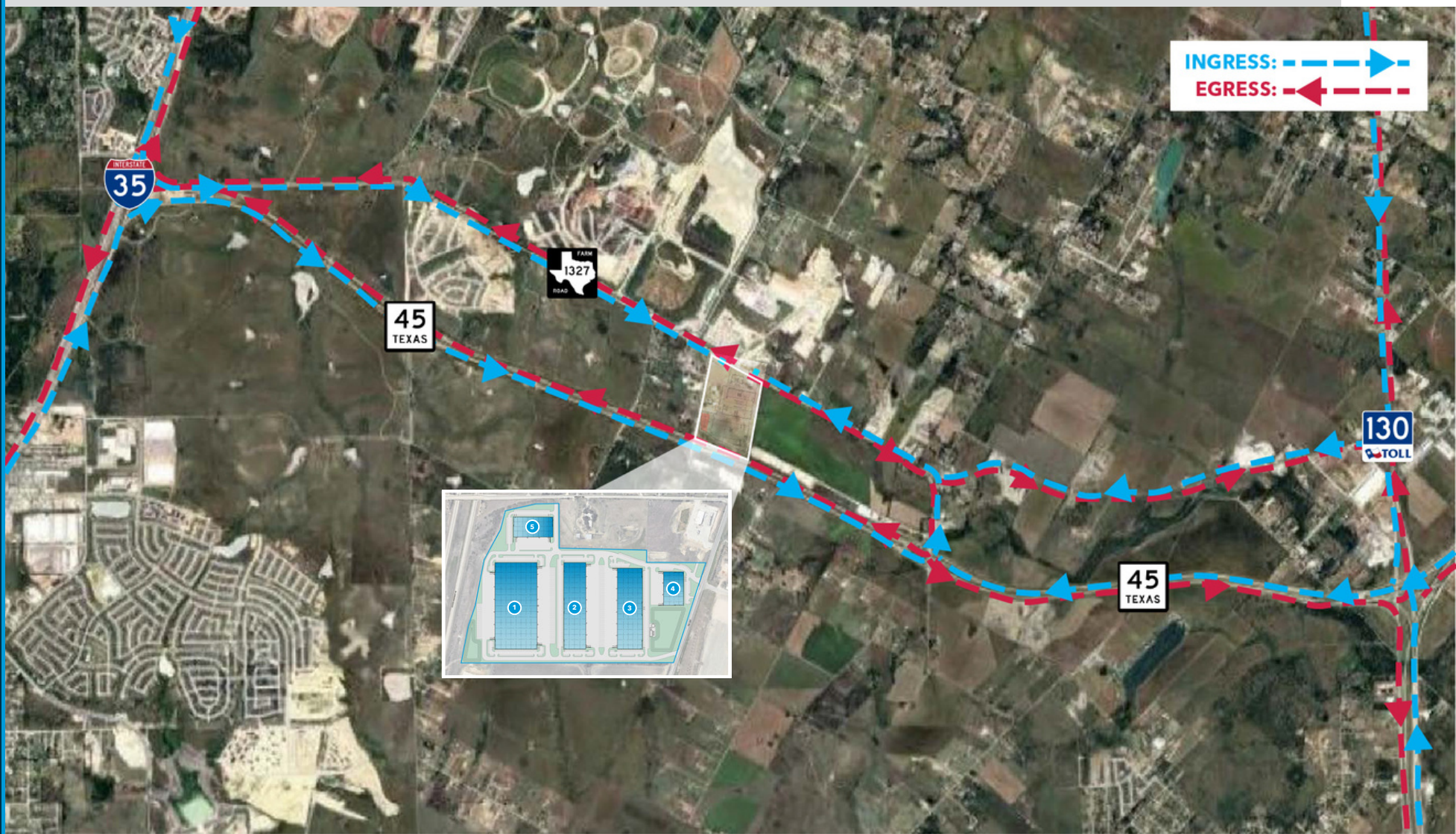
- (21) 9'x10' OHD Doors (2)
- 12'x14' OHD Doors w/ Ramp





ACCESS MAP

3607 FM 1327 Road, Creedmoor, TX 78610





DEUTSCHE FINANCE GROUP



MARCH
CAPITAL
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SCAN FOR



360 TOUR

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