

12610 Wright Rd Creedmoor, TX

# 33,000-900,000 SF AVAILABLE

12610 Wright Rd  
Creedmoor, TX 78610



LEASED BY:



OWNED & DEVELOPED BY:



# THE PROJECT



## 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	12610 Wright Rd. Creedmoor, TX
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



# DEVELOPMENT DETAILS

**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





## 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

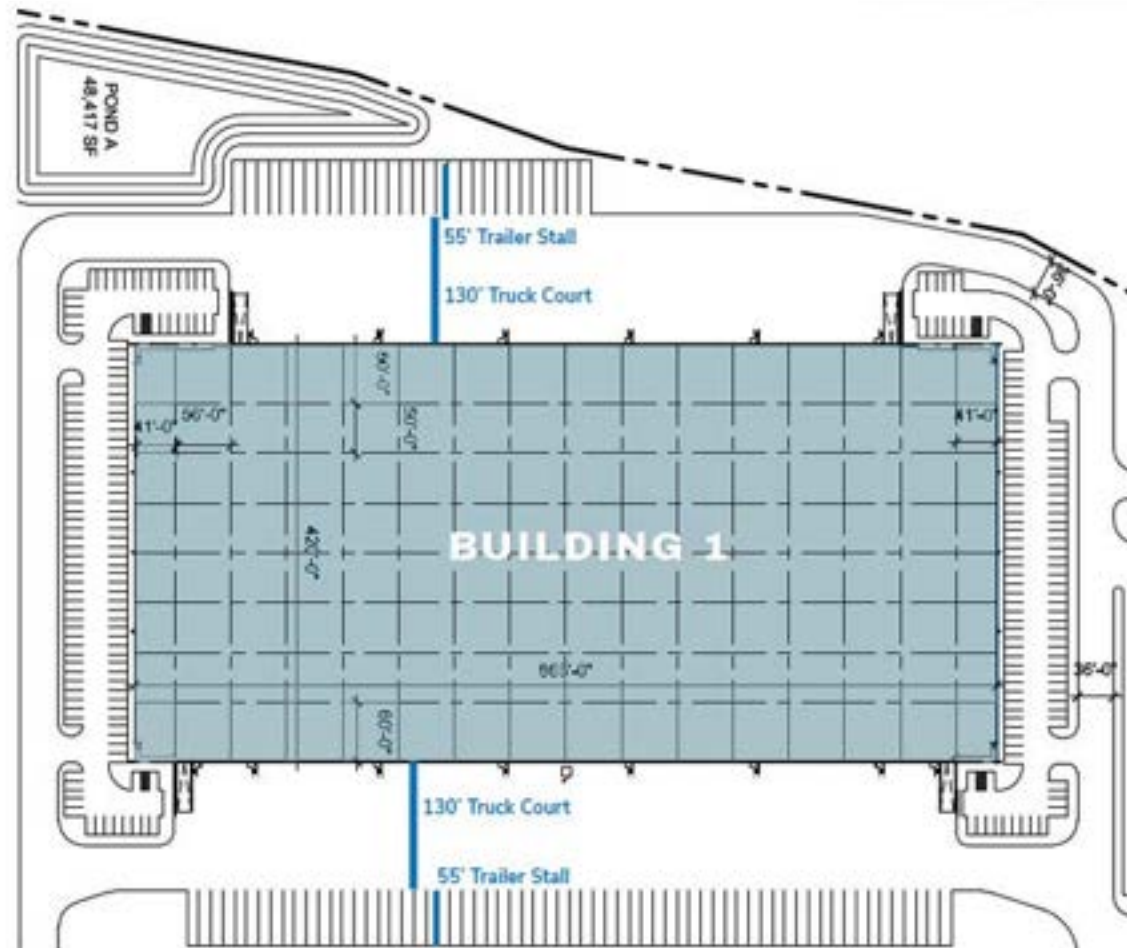
- .66/1,000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

#### BUILDING DEPTH

- 420'

#### DOCK DOORS

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



## BUILDING 2

### PHASE I

#### 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

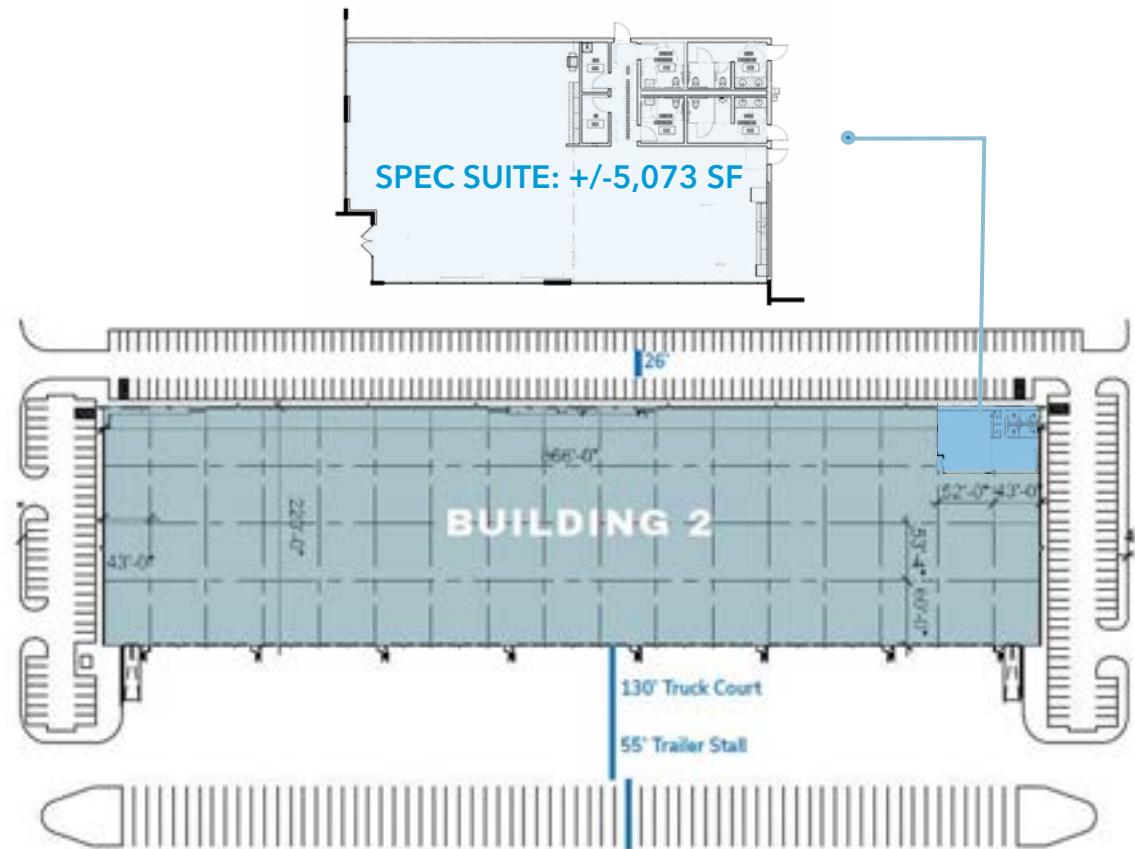
- 220'

#### DOCK DOORS

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

#### ELECTRICAL

- 3000 AMP Service, 3 phase, 480 V



## BUILDING 3

### PHASE I

#### 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

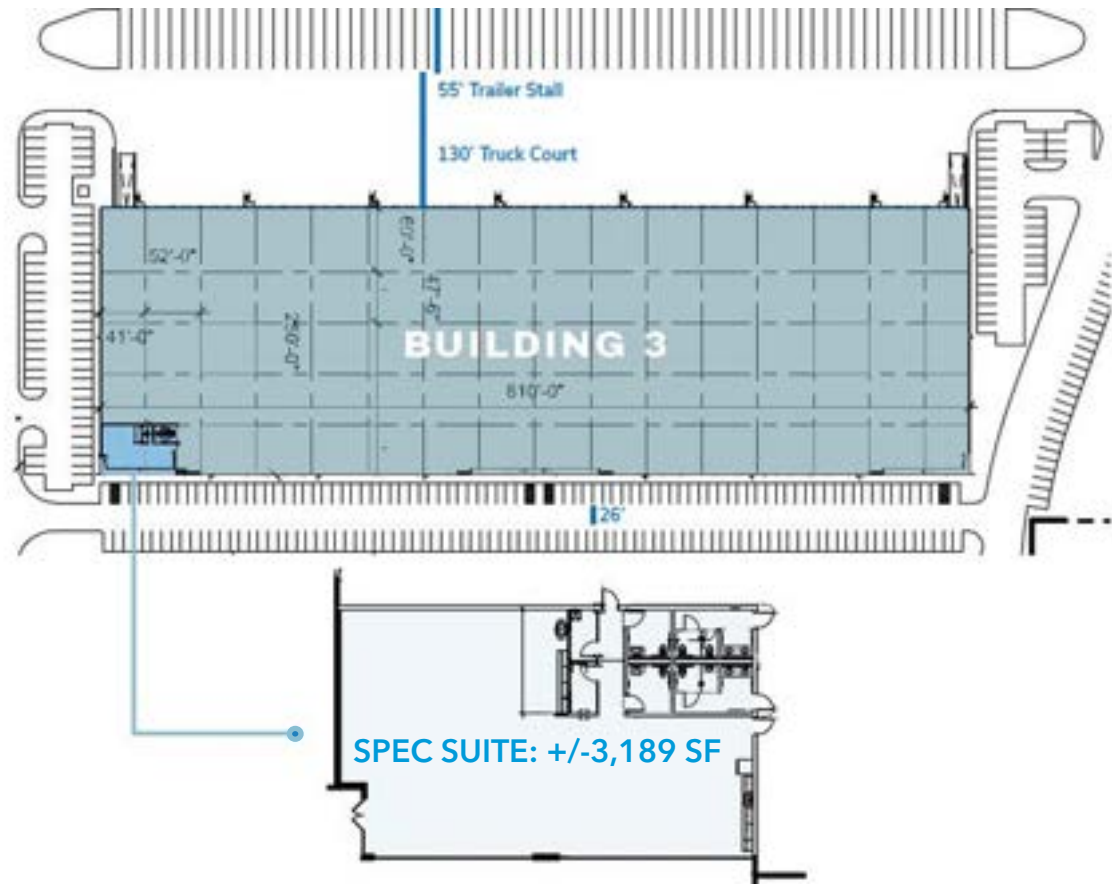
- 250'

#### DOCK DOORS

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

#### ELECTRICAL

- 4000 AMP Service, 3 phase, 480 V



## 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

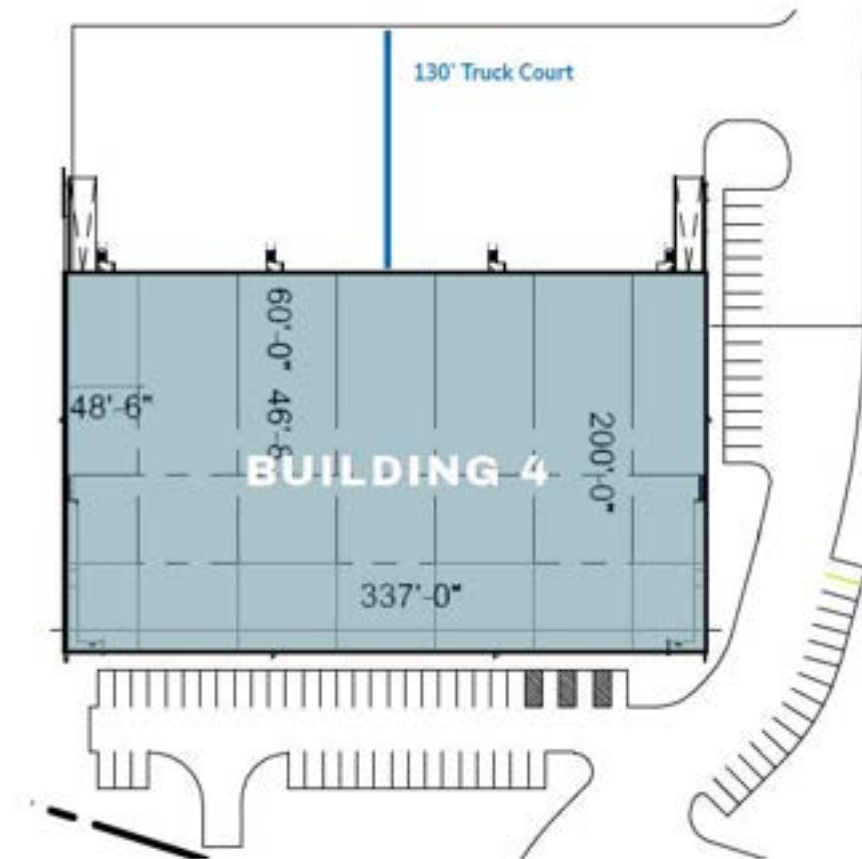
- 1.23/1,000 SF Parking Ratio
- 82 Car Spaces

#### BUILDING DEPTH

- 200'

#### DOCK DOORS

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



## 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

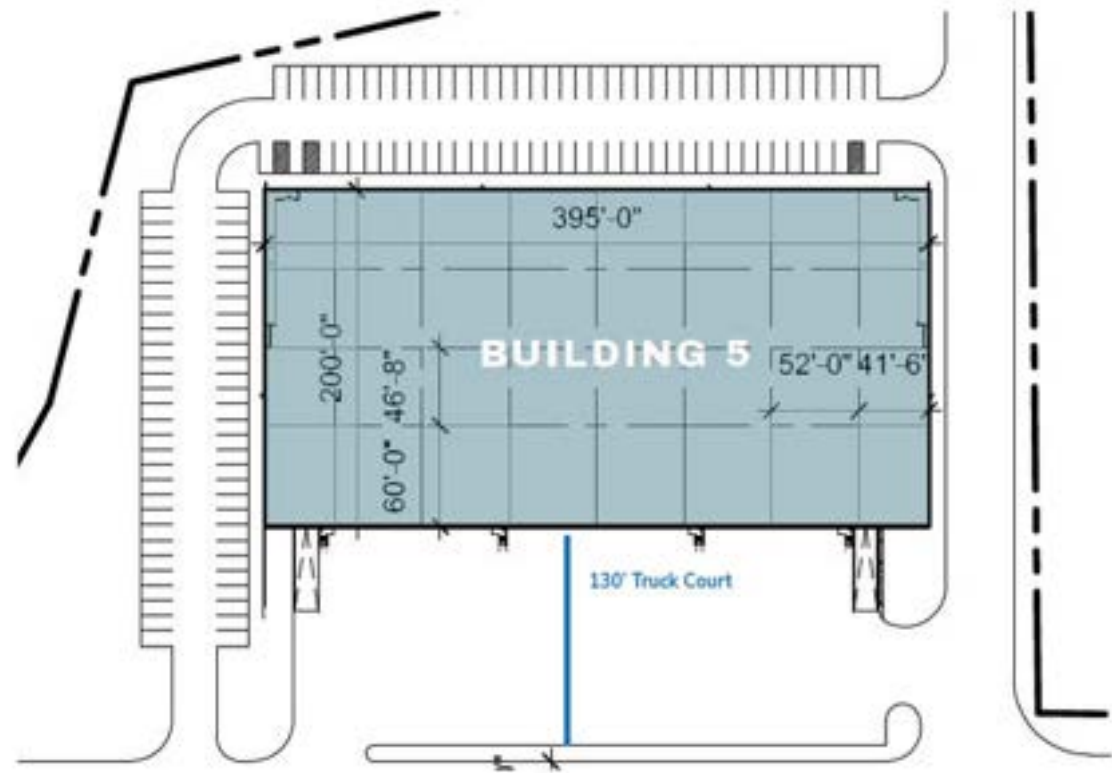
- 1.78/1,000 SF Parking Ratio
- 138 Car Spaces

#### BUILDING DEPTH

- 200'

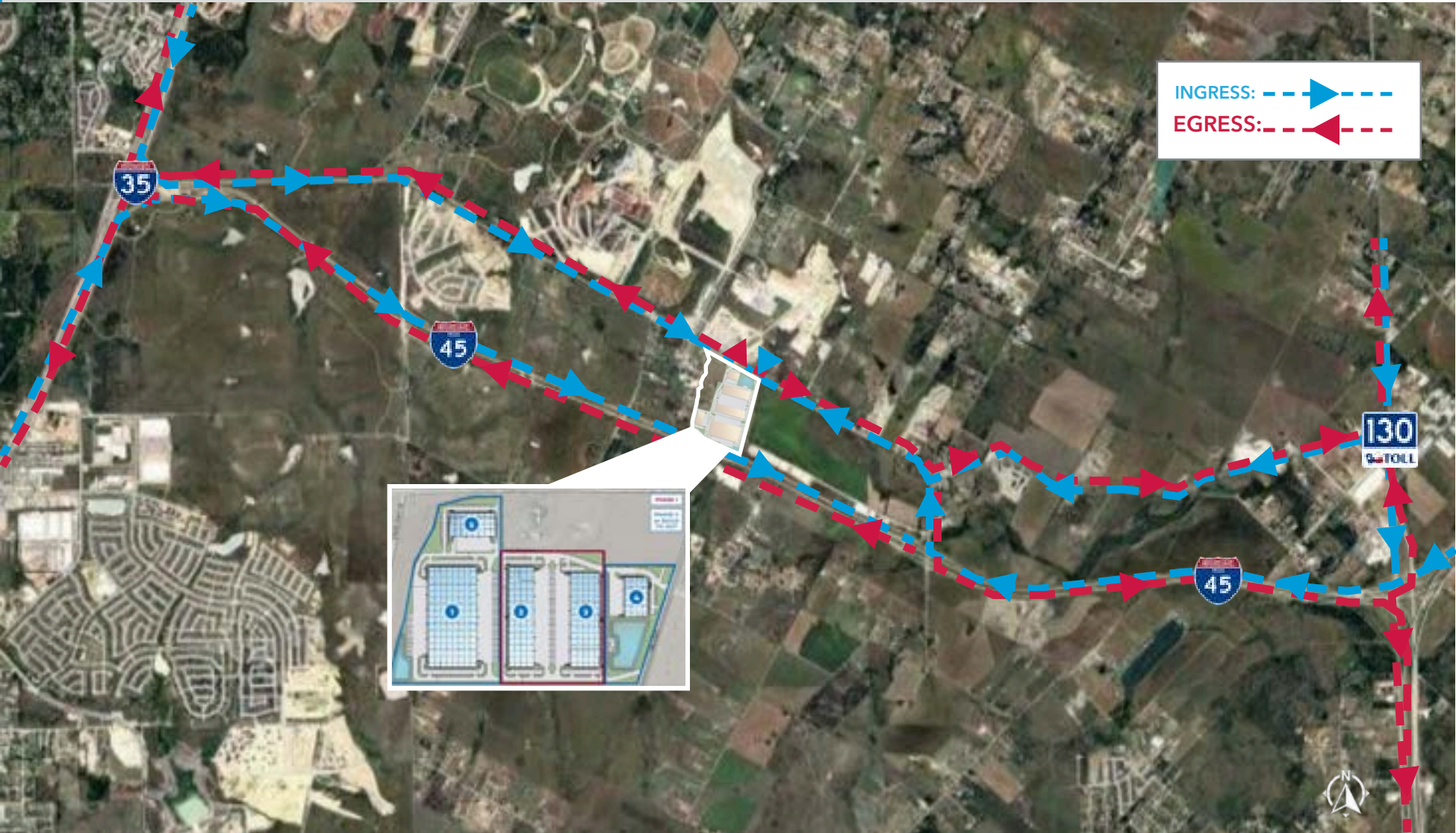
#### DOCK DOORS

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





# ACCESS MAP





# LOCATION MAP | DRIVE TIME



## Drive Times:



Toll 130  
4 MIN



Austin-Bergstrom  
International Airport  
18 MIN

DOWNTOWN  
AUSTIN

Downtown Austin  
25 MIN



Tesla Giga Factory  
20 MIN



Interstate 35  
3 MIN



University of  
Texas - Austin  
28 MIN



Dell Technologies  
47 MIN



San Marcos  
28 MIN



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