



**LOGISTICS
SOUTH**

**Class A Industrial Development
33,000 - 900,000 SF Available**



**12610 Wright Road
Creedmoor, TX 78610**

OWNED & DEVELOPED BY:



**MARCH
CAPITAL
MANAGEMENT**



LOGISTICS SOUTH



SITE SPECS

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



THE PROJECT

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.

[CLICK FOR VIRTUAL TOUR](#)

[CLICK TO WATCH VIDEO](#)



DEVELOPMENT DETAILS

SITE AREA: 2,655,695 SF (60.97 AC)

BUILDING AREA: +/- 895,368 SF



LOGISTICS
SOUTH

[CLICK FOR VIRTUAL TOUR](#)

[CLICK TO WATCH VIDEO](#)

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

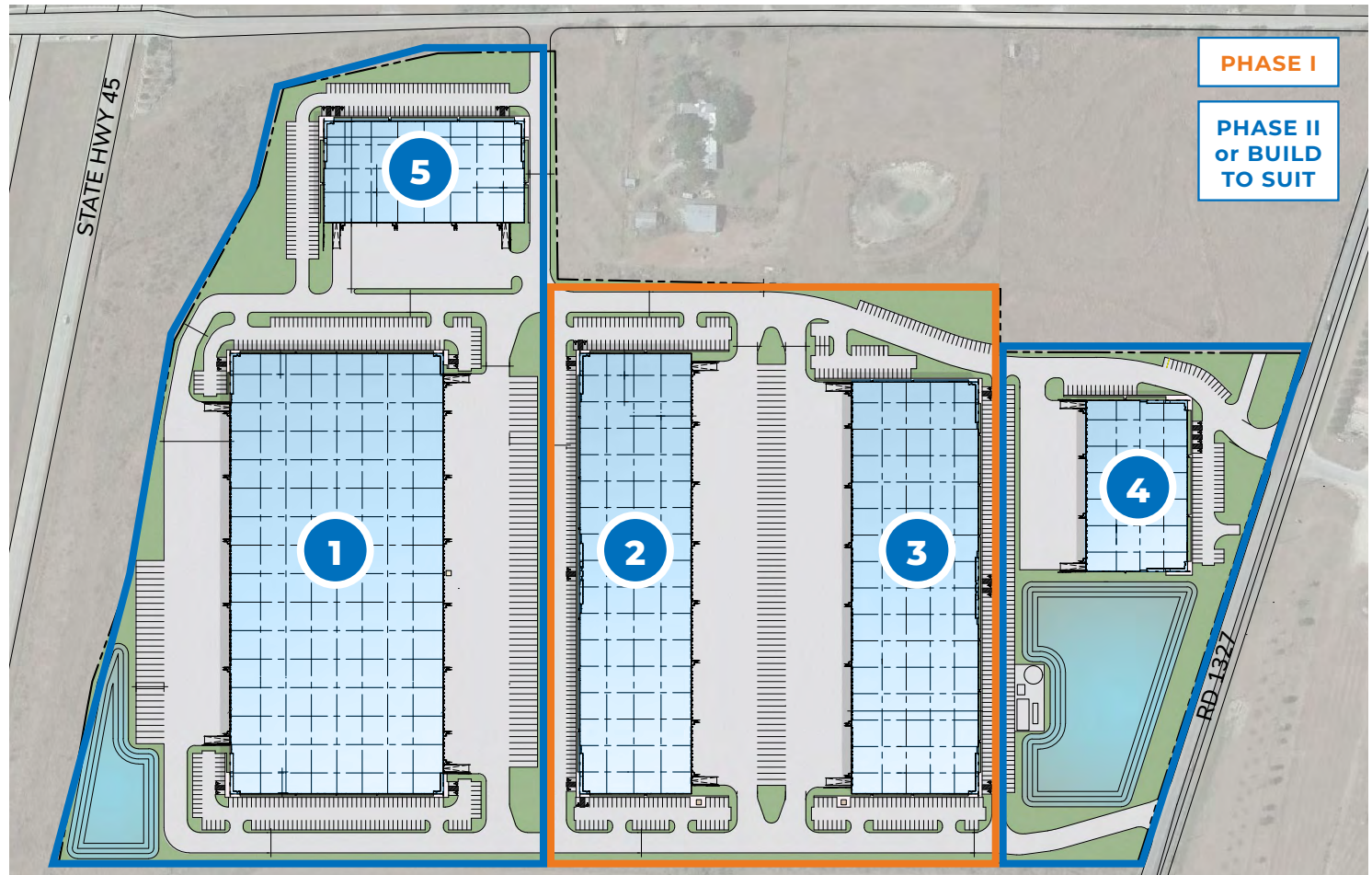
1.23/1,000 SF Parking Ratio

BUILDING 5

+/- 77,882 SF

32' Clear Height

1.78/1,000 SF Parking Ratio



For More Information:

Adam Green, SIOR
512.481.3010
adam.green@streamrealty.com

Luke Watson
512.481.3056
luke.watson@streamrealty.com





DRIVE TIMES



4 MIN
TOLL 130/HWY 45



3 MIN
INTERSTATE 35



18 MIN
AUSTIN-BERGSTROM
AIRPORT



20 MIN
DOWNTOWN
AUSTIN



25 MIN
DELL
TECHNOLOGIES



15 MIN
TESLA GIGA
FACTORY



28 MIN
SAN MARCOS

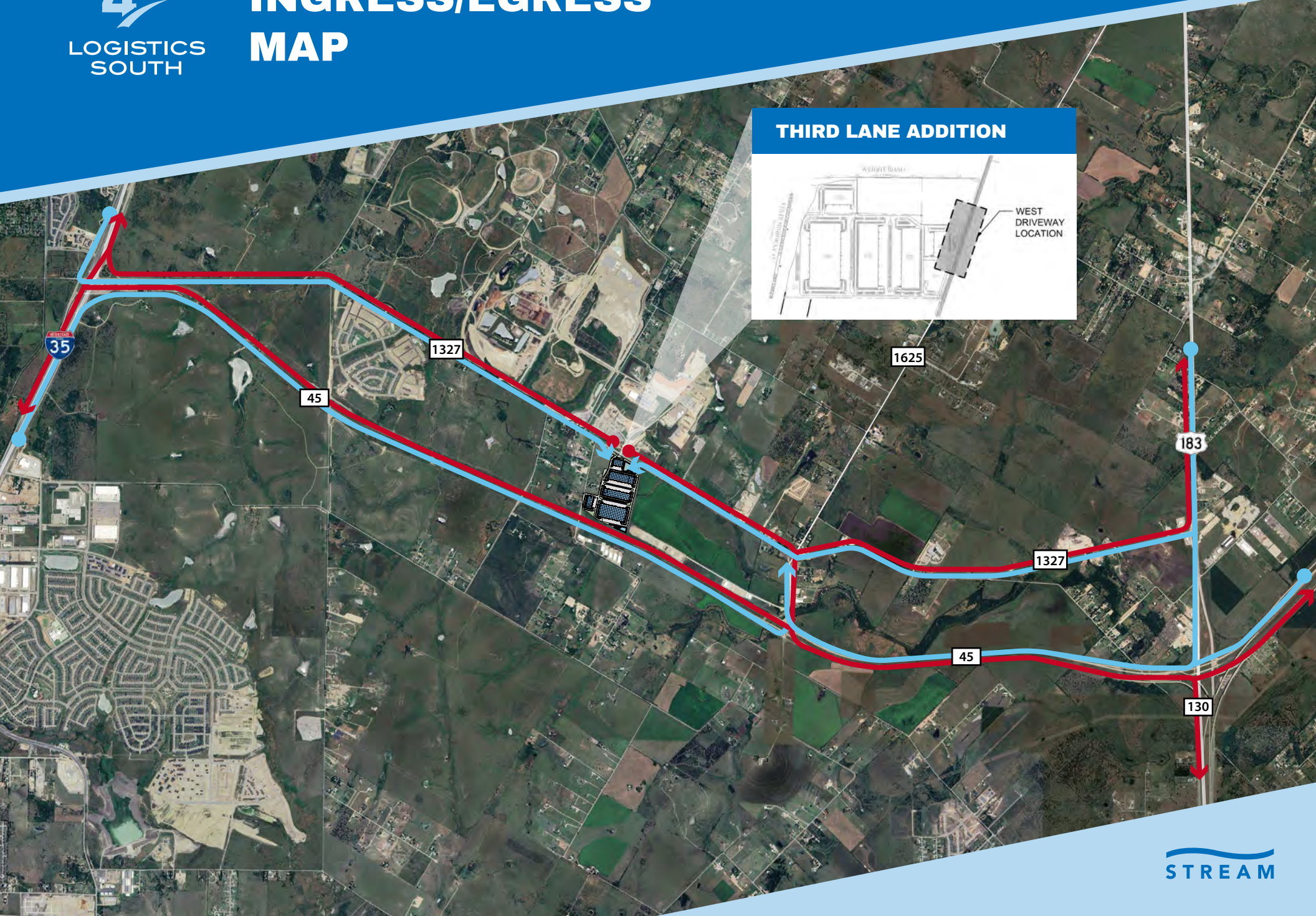


45 MIN
SAN ANTONIO

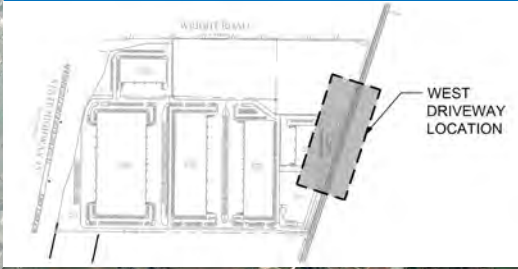


LOGISTICS
SOUTH

INGRESS/EGRESS MAP



THIRD LANE ADDITION



BUILDING 1
PHASE II OR BUILD TO SUIT

Available Square Feet

- +/- 361,987 SF

Clear Height

- +/- 36' Clear Height

Parking

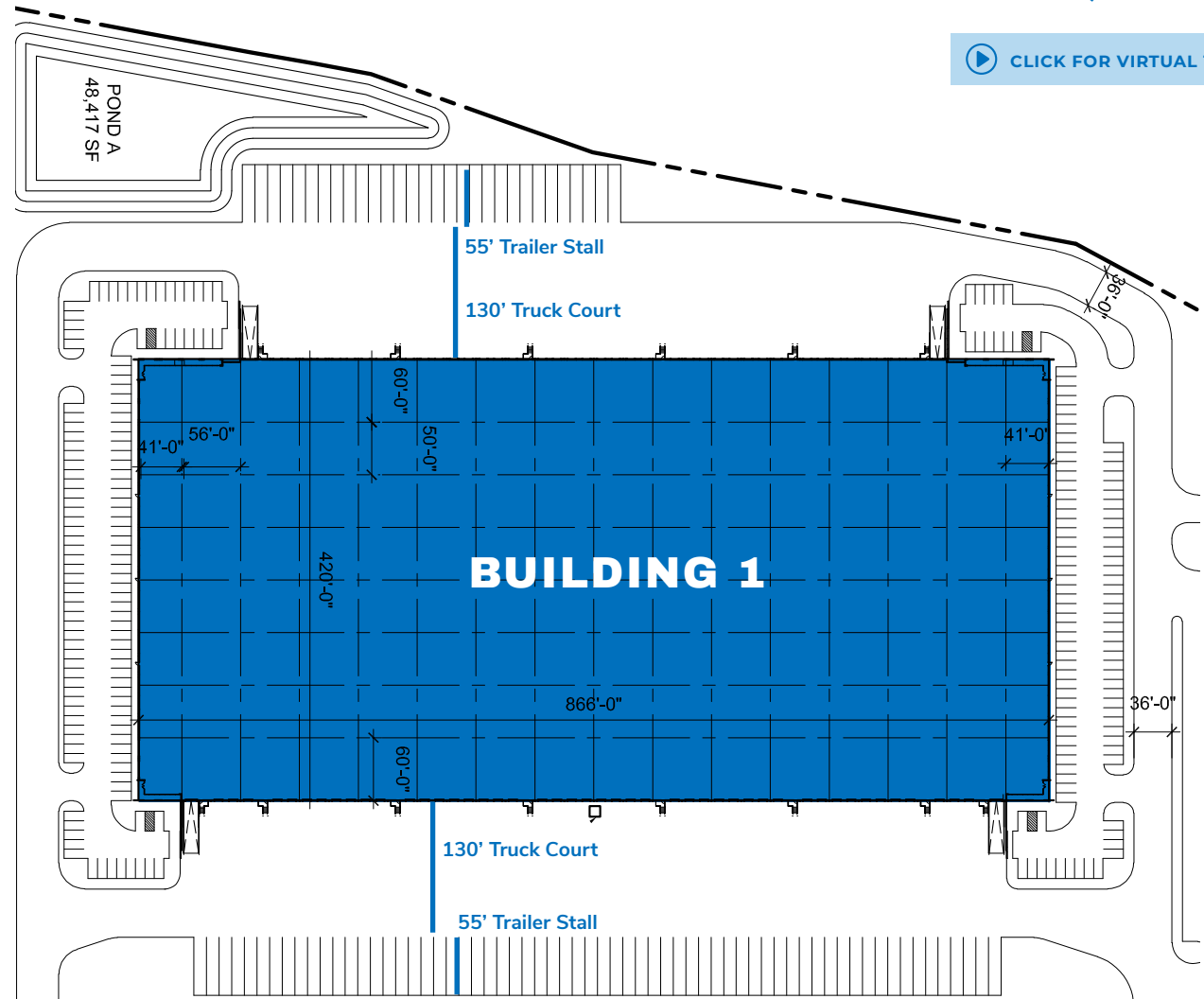
- .66/1,000 SF Parking Ratio
- 234 Car Spaces
- 94 Trailer Spaces

Building Depth

- 420'

Dock Doors

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



For More Information:

Adam Green, SIOR
512.481.3010
adam.green@streamrealty.com

Luke Watson
512.481.3056
luke.watson@streamrealty.com

BUILDING 2

PHASE I

Available Square Feet

- +/- 188,662 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

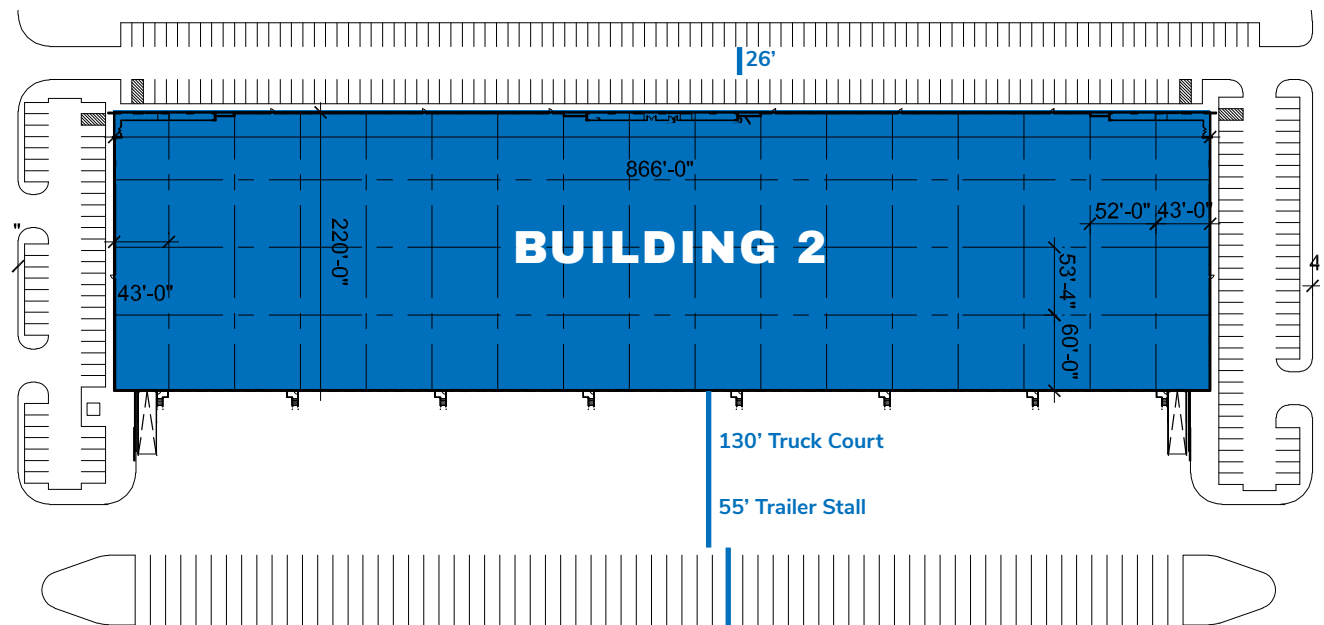
- 220'

Dock Doors

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

Electrical

- 3000 AMP Service, 3 phase, 480 V



For More Information:

Adam Green, SIOR
512.481.3010
adam.green@streamrealty.com

Luke Watson
512.481.3056
luke.watson@streamrealty.com

BUILDING 3

PHASE I

Available Square Feet

- +/- 200,642 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

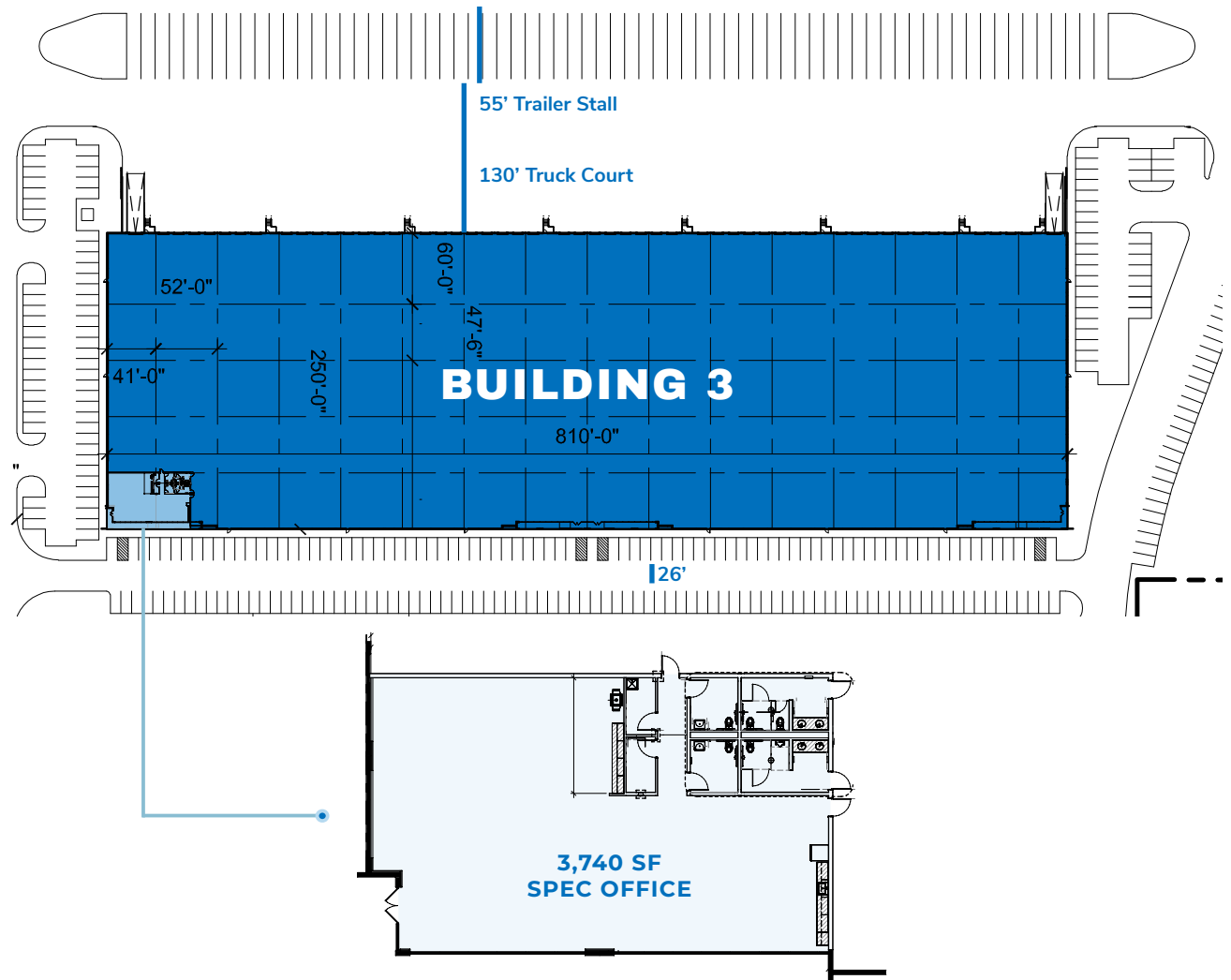
- 250'

Dock Doors

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

Electrical

- 4000 AMP Service, 3 phase, 480 V



For More Information:

Adam Green, SIOR
512.481.3010
adam.green@streamrealty.com

Luke Watson
512.481.3056
luke.watson@streamrealty.com

BUILDING 4

PHASE II OR BUILD TO SUIT

Available Square Feet

- +/- 66,282 SF

Clear Height

- +/- 32' Clear Height

Parking

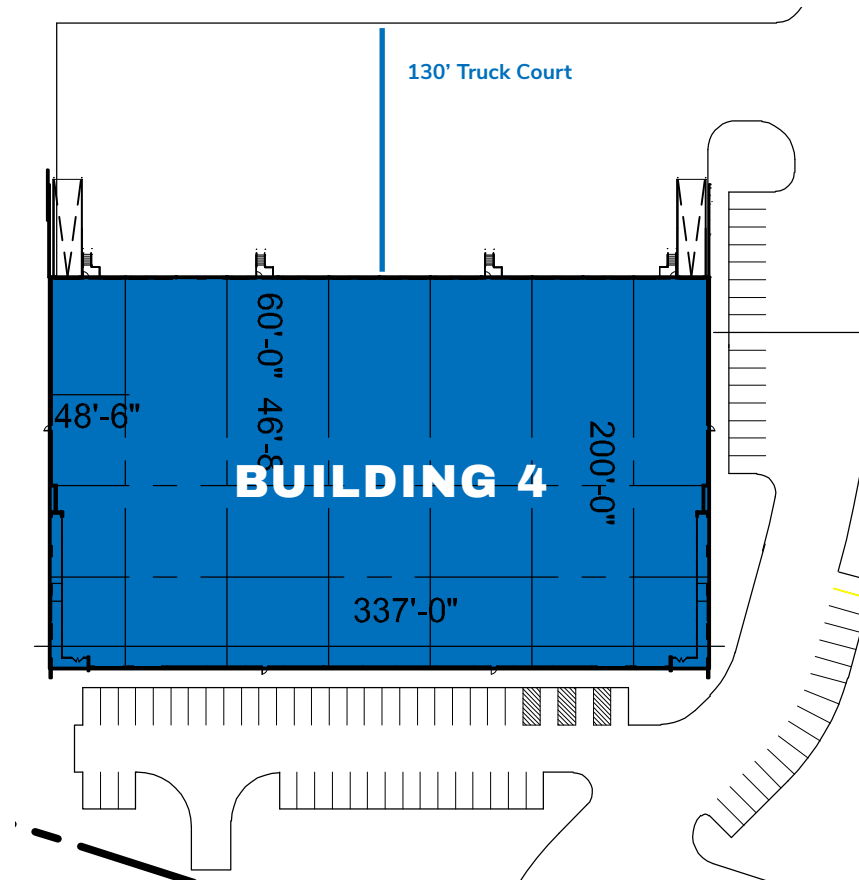
- 1.23/1,000 SF Parking Ratio
- 82 Car Spaces

Building Depth

- 200'

Dock Doors

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



For More Information:

Adam Green, SIOR
512.481.3010
adam.green@streamrealty.com

Luke Watson
512.481.3056
luke.watson@streamrealty.com

BUILDING 5

PHASE II OR BUILD TO SUIT

Available Square Feet

- +/- 77,882 SF

Clear Height

- +/- 32' Clear Height

Parking

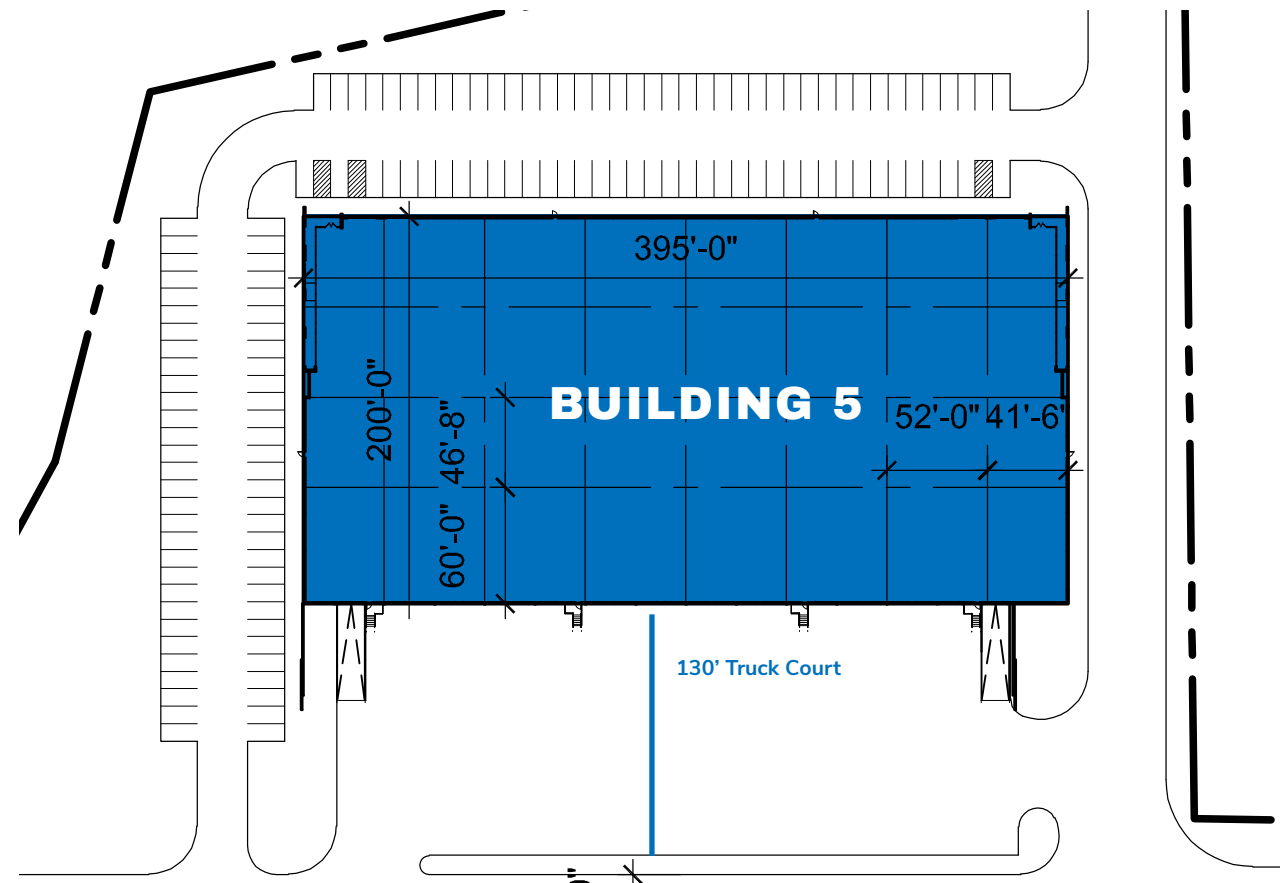
- 1.78/1,000 SF Parking Ratio
- 138 Car Spaces

Building Depth

- 200'

Dock Doors

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



For More Information:

Adam Green, SIOR
512.481.3010
adam.green@streamrealty.com

Luke Watson
512.481.3056
luke.watson@streamrealty.com

SITE RENDERINGS





45

LOGISTICS
SOUTH


STREAM


MARCH
CAPITAL
MANAGEMENT

ADAM GREEN, SIOR | 512.481.3010 | adam.green@streamrealty.com

LUKE WATSON | 512.481.3056 | luke.watson@streamrealty.com