

JACKSONSHAW

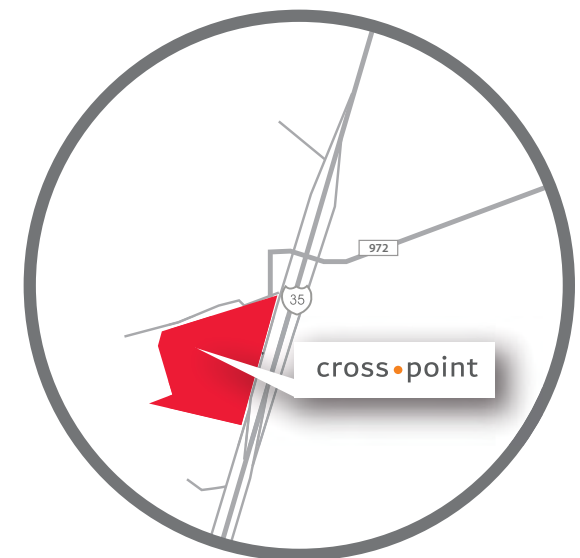


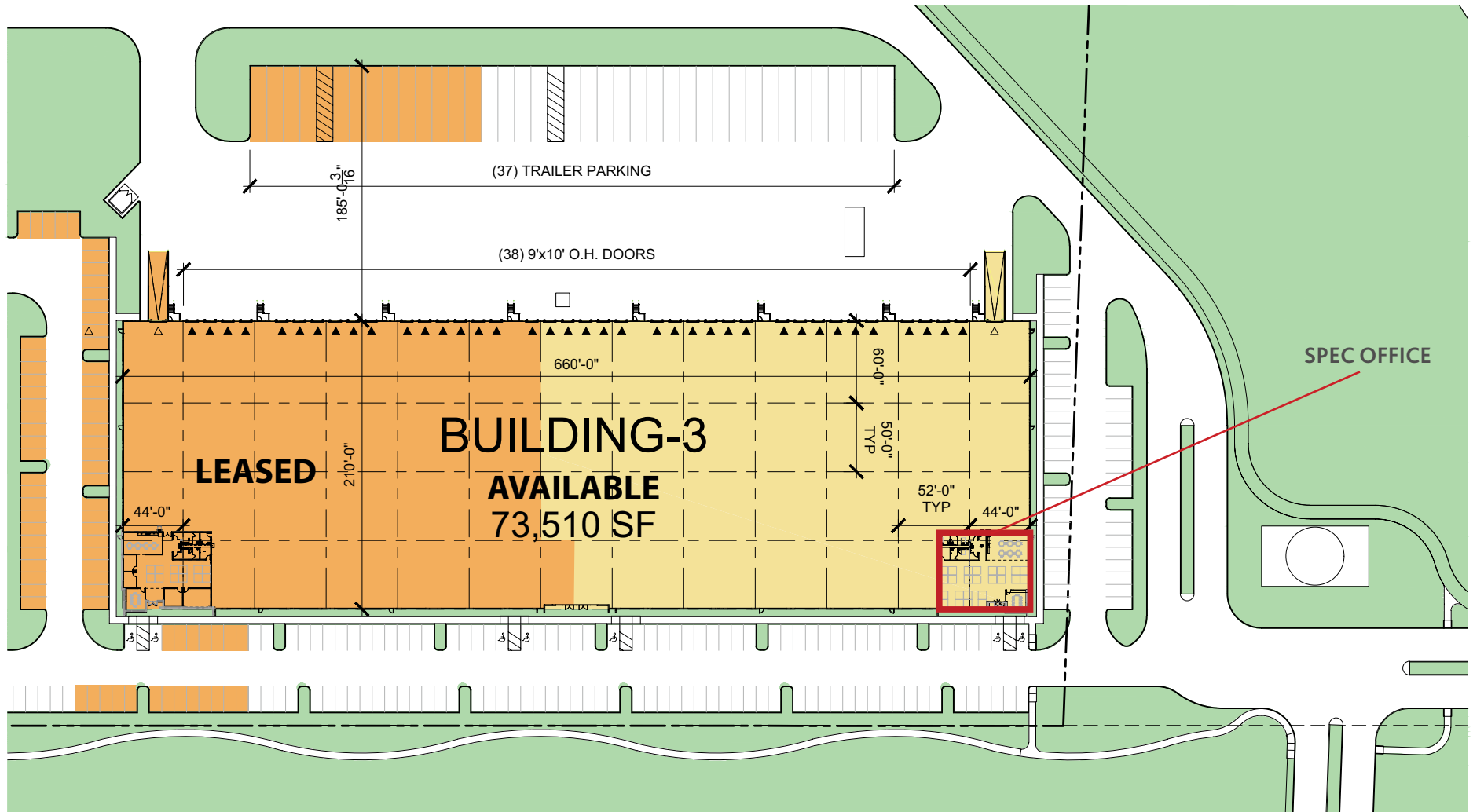
# cross • point

## BUILDING 3

4815 N I/35 | GEORGETOWN, TX

<b>BUILDING SIZE:</b>	138,600 SF	<b>REMAINING DRIVE-IN DOORS:</b>	1
<b>AVAILABLE SF:</b>	73,510 SF	<b>TRUCK COURT:</b>	185'
<b>SPEC OFFICE:</b>	3,673 SF	<b>FIRE PROTECTION:</b>	ESFR
<b>MINIMUM DIVISIBLE:</b>	21,840 SF	<b>MIN. CLEAR HEIGHT:</b>	32'
<b>BUILDING CONFIG:</b>	Rear Load	<b>TYPICAL BAY:</b>	52' x 50'
<b>BUILDING DIMENSIONS:</b>	210' x 660'	<b>REMAINING PARKING SPACES (APPROX.):</b>	136
<b>REMAINING DOCK DOORS:</b>	21	<b>REMAINING TRAILER PARKING (APPROX.):</b>	24



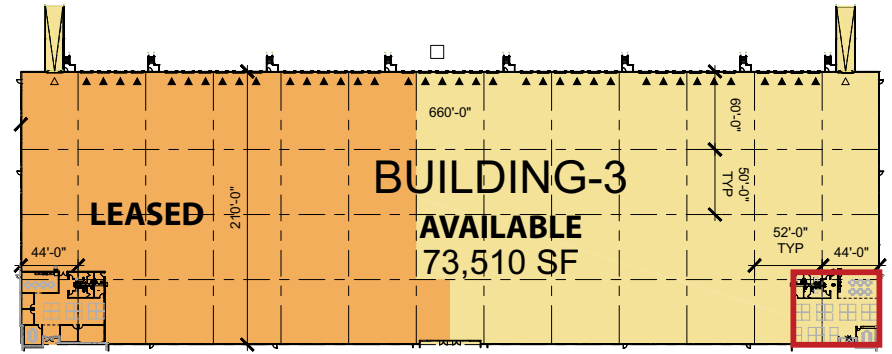


FOR LEASING INFORMATION

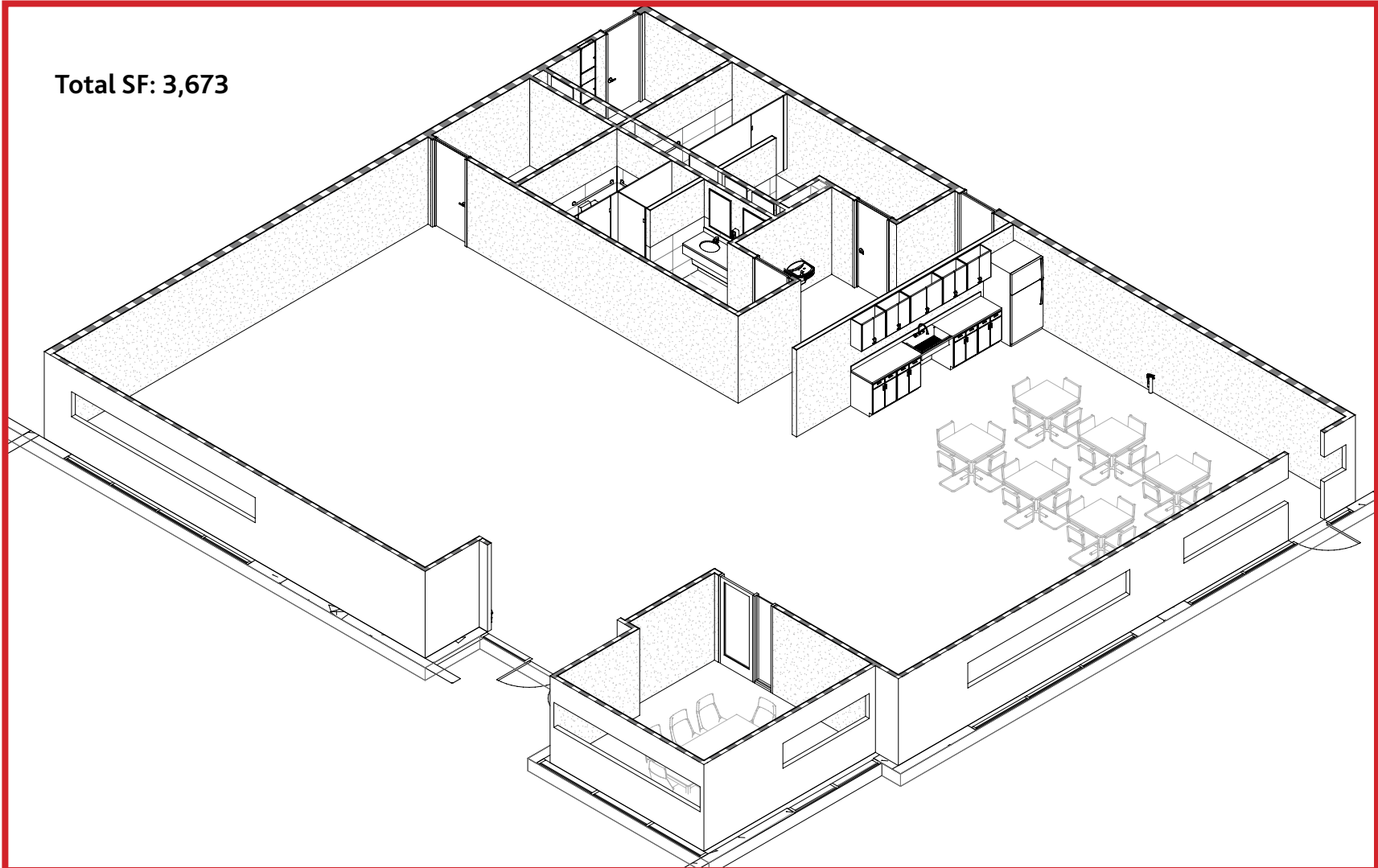
**CBRE**

DARRYL DADON  
darryl.dadon@cbre.com  
512.499.4953

OLIVIA REED  
olivia.reed@cbre.com  
512.482.5591



Total SF: 3,673





## CROSSPOINT PHASE I

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
BUILDING SIZE:	204,208 SF	145,950 SF	138,600 SF	<b>488,758 SF</b>
AVAILABLE SF:	Fully Leased	Fully Leased	73,510 SF	<b>73,510 SF</b>
MINIMUM DIVISIBLE:	N/A	N/A	21,840 SF	<b>61.7 Acres</b>
BUILDING CONFIG:	Cross Dock	Rear Load	Rear Load	
BUILDING DIMENSIONS:	420' x 486'	210' x 692'	210' x 660'	
DOCK DOORS:	34	42	21	
DRIVE-IN DOORS:	4	2	2	
TRUCK COURT:	185'+	185'	185'	
FIRE PROTECTION:	ESFR	ESFR	ESFR	
MIN. CLEAR HEIGHT:	36'	32'	32'	
TYPICAL BAY:	54' x 50'	52' x 50'	52' x 50'	
REMAINING PARKING SPACES (APPROX.):	184	250	136	
REMAINING TRAILER PARKING (APPROX.):	55	48	24	

### FOR LEASING INFORMATION

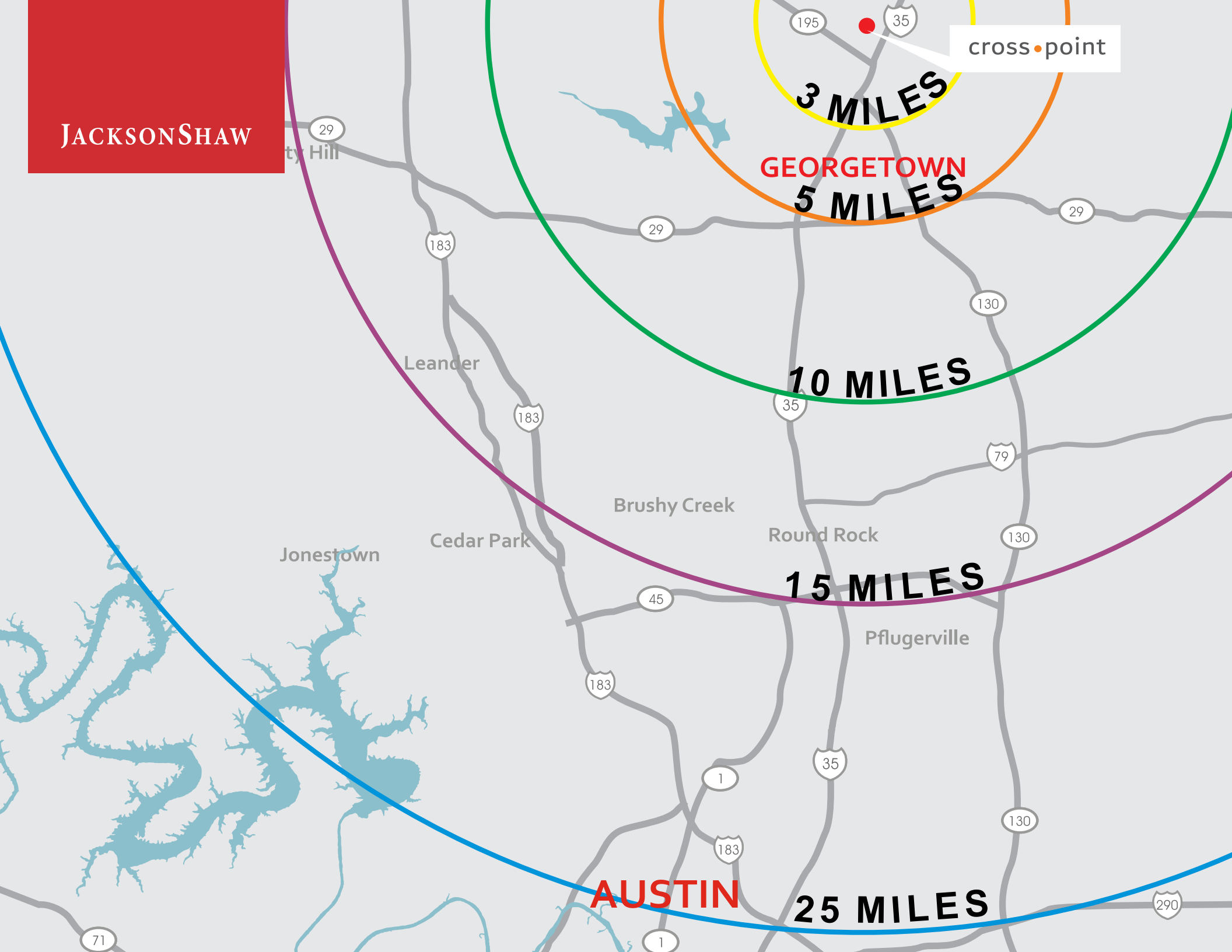


**DARRYL DADON**  
darryl.dadon@cbre.com  
512.499.4953

**OLIVIA REED**  
olivia.reed@cbre.com  
512.482.5591



JACKSONSHAW



cross point

3 MILES

GEORGETOWN  
5 MILES

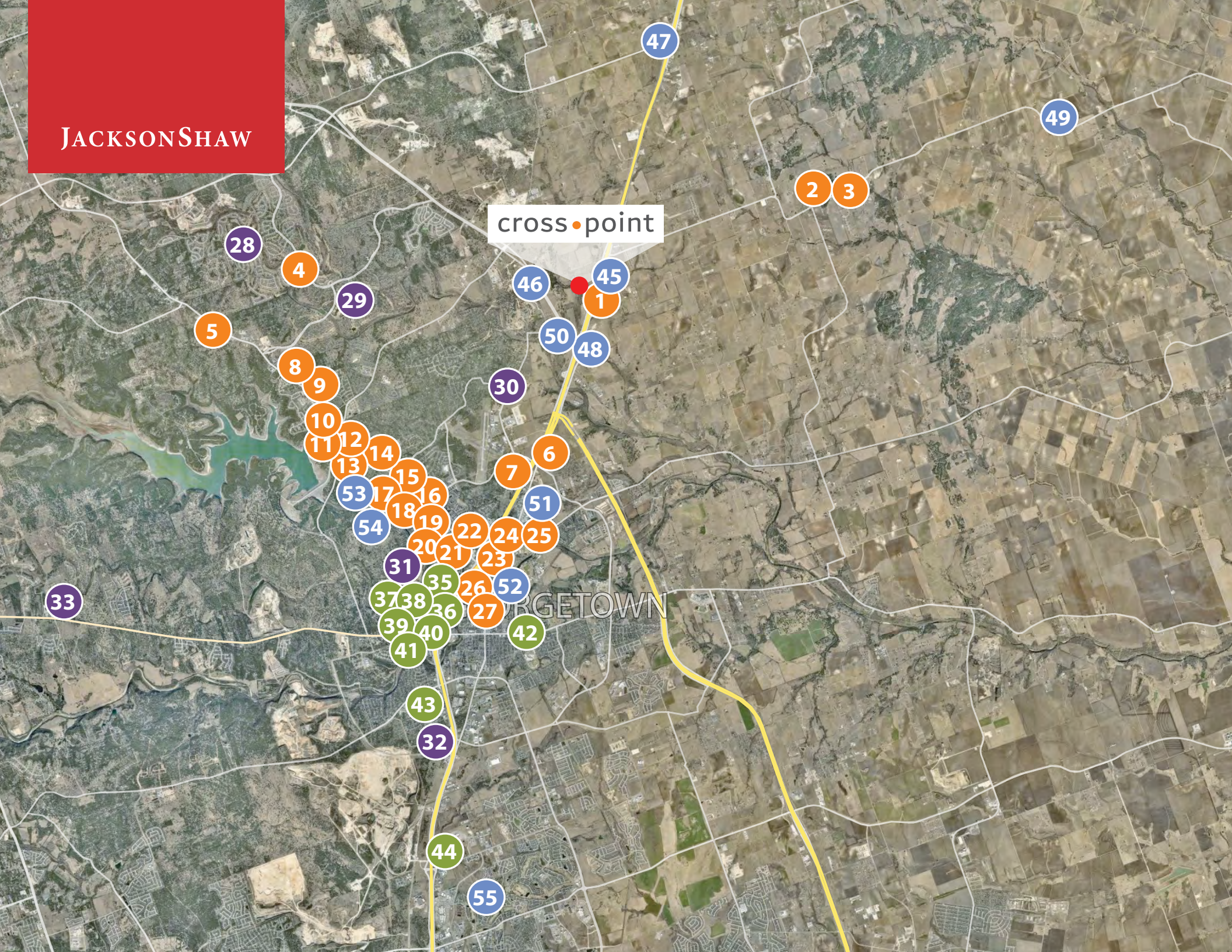
10 MILES

15 MILES

AUSTIN  
25 MILES

JACKSONSHAW

cross•point



## DINING

- 1 Huddle House
- 2 Walburg German
- 3 Dale's Essenhaus
- 4 Mulligan's
- 5 Phoever Diner
- 6 Jimmy Vega's Smokehouse
- 7 Hardtails
- 8 Juan & Lupe's Kitchen
- 9 Simmer Down Cafe
- 10 Panda Express
- 11 Yaghi's Pizzeria
- 12 Whataburger
- 13 Firo Fire Kissed Pizza
- 14 Catfish Parlor Georgetown
- 15 Bush's Fried Chicken
- 16 Domino's Pizza
- 17 Which Wich
- 18 Shipley Do-Nuts
- 19 Sonic Drive-In
- 20 Masfajitas
- 21 Taco Bell
- 22 Frankie's Italian
- 23 McDonald's
- 24 Starbucks
- 25 BIG Cafe
- 26 El Monumento
- 27 Blue Corn Harvest Bar & Grill

## ENTERTAINMENT

- 28 Cowan Creek Golf Club
- 29 Legacy Hills Golf Club
- 30 Cen-Tex Mini Golf
- 31 Georgetown Country Club
- 32 Inner Space Cavern
- 33 Cimarron Hills Golf & Country Club
- 34 Teravista Golf Club

## HOTELS

- 35 Candlewood Suites
- 36 Holiday Inn
- 37 Sheraton
- 38 Days Inn
- 39 Best Western
- 40 Hampton Inn & Suites
- 41 Comfort Suites
- 42 Olive Tree Inn
- 43 WoodSpring Suites
- 44 Embassy Suites

## SERVICES

- 45 Walburg Travel Center & Food Court
- 46 Valero
- 47 Shell
- 48 Berry Creek Truck Stop
- 49 USPS
- 50 Shell
- 51 Chevron
- 52 Circle K
- 53 7 Eleven
- 54 Shell
- 55 Baylor Scott & White Medical Center



FOR LEASING INFORMATION

**CBRE**

DARRYL DADON  
darryl.dadon@cbre.com  
512.499.4953

OLIVIA REED  
olivia.reed@cbre.com  
512.482.5591