

NorthPark35

1803 Titan Drive

Building 4 | 100,165 SF

Industrial Space For Lease

Georgetown, Texas



Z H N I N V E S T M E N T

NorthPark35 Building 4 | Industrial Space For Lease

1803 Titan Drive | Georgetown, Texas 78628

ABOUT THE PROPERTY

CLASS A INDUSTRIAL PARK

Located in a premier Georgetown institutional industrial development consisting of 10 buildings totaling over 1.7 million square feet

BUILDING 4

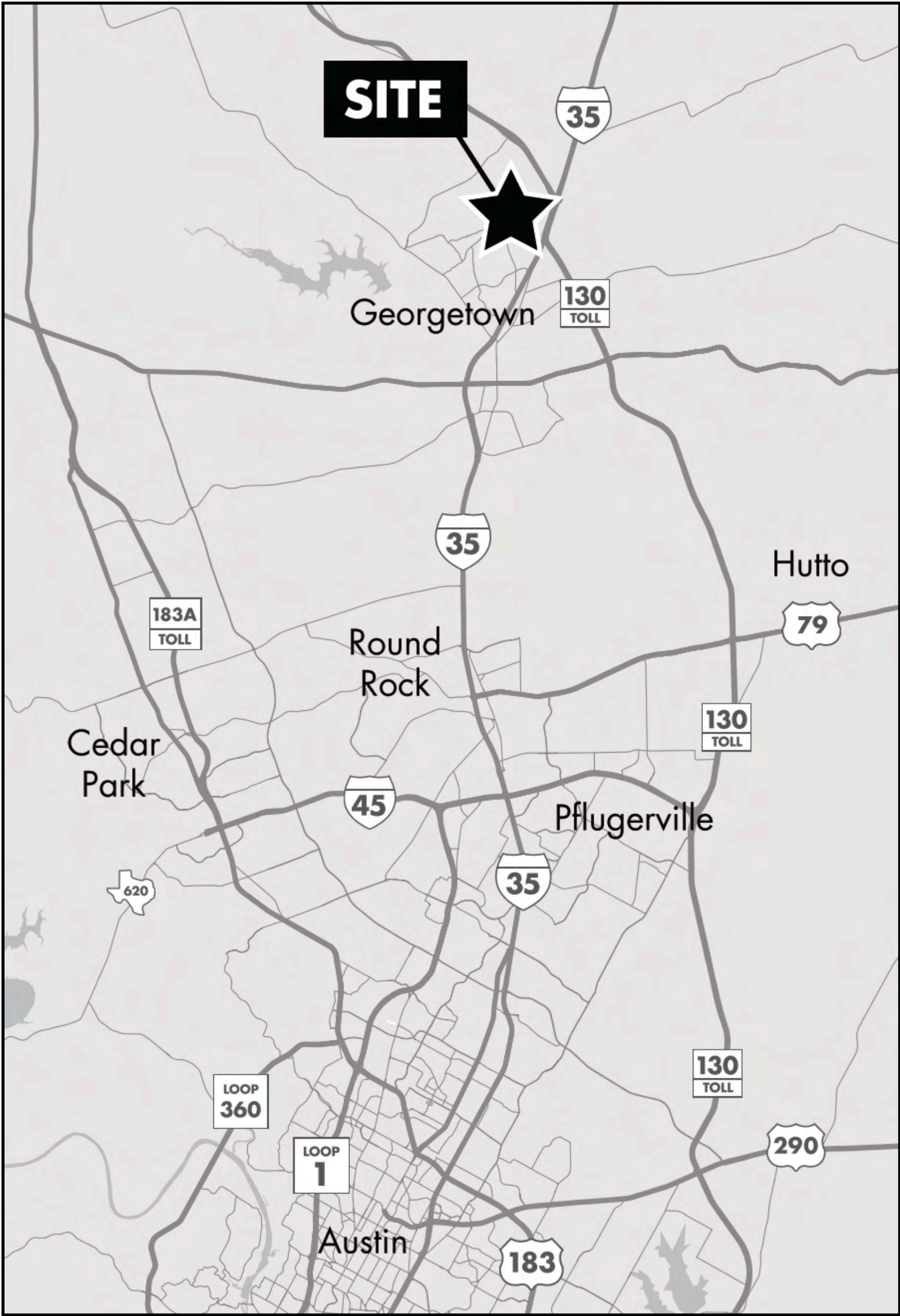
Great opportunity for e-commerce, light manufacturing, advanced manufacturing and distribution center

IDEAL LOCATION & ACCESS

Strategically situated at the intersection of IH-35 and SH-130, with excellent access to both major thoroughfares

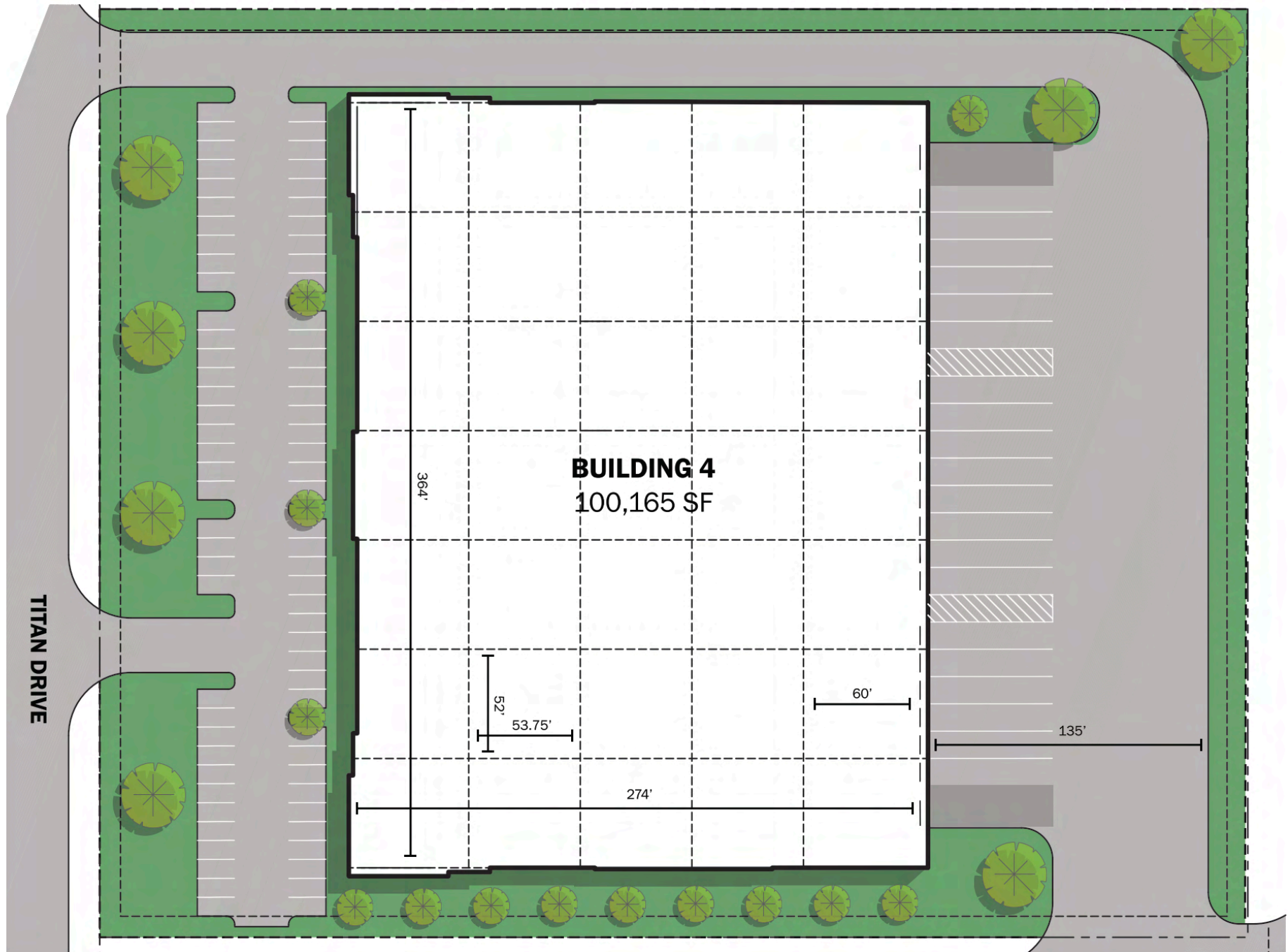
100,165
SF AVAILABLE

2024
YEAR BUILT



SPECS

TOTAL SIZE	100,165 SF	RAMPS	2
BUILDING TYPE	Rear Load	DOCK DOORS	20
COLUMN SPACING	52' x 53.75' Typical 60' Speed Bay	BUILDING DEPTH	274'
CLEAR HEIGHT	32'	SPRINKLERS	ESFR
TRUCK COURT	135'	PARKING	76 spaces
		POWER	2000+ amps (expandable)



SITE PLAN &
SURROUNDING
EMPLOYERS

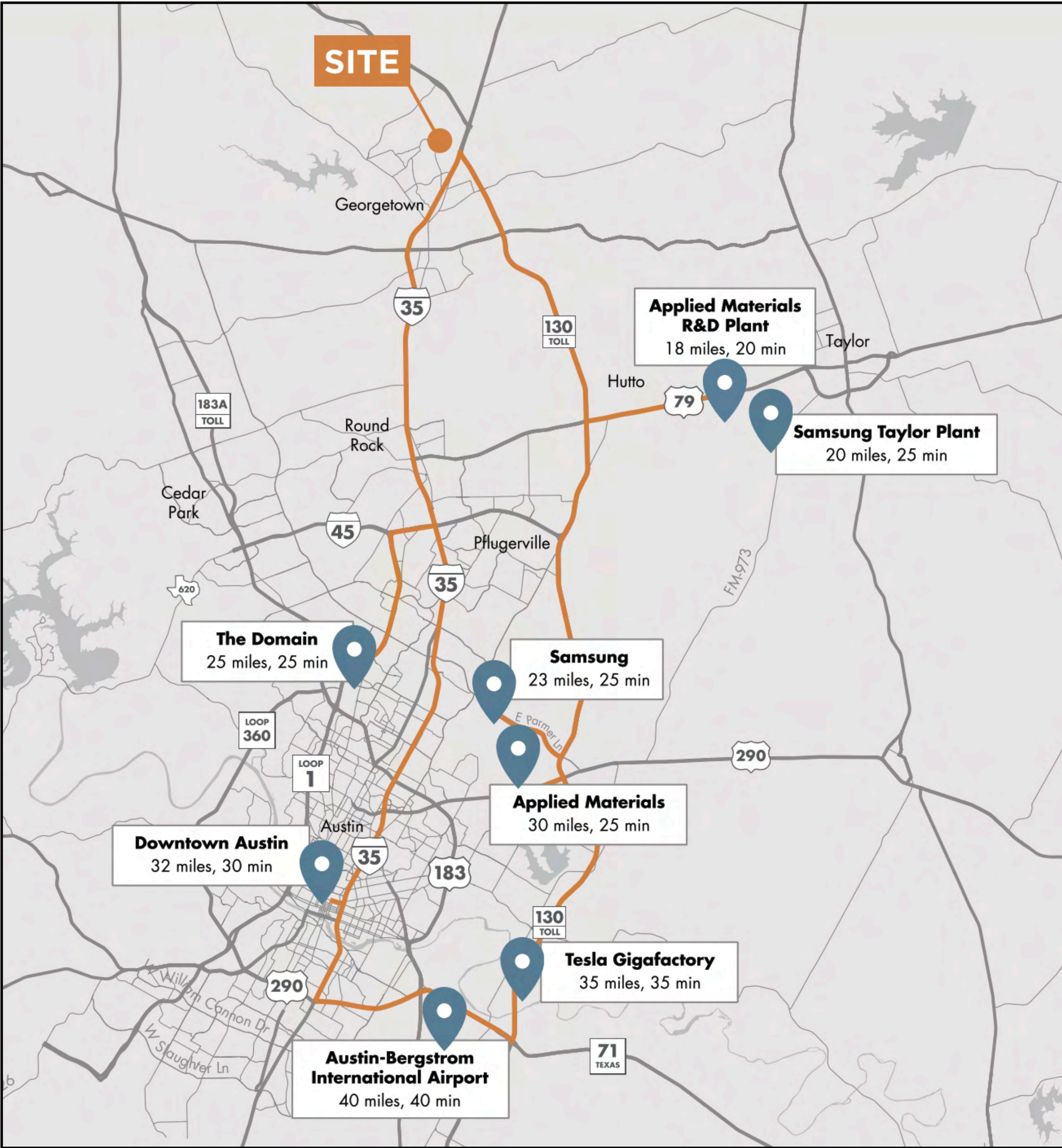
- CellLink Corp.
- ZT Systems
- Texas Speed & Performance Ltd.
- The Greater Austin Merchants
Cooperative Association
- Valex Corp.
- Aeronet
- Chadwell Supply
- Vanguard





DRIVE TIMES

Destination	Distance	Drive Time
Round Rock	10 mi.	12 min.
Applied Materials (Hutto)	18 mi.	20 min.
Samsung (Taylor)	20 mi.	25 min.
Samsung	23 mi.	25 min.
The Domain	25 mi.	25 min.
Applied Materials	30 mi.	25 min.
Downtown Austin	32 mi.	30 min.
Tesla Gigafactory	35 mi.	35 min.
Temple/Belton	35 mi.	30 min.
ABIA Airport	40 mi.	40 min.
San Antonio	110 mi.	1.5 hours
Dallas/Ft. Worth	165 mi.	2.5 hours
Houston	175 mi.	3 hours



NEARBY AMENITIES

Located just off IH-35 adjacent to the intersection of the 130 Toll Road in Georgetown, the site provides easy access to the Austin Metro and beyond. Tenants have convenient access to a broad selection of restaurants, retail, healthcare, residential and educational institutions, all within 10 miles

Georgetown ranked as the fastest-growing city in the country on a percent basis, according to the latest estimates by the U.S. Census Bureau, drawing in over 10,000 residents in a single year.

Retail, Restaurants and Hospitality

- Costco Wholesale
- Round Rock Premium Outlet Mall
- IKEA, Bass Pro Shop, H-E-B, Target, Walmart
- Embassy Suites Hotel and Convention Center
- Plus, countless restaurants, retail and hotels

Education

- Southwestern University
- Texas State University Round Rock Campus
- St. Davids School of Nursing
- Austin Community College Round Rock Campus
- Texas A&M College of Medicine – Round Rock

Healthcare

- Baylor Scott & White Medical Center
- Baylor Scott & White Cancer Center
- Ascension Seton Hospital
- Cornerstone Long Term Acute Hospital
- San Gabriel Rehab and Care Center

Other

- Georgetown Municipal Airport
- Inner Space Cavern
- Teravista Masterplanned Community
- Teravista Golf Club
- Plus, thousands of single-family homes



Contact Us For Leasing

Lara Kong

Phone: +1 512 785 3625

Email: zhninvestmgr@gmail.com



Z H N I N V E S T M E N T