

LOCKHART LOGISTICS

BREAKING GROUND - Q1 2025



62,360 SF CLASS A INDUSTRIAL

AVAILABLE FOR BUILD TO SUIT - FOR LEASE

CONTACT
FOR PRICING

CARTER THURMOND
210.255.0644
carter.thurmond@transwestern.com

NASH FRISBIE
806.781.5136
nash.frisbie@transwestern.com



LOCKHART LOGISTICS

2605 DEWITT STREET | LOCKHART TEXAS 78644

62,360 SF CLASS A INDUSTRIAL

AVAILABLE FOR BUILD TO SUIT -
FOR LEASE



FBS FACTORY BUILDER STORES
APPLIANCES • CABINETS

AUSTIN

TITAN DEVELOPMENT

SAN ANTONIO

130

168,000 SF BUILD TO SUIT FOR FACTORY BUILDER STORES

MCELROY METAL

MCELROY METAL CENTRAL
TEXAS FACILITY

Ziegenfelder
cool treats. great values.

FUTURE ZIEGENFELDER COMPANY
MANUFACTURING FACILITY

FUTURE PHASE OF TITAN INDUSTRIAL
PARK TOTALING UP TO 460,000 SF

CAHILL ST.

DEWITT ST.

FM 2720

CONTACT
FOR PRICING

CARTER THURMOND
210.255.0644
carter.thurmond@transwestern.com

NASH FRISBIE
806.781.5136
nash.frisbie@transwestern.com

Balcones
REAL ESTATE GROUP

TRANSWESTERN

LOCKHART LOGISTICS

2605 DEWITT STREET | LOCKHART TEXAS 78644

62,360 SF CLASS A INDUSTRIAL

AVAILABLE FOR BUILD TO SUIT -
FOR LEASE

PROPERTY HIGHLIGHTS



ABILITY TO DEMISE DOWN TO 7,800 SF TENANTS



(2) RAMPS WITH OVERSIZED (12' X 14') DOOR



52' X 45' COLUMN WITH 60' SPEED BAY



150' BUILDING DEPTH



ESFR SPRINKLERS



130' TRUCK COURT



22 DOCK HIGH DOORS (9' X 10')



28' CLEAR HEIGHT



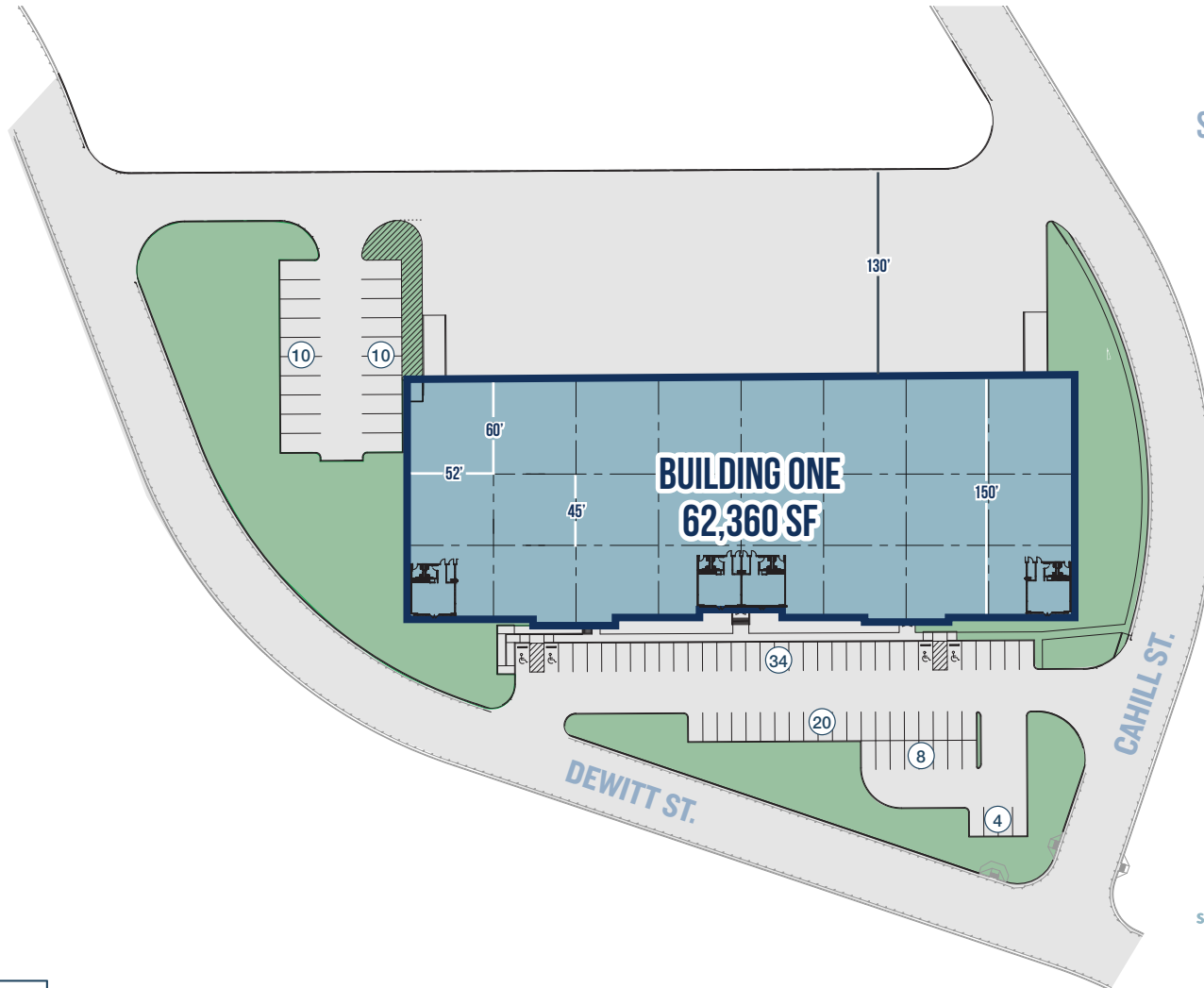
66 EMPLOYEE PARKING SPACES



20 BOX TRUCK PARKING SPACES



880 SF SPEC OFFICE



SITE PLAN

CONTACT FOR PRICING

CARTER THURMOND
210.255.0644
carter.thurmond@transwestern.com

NASH FRISBIE
806.781.5136
nash.frisbie@transwestern.com



LOCKHART LOGISTICS

2605 DEWITT STREET | LOCKHART TEXAS 78644

62,360 SF CLASS A INDUSTRIAL

AVAILABLE FOR BUILD TO SUIT -
FOR LEASE

SIZE OPTIONS

BUILDING ONE

62,360 SF

1 BAY: 7,800 SF

2 BAYS: 15,600 SF

3 BAYS: 23,400 SF

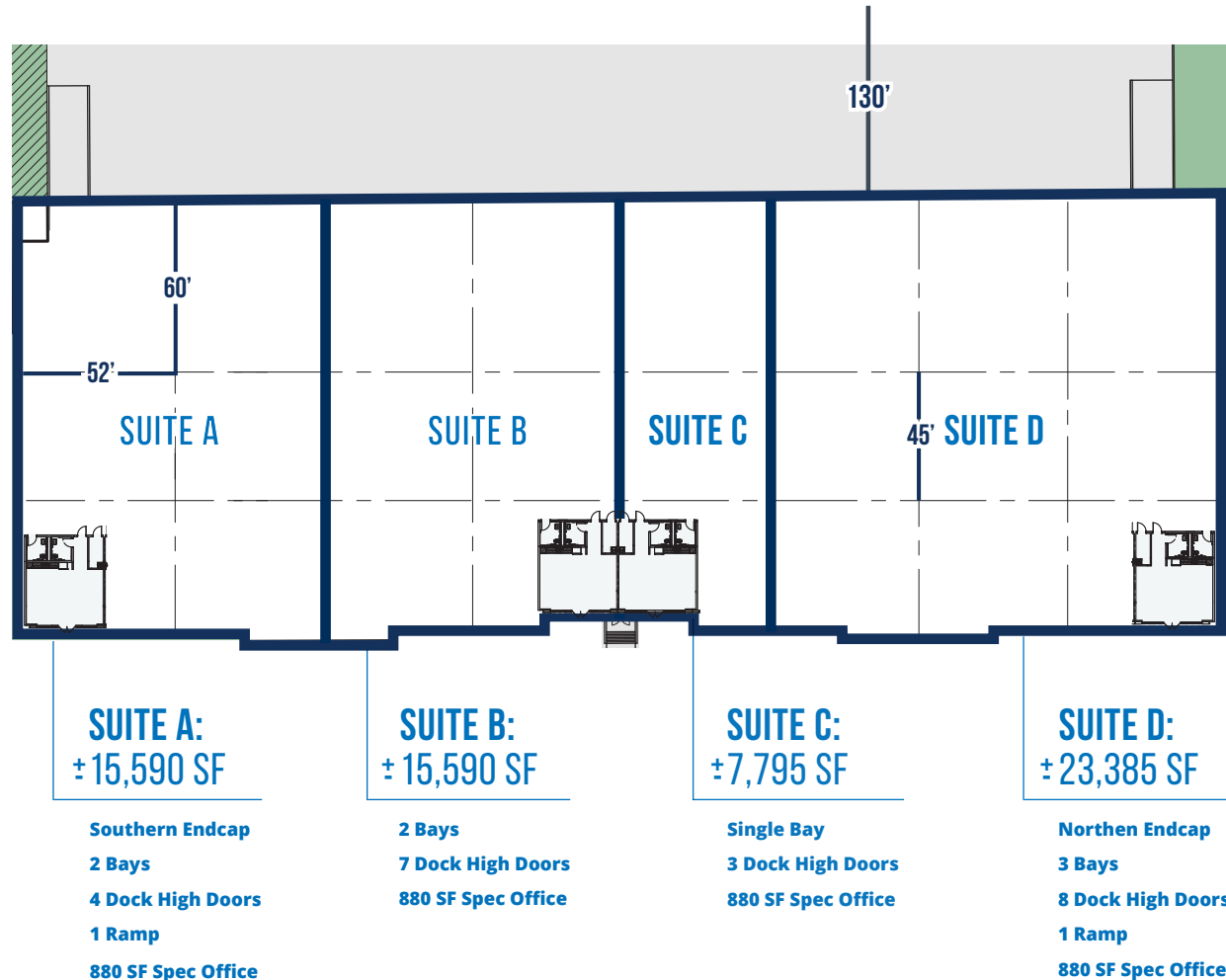
4 BAYS: 31,200 SF

5 BAYS: 39,000 SF

6 BAYS: 46,800 SF

7 BAYS: 54,600 SF

8 BAYS: 62,400 SF



CONTACT
FOR PRICING

CARTER THURMOND
210.255.0644
carter.thurmond@transwestern.com

NASH FRISBIE
806.781.5136
nash.frisbie@transwestern.com

 **Balcones**
REAL ESTATE GROUP

 **TRANSWESTERN**

LOCKHART LOGISTICS








2605 DEWITT STREET | LOCKHART TEXAS 78644

62,360 SF CLASS A INDUSTRIAL

AVAILABLE FOR BUILD TO SUIT -
FOR LEASE



OFFERING

-  Shovel Ready Dirt
-  Zoning: Industrial
(Outside storage is allowed)
-  .5 miles from
130 Toll
-  5.35 Industrial
Zoned Acres
-  Direct Access to fm
2720 from US 130 Toll
-  All Utilities in place
(Should be verified by Buyer)
-  Potential Incentives Available
from both Lockhart & Greater
San Marcos Partnership

SITE ATTRIBUTES

- Lockhart City Limits
- Caldwell County
- Zoning: Industrial. Outside storage and manufacturing is allowed
- All new infrastructure in place. Water and sewer line running along Cahill Street.
- Easy access to 130 Toll Frontage Road

CONTACT
FOR PRICING

CARTER THURMOND
210.255.0644
carter.thurmond@transwestern.com

NASH FRISBIE
806.781.5136
nash.frisbie@transwestern.com

 Balcones
REAL ESTATE GROUP

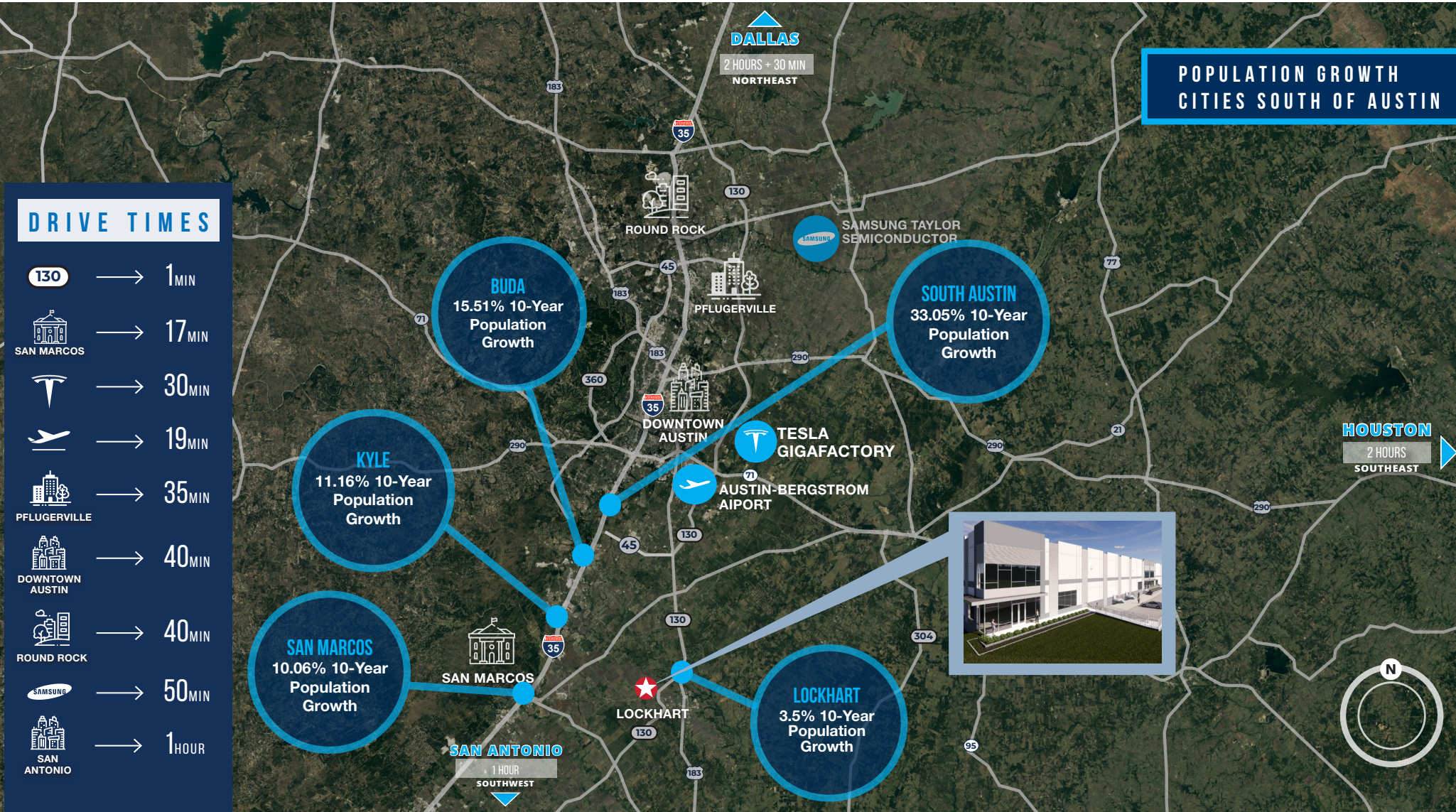
 TRANSWESTERN

LOCKHART LOGISTICS

2605 DEWITT STREET | LOCKHART TEXAS 78644

62,360 SF CLASS A INDUSTRIAL

AVAILABLE FOR BUILD TO SUIT -
FOR LEASE



CONTACT
FOR PRICING

CARTER THURMOND
210.255.0644
carter.thurmond@transwestern.com

NASH FRISBIE
806.781.5136
nash.frisbie@transwestern.com

