

3000-3004 N-IH 35 NB GEORGETOWN, TEXAS



BERRY CREEK
BUSINESS PARK

Up to 520,571 SF Class A Industrial
with I-35 & SH-130 Frontage

FULLY DELIVERED & READY FOR TI'S



berry-creek.com

CBRE



Driving Georgetown's Growth with Best-In-Class Industrial Facilities

Berry Creek Business Park is a cutting-edge industrial development featuring three Class A buildings with direct access to IH-35 and the SH-130 corridor. Located north of Austin in the thriving suburb of Georgetown, this project is perfectly positioned to capitalize on the region's rapid growth.



IH-35 Frontage and Immediate Access to SH-130 with High Visibility



Outstanding Amenities



Triple Freeport Tax Exemption



Strong Labor Market in Growing Georgetown and Austin MSA



Georgetown EDC/Incentives Available



Multiple Power Sources Available

3000 - 3004 N-IH 35 NB
Georgetown, TX 78626





Amenity-Rich Campus

Berry Creek Business Park is named after the creek that runs along its property boundary, nourishing the nearby greenbelt and inspiring an amenity-rich campus design. Distinct from all logistics centers in the MSA, Berry Creek Business Park embraces the area's natural beauty to deliver an exceptional set of amenities such as a food truck pavilion, exercise stations, and a walking trail.



Site Overview

	Building 1	Building 2	Building 3
Address:	3000 N-IH 35 NB Georgetown, TX 78626	3004 N-IH 35 NB Georgetown, TX 78626	3002 N-IH 35 NB Georgetown, TX 78626
Size:	126,722 SF Demise to ±38,000 SF	140,685 SF Demise to ±47,040 SF	253,164 SF Demise to ±105,000 SF
Spec Office Size:	±2,572 SF	±2,855 SF	±2,863 SF
Dimensions:	240' Deep x 520' Wide	210' Deep x 672' Wide	475' Deep x 502' Wide
Column Spacing:	52' x 60'	56' x 50' 56' x 60' Speed Bay	56' x 50' 56' x 60' Speed Bays
Fire Protection:	ESFR	ESFR	ESFR
Clear Height:	32'	32'	36'
Loading Type:	Rear Load	Rear Load	Cross Dock
Dock Doors:	27 Dock-High (9' x 10')	33 Dock-High (9' x 10')	40 Dock-High (9' x 10')
Drive-In Dock Doors:	(2) Ramps with Oversized Doors (12' x 14')	(2) Ramps with Oversized Doors (12' x 14')	(4) Ramps with Oversized Doors (12' x 14')
Truck Court Depth:	220' Shared Truck Court	185' Private Truck Court	185' Private Truck Court 220' Shared Truck Court
Trailer Parking:	N/A	23	29
Car Parking:	177 (1.40/1,000)	205 (1.46/1,000)	256 (1.01/1,000)
Power:	2,000 Amps	2,000 Amps	2,000 Amps

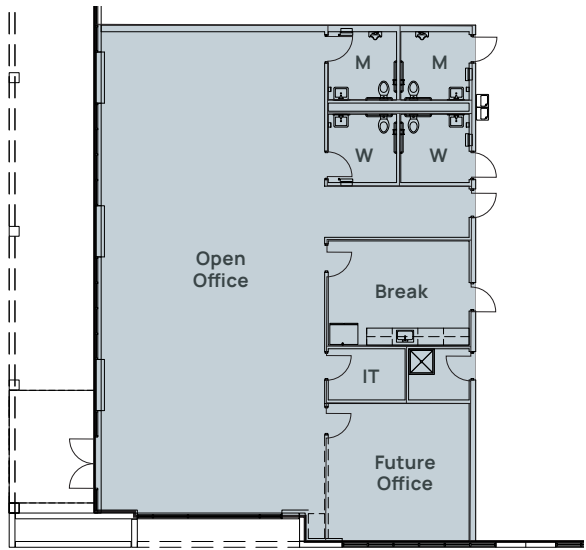




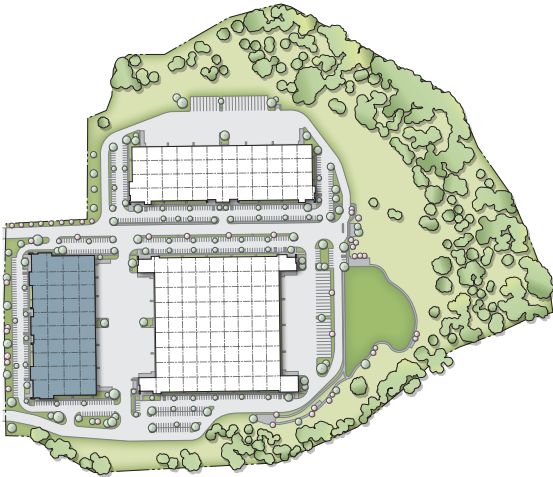
Building 1

3000 N-IH 35 NB
Georgetown, TX 78626

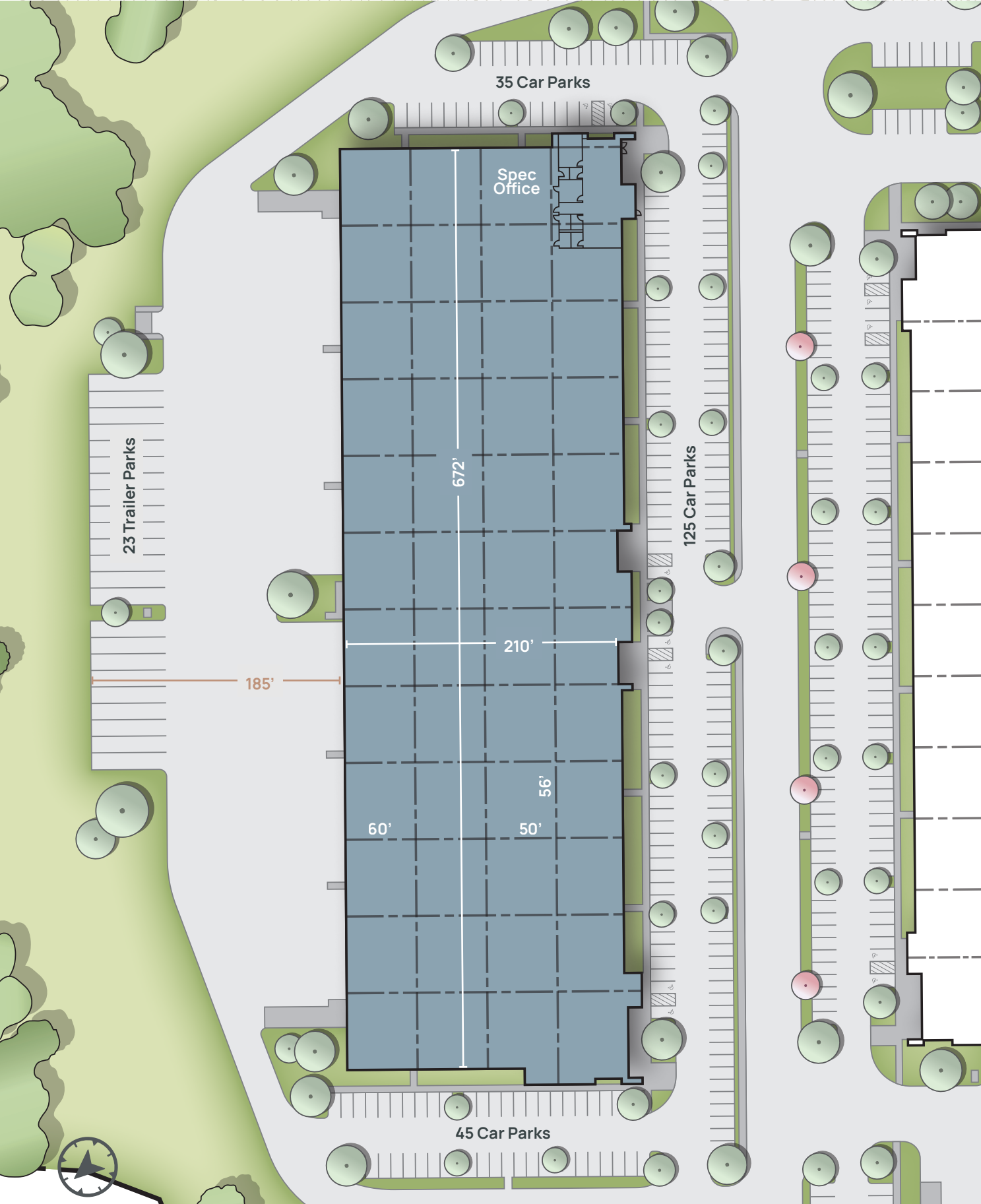
Size:	126,722 SF (Demise to ±38,000 SF)
Spec Office Size:	±2,572 SF
Dimensions:	240' Deep x 520' Wide
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Fire Protection:	ESFR
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Loading Type:	Rear Load
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Drive-In Dock Doors:	(2) Ramps with Oversized Doors (12' x 14')
Truck Court Depth:	220' Shared Truck Court
Car Parking:	177 (1.40/1,000)
Power:	2,000 Amps



Spec Office Plan



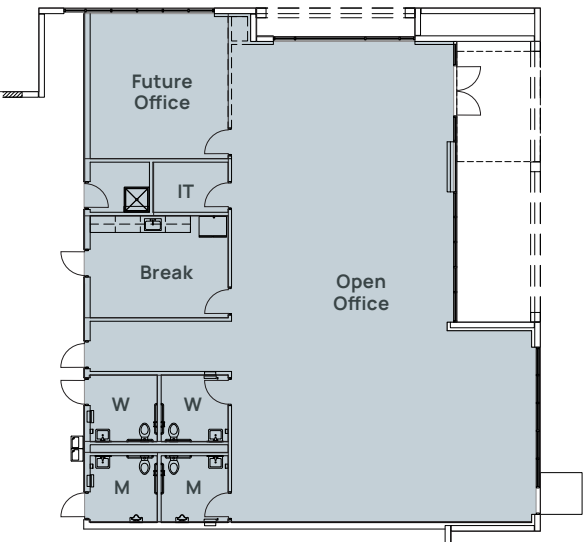
Site Key



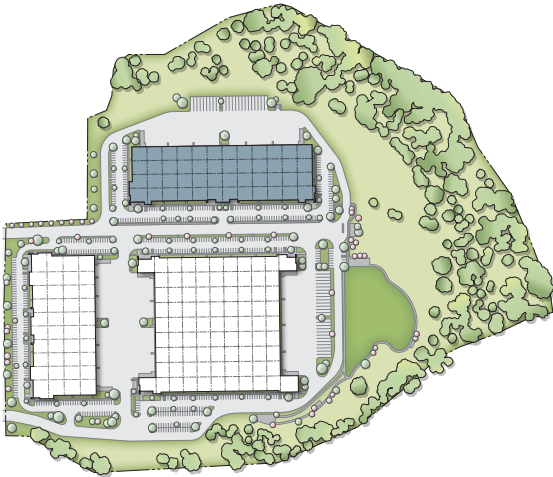
Building 2

3004 N-IH 35 NB
Georgetown, TX 78626

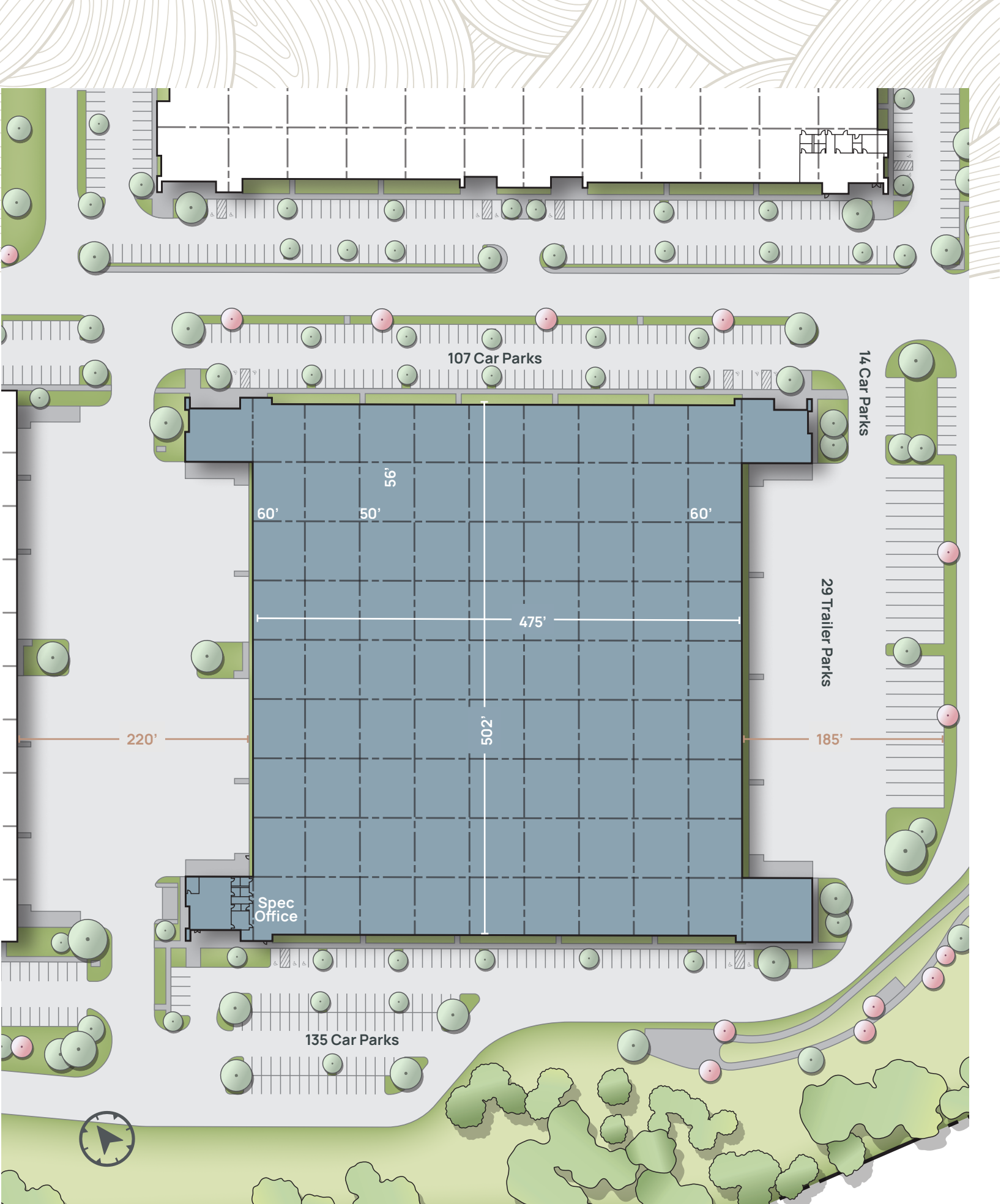
Size:	140,685 SF (Demise to ±47,040 SF)
Spec Office Size:	±2,855 SF
Dimensions:	210' Deep x 672' Wide
Column Spacing:	56' x 50' (56' x 60' Speed Bay)
Fire Protection:	ESFR
Clear Height:	32'
Loading Type:	Rear Load
Dock Doors:	33 Dock-High (9' x 10')
Drive-In Dock Doors:	(2) Ramps with Oversized Doors (12' x 14')
Truck Court Depth:	185' Private Truck Court
Trailer Parking:	23
Car Parking:	205 (1.46/1,000)
Power:	2,000 Amps



Spec Office Plan



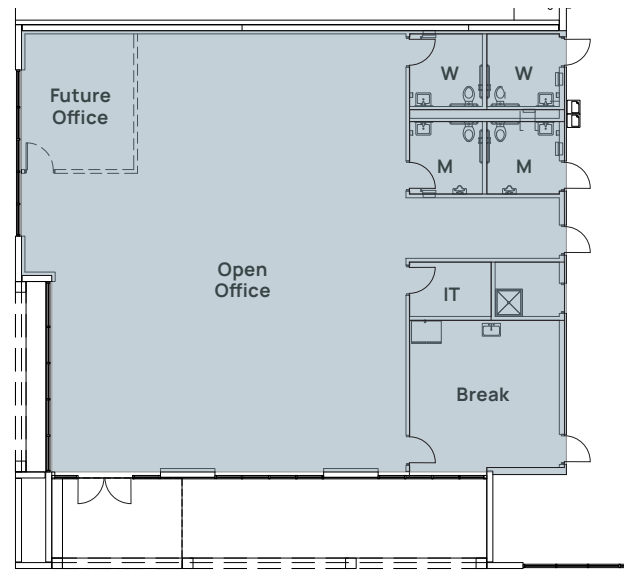
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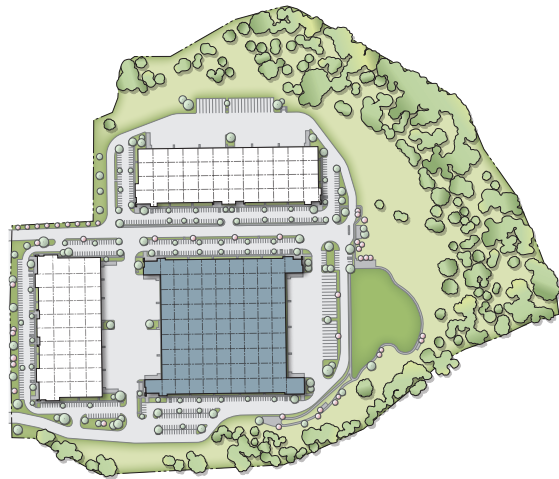
Building 3

3002 N-IH 35 NB
Georgetown, TX 78626

Size:	253,164 SF (Demise to ±105,000 SF)
Spec Office Size:	±2,863 SF
Dimensions:	475' Deep x 502' Wide
Column Spacing:	56' x 50' (56' x 60' Speed Bays)
Fire Protection:	ESFR
Clear Height:	36'
Loading Type:	Cross Dock
Dock Doors:	40 Dock-High (9' x 10')
Drive-In Dock Doors:	(4) Ramps with Oversized Doors (12' x 14')
Truck Court Depth:	185' Private Truck Court (220' Shared Truck Court)
Trailer Parking:	29
Car Parking:	256 (1.01/1,000)
Power:	2,000 Amps



Spec Office Plan



Site Key

Heart of the Texas Innovation Corridor

The Austin - Georgetown area has been one of the fastest growing major MSAs in the U.S. for the last 10 years straight, with approximately 2.4 million residents and growing. Austin, the capital of Texas, is famous for its live music, art, diverse culture and emerging tech scenes, giving it the nicknames “Live Music Capital of the World” and “Silicon Hills” for it’s abundance of technology industry corporate and regional headquarters such as Dell, 3M, IBM, AMD, Samsung, Amazon, Google, Apple, Texas Instruments and many more.

#1 

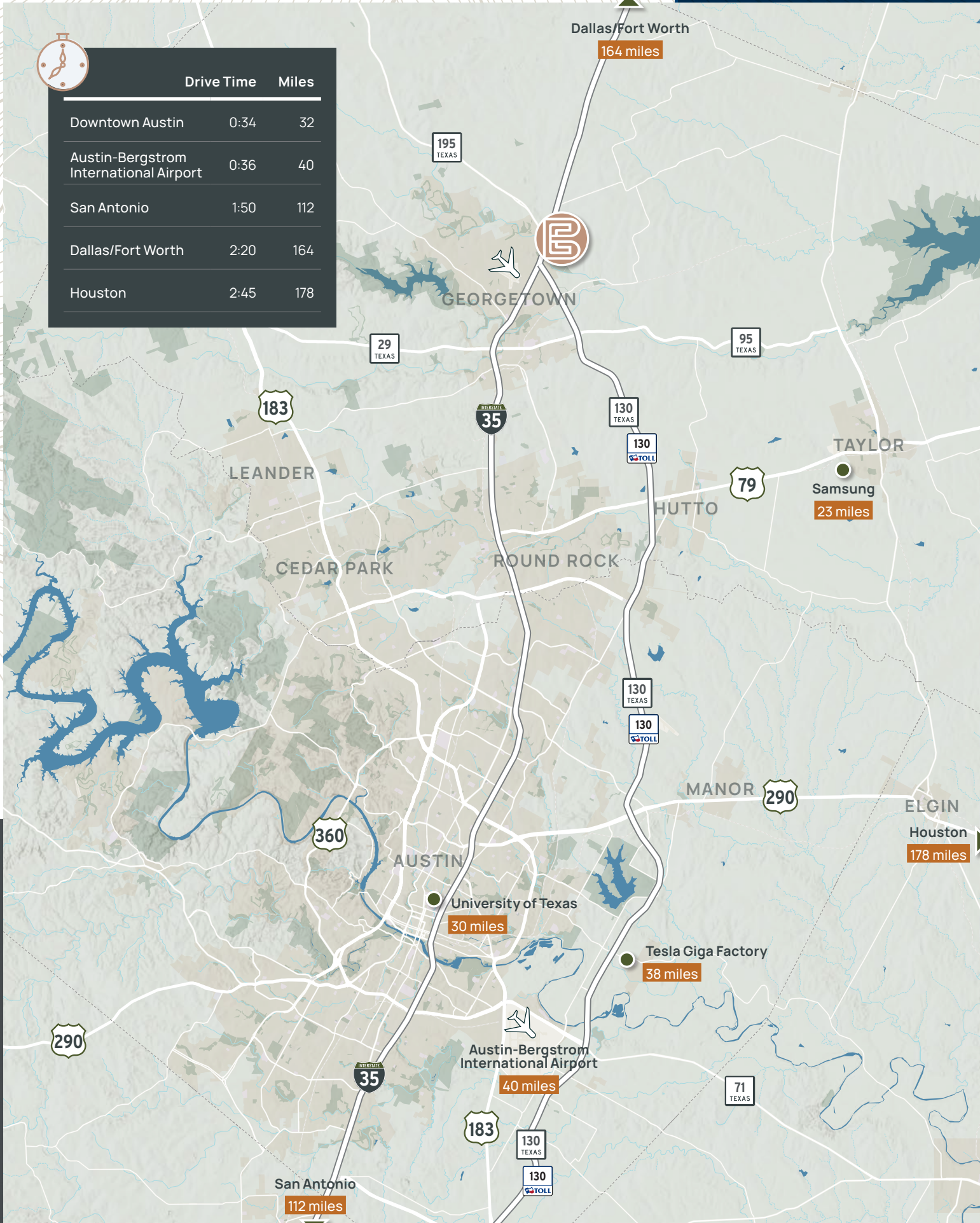
Market for Commercial Real Estate Investments

20 M 

Residents within 3 hour drive

#2 

Fastest Growing MSA



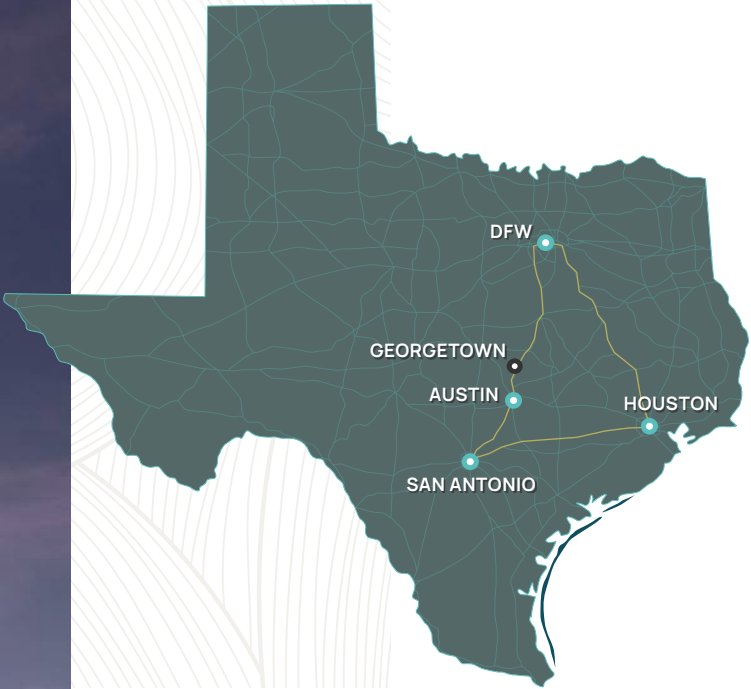
“2nd Fastest Growing Metropolitan Economy in the U.S. in 2022 ”

Kenan Institute, Oct 2022

Georgetown, Texas



Businesses and residents are drawn to Georgetown because of its proximity to Austin and its amenities, while offering small-town charm. Georgetown's workforce spans from Austin to north Temple, boasting over 1 million skilled workers. With nearly half of residents holding a bachelor's degree or higher, Georgetown outpaces state and national averages. This city, home to the "Most Beautiful Town Square in Texas," is located 30 miles north of Austin.



GEORGETOWN, TEXAS STATS

#1
Fastest Growing US City (2021 - 2023)
with 50,000 Residents or More
US Census Bureau, 2024

11.34%
Population Growth Rate (2022 - 2023)
SmartAsset, 2024

**“One of the South’s Best
Cities On The Rise”**
Southern Living, 2023

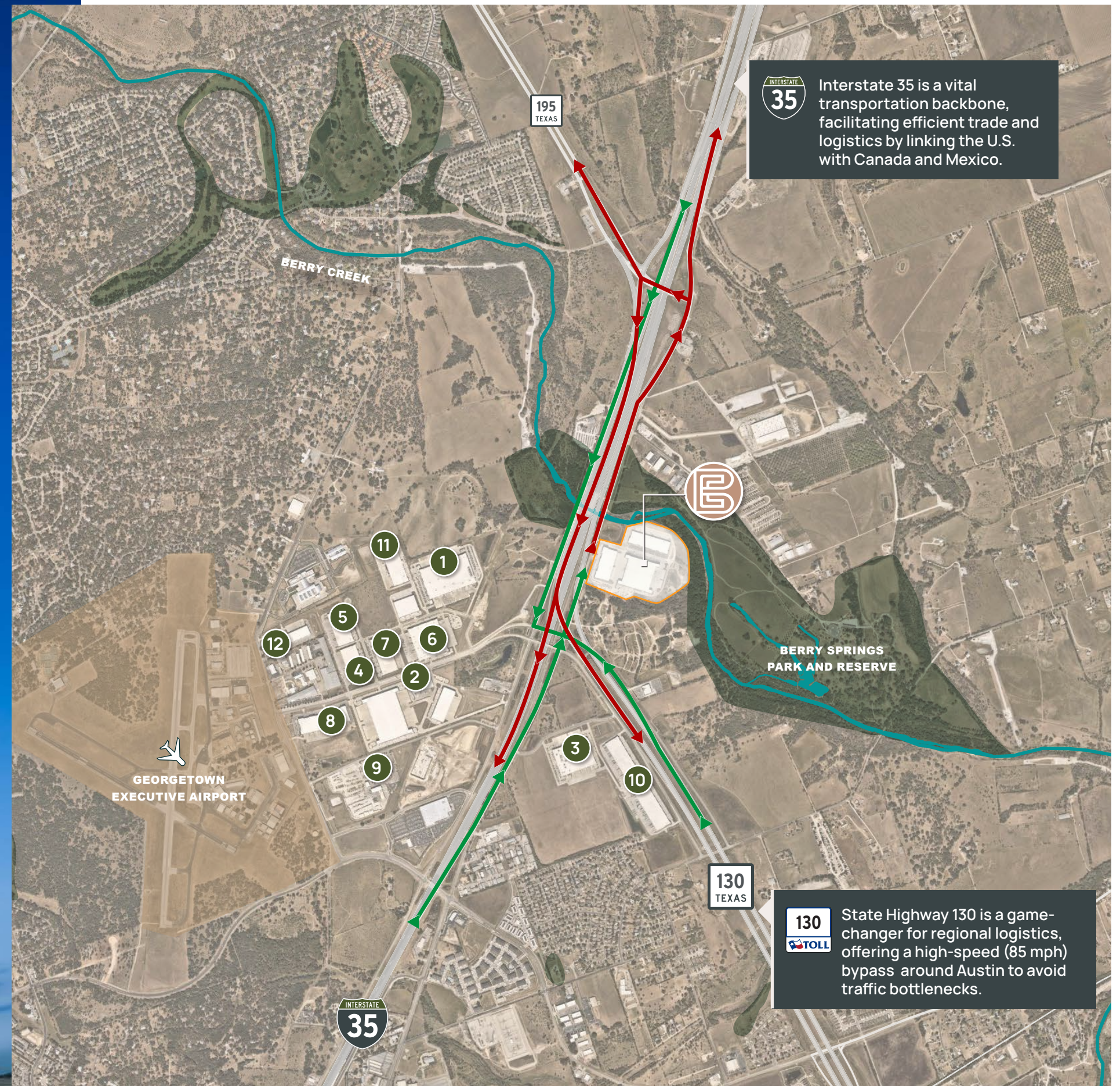
Demographics	3 Miles	5 Miles	10 Miles
2024 Businesses	880	2,485	4,625
2024 Employees	7,125	24,039	46,063
2020-2024 Annual Population Growth Rate	2.79%	3.03%	6.57%
2024-2029 Annual Population Growth Rate	3.39%	2.73%	4.54%
Some College - No Degree	2,874	9,150	24,073
Associates Degree	1,358	3,836	13,009
Bachelor's Degree	4,508	15,574	41,554
Graduate or Professional Degree	2,344	9,323	25,810
2024 Average Household Income	\$123,708	\$128,752	\$141,967
2029 Average Household Income	\$142,141	\$146,703	\$158,986
2024 Median Household Income	\$92,450	\$91,162	\$104,378
2029 Median Household Income	\$103,978	\$103,417	\$114,815
Blue Collar	2,097	4,830	13,495
Manufacturing	849	1,936	7,726
Wholesale Trade	194	449	1,680
Transportation and Warehousing	320	881	2,666
Professional, Scientific, and Technical Services	762	2,866	10,675

130 Ends with Us.

Berry Creek Business Park's location enables faster freight movement, reduced delivery times, and enhanced supply chain efficiency.

Located at the junction of Interstate 35 and State Highway 130, this site is highly desirable for logistics users. Interstate 35 is a key route for regional commerce, supply chains, and cross-border trade with Canada and Mexico, while SH-130 offers a fast bypass around Austin, reducing traffic congestion on the crucial I-35 Corridor and enhancing connections between major economic centers in the state.

CORPORATE NEIGHBORS



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**BERRY CREEK**
BUSINESS PARK

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