

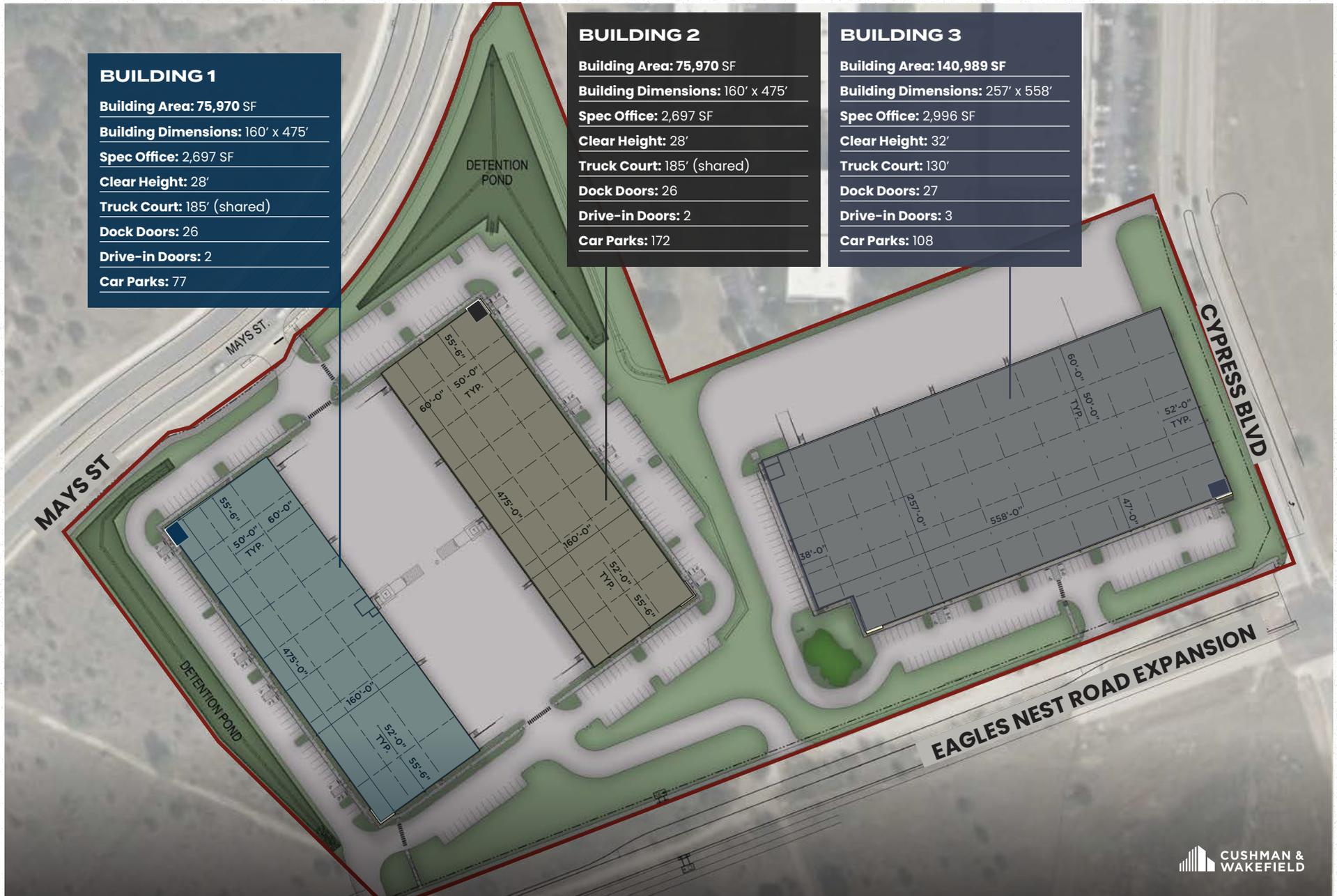
# NEW CONSTRUCTION

292,929 SF of Industrial Class A Space Available for Lease



17 Cypress Boulevard, Round Rock, TX 78665

# SITE PLAN



**BUILDING 1**

Building Area: 75,970 SF

Building Dimensions: 160' x 475'

Spec Office: 2,697 SF

Clear Height: 28'

Truck Court: 185' (shared)

Dock Doors: 26

Drive-in Doors: 2

Car Parks: 77

**BUILDING 2**

Building Area: 75,970 SF

Building Dimensions: 160' x 475'

Spec Office: 2,697 SF

Clear Height: 28'

Truck Court: 185' (shared)

Dock Doors: 26

Drive-in Doors: 2

Car Parks: 172

**BUILDING 3**

Building Area: 140,989 SF

Building Dimensions: 257' x 558'

Spec Office: 2,996 SF

Clear Height: 32'

Truck Court: 130'

Dock Doors: 27

Drive-in Doors: 3

Car Parks: 108

# BUILDING 1

Highlights | 75,970 SF

 **Building Area:** 75,970 SF

 **Building Dimensions:** 160' x 475'

 **Spec Office:** 2,697 SF

 **Clear Height:** 28'

 **Electrical:** 480V 3-phase, 1500kva, 3000A

 **Configuration:** Rear load

 **Automobile Parking:** 77 (including 8 accessible spaces)

 **Truck Court:** 185' (shared)

 **Foundations:** Drilled piers with reinforced concrete

 **Building Floor Slab:** 6" reinforced w/ 3 @ 18" O.C.

 **Vapor Barrier:** 15-mil

 **Building Wall Construction:** Tilt wall

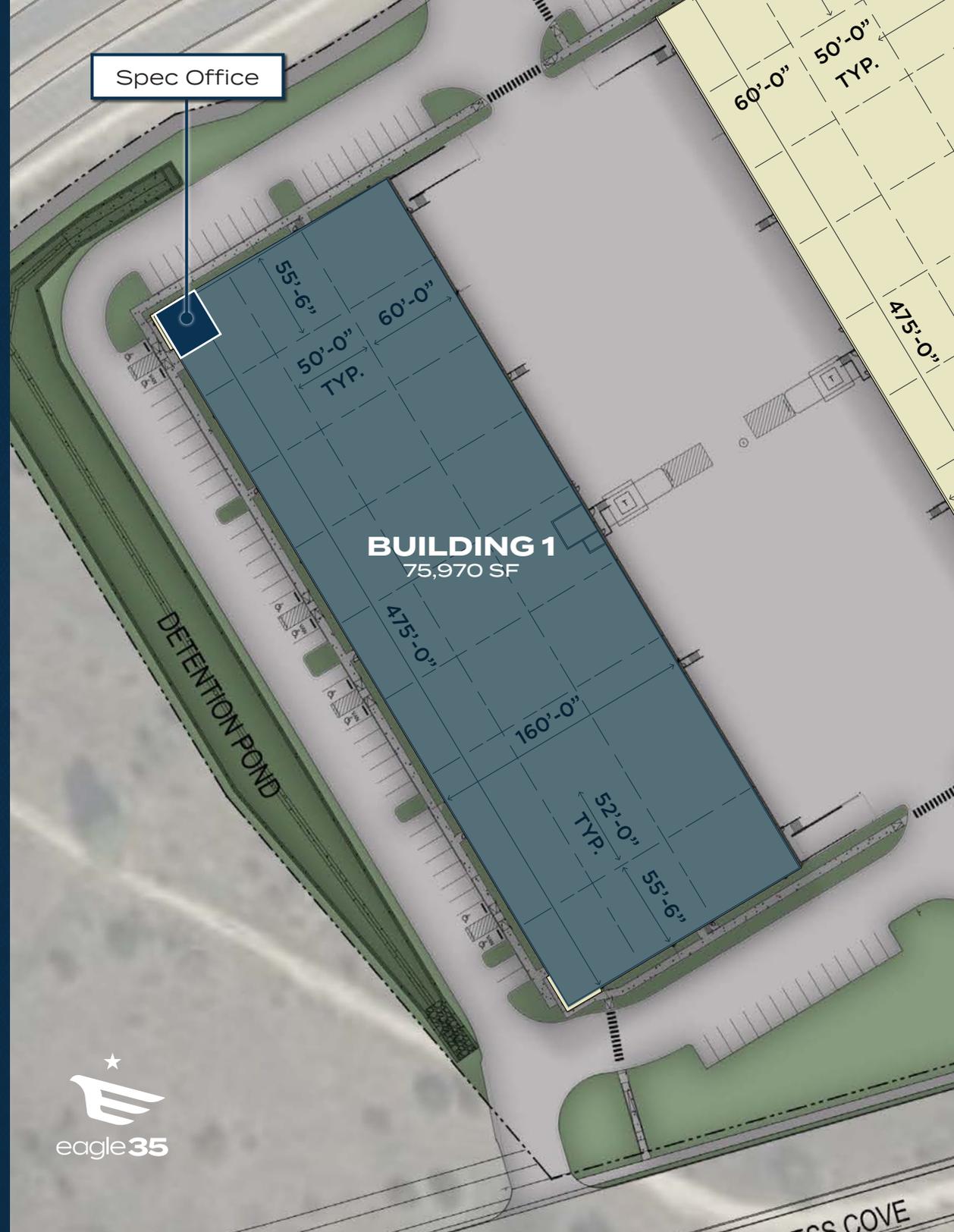
 **Column Spacing:** 52' x 50' TYP; 60' speed bay

 **Roof:** 60-mil white mechanically attached T.P.O. heat welded roof system over R-9 insulation

 **Dock Doors:** (26) Dock high; (2) oversized dock doors with grade-level ramp

 **Warehouse Ventilation:** 60" x 60" louvers

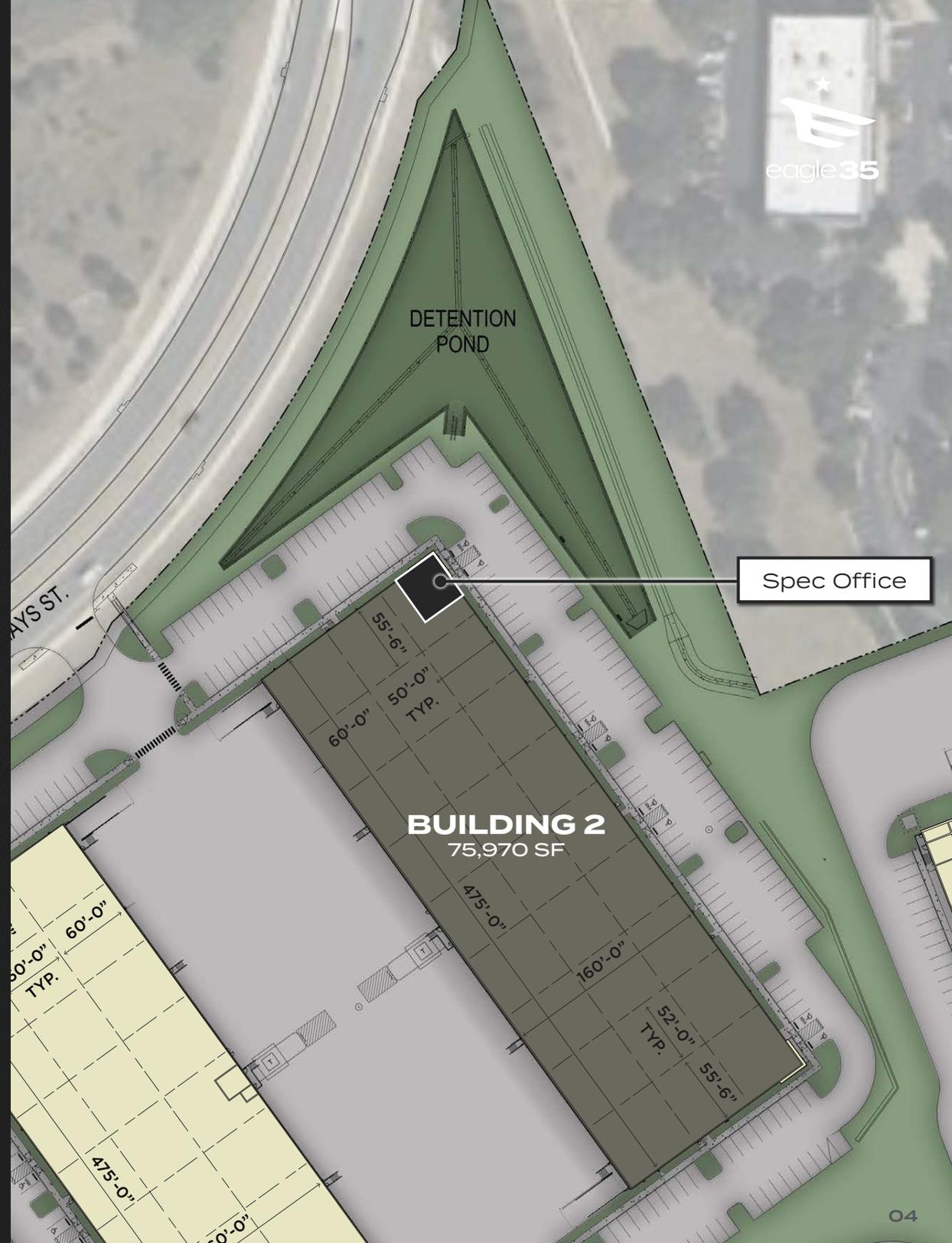
 **Fire Protection System:** ESFR K-17 sprinkler heads, 1,500 gpm electric fire pump



# BUILDING 2

Highlights | 75,970 SF

-  **Building Area:** 75,970 SF
-  **Building Dimensions:** 160' x 475'
-  **Spec Office:** 2,697 SF
-  **Clear Height:** 28'
-  **Electrical:** 480V 3-phase, 1500kva, 3000A
-  **Configuration:** Rear load
-  **Automobile Parking:** 172
-  **Truck Court:** 185' (shared)
-  **Foundations:** Drilled piers with reinforced concrete
-  **Building Floor Slab:** 6" reinforced w/ 3 @ 18" O.C.
-  **Vapor Barrier:** 15-mil
-  **Building Wall Construction:** Tilt wall
-  **Column Spacing:** 52' x 50' TYP, 60' speed bay
-  **Roof:** 60-mil white mechanically attached T.P.O. heat welded roof system over R-9 insulation
-  **Dock Doors:** (26) Dock high; (2) oversized dock doors with grade-level ramp
-  **Warehouse Ventilation:** 60" x 60" louvers
-  **Fire Protection System:** ESFR K-17 sprinkler heads, 1,500 gpm electric fire pump





Grade Level - Two  
12'x14' doors and  
One 9'x10' door

**BUILDING 3**  
140,989 SF

Spec Office

# BUILDING 3

Highlights | 140,989 SF



**Building Area:** 140,989 SF



**Building Dimensions:** 257' x 558'



**Spec Office:** 2,996 SF



**Clear Height:** 32'



**Electrical:** 480V 3-phase, 1500kva, 3000A



**Configuration:** Rear load



**Automobile Parking:** 108



**Truck Court:** 130'



**Foundations:** Drilled piers with reinforced concrete



**Building Floor Slab:** 6" reinforced w/ 3 @ 18" O.C.



**Vapor Barrier:** 15-mil



**Building Wall Construction:** Tilt wall



**Column Spacing:** 52' x 50' TYP; 60' speed bay



**Roof:** 60-mil TPO



**Dock Doors:** (27) Dock high; (3) oversized dock doors with grade-level ramp



**Warehouse Ventilation:** 60" x 60" louvers

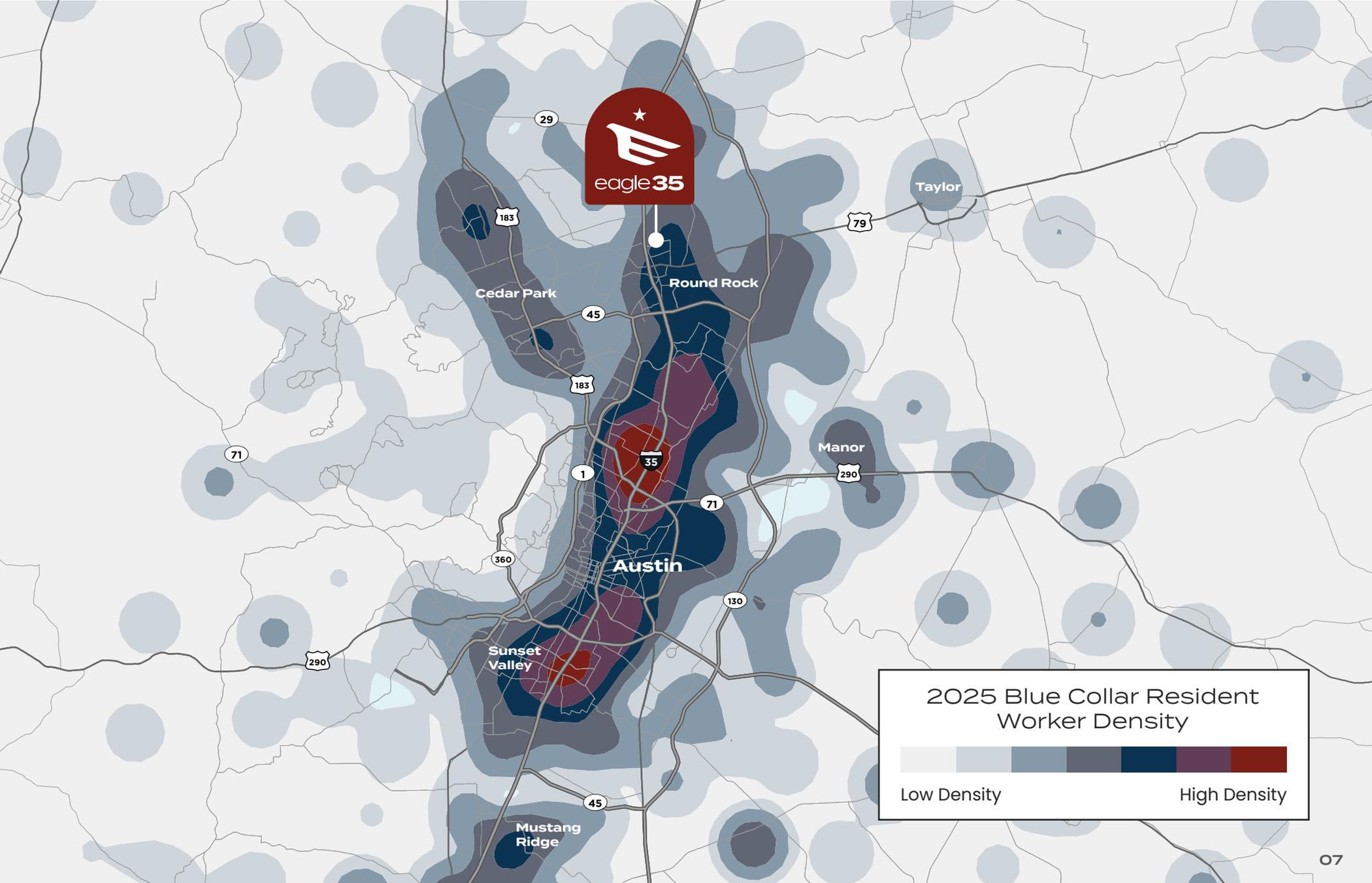


**Fire Protection System:** ESFR K-17 sprinkler heads, 1,500 gpm electric fire pump

# INGRESS/EGRESS



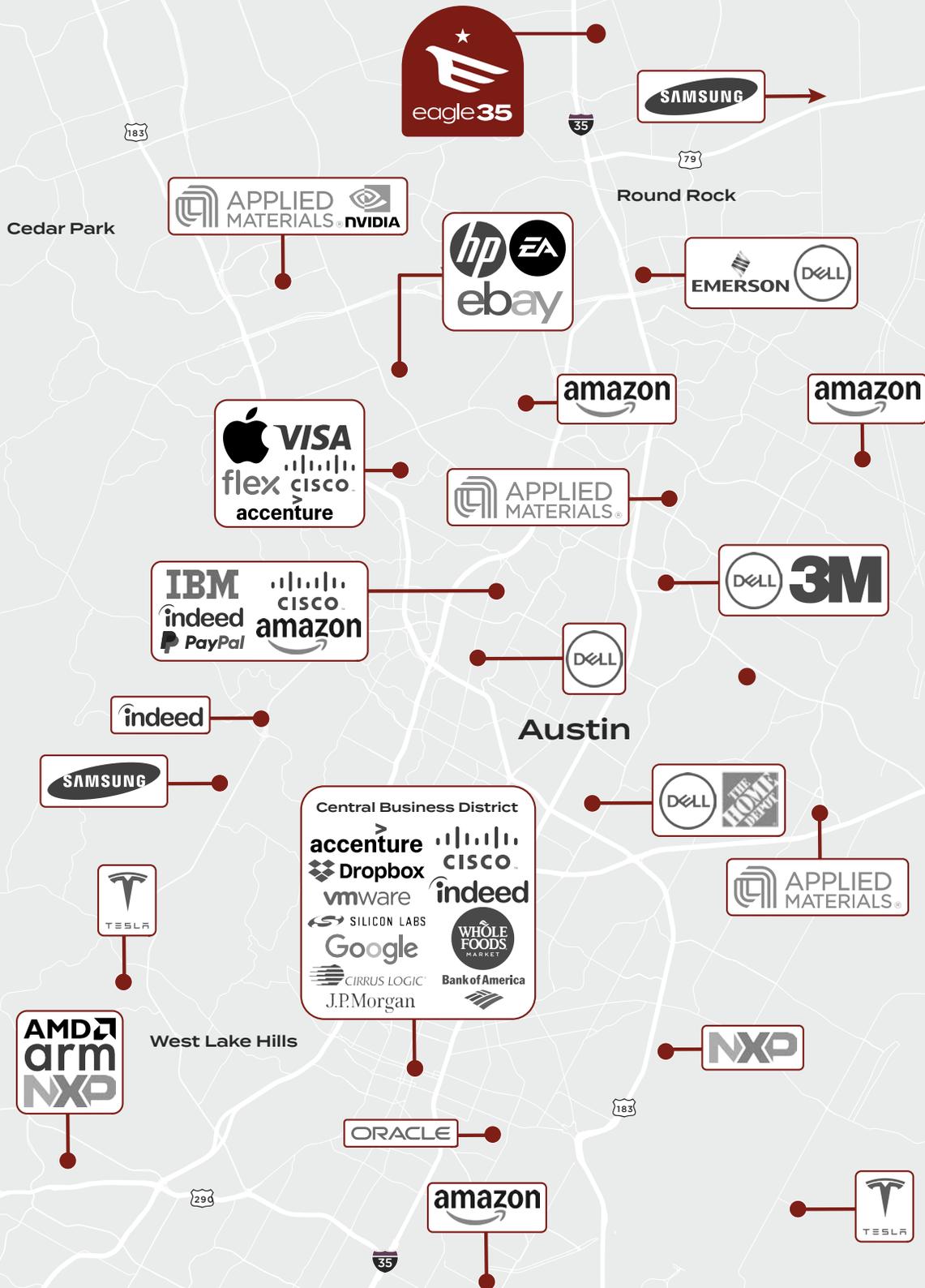
# STRONG LABOR FORCE



2025 Blue Collar Resident Worker Density

Low Density High Density

# INDUSTRIAL NEIGHBORS

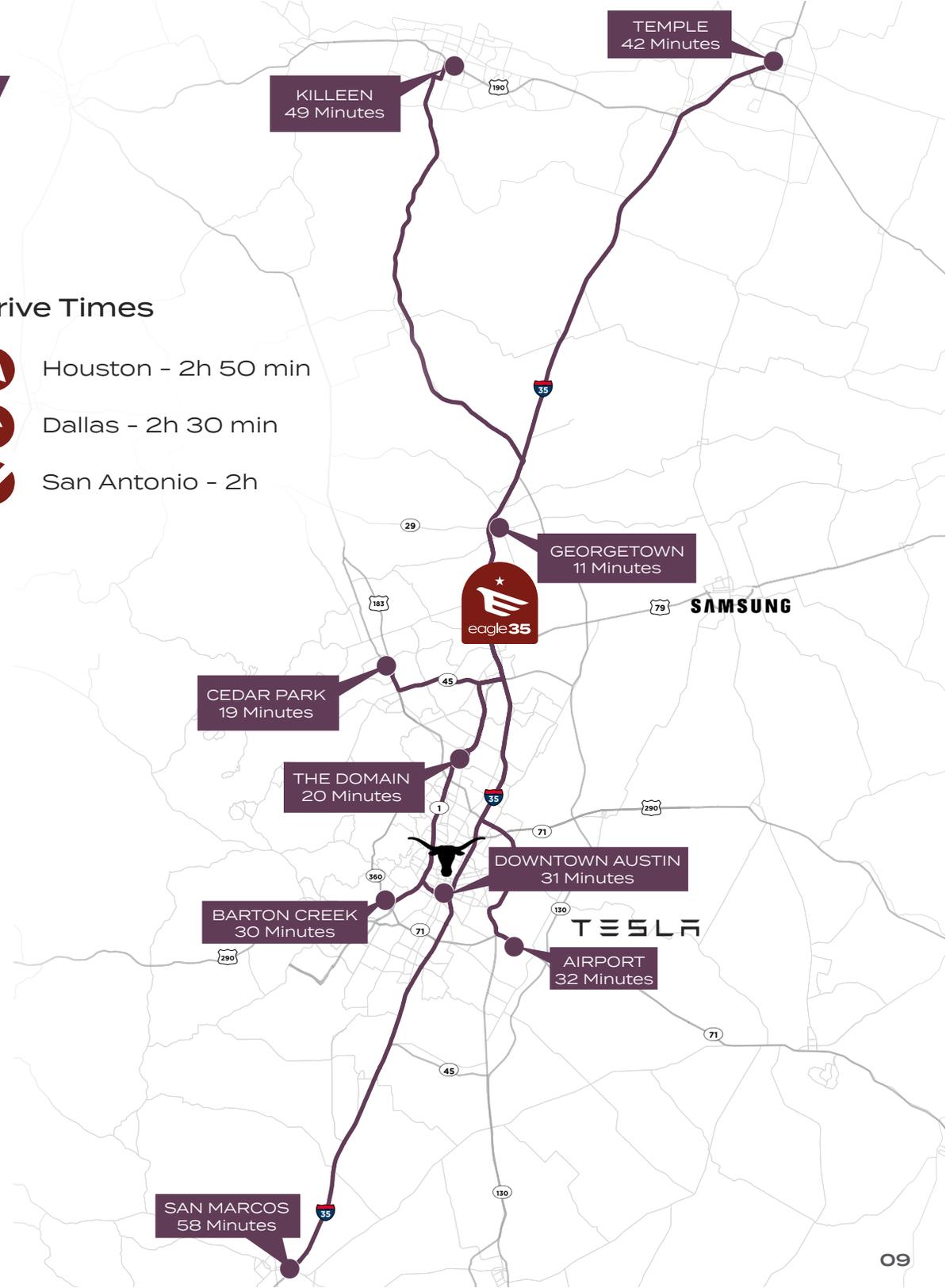


# CONNECTIVITY



## Drive Times

-  Houston - 2h 50 min
-  Dallas - 2h 30 min
-  San Antonio - 2h



# PRIME LOCATION

02

Entertainment Options

29

Fast Food Locations

10

Fitness Locations

13

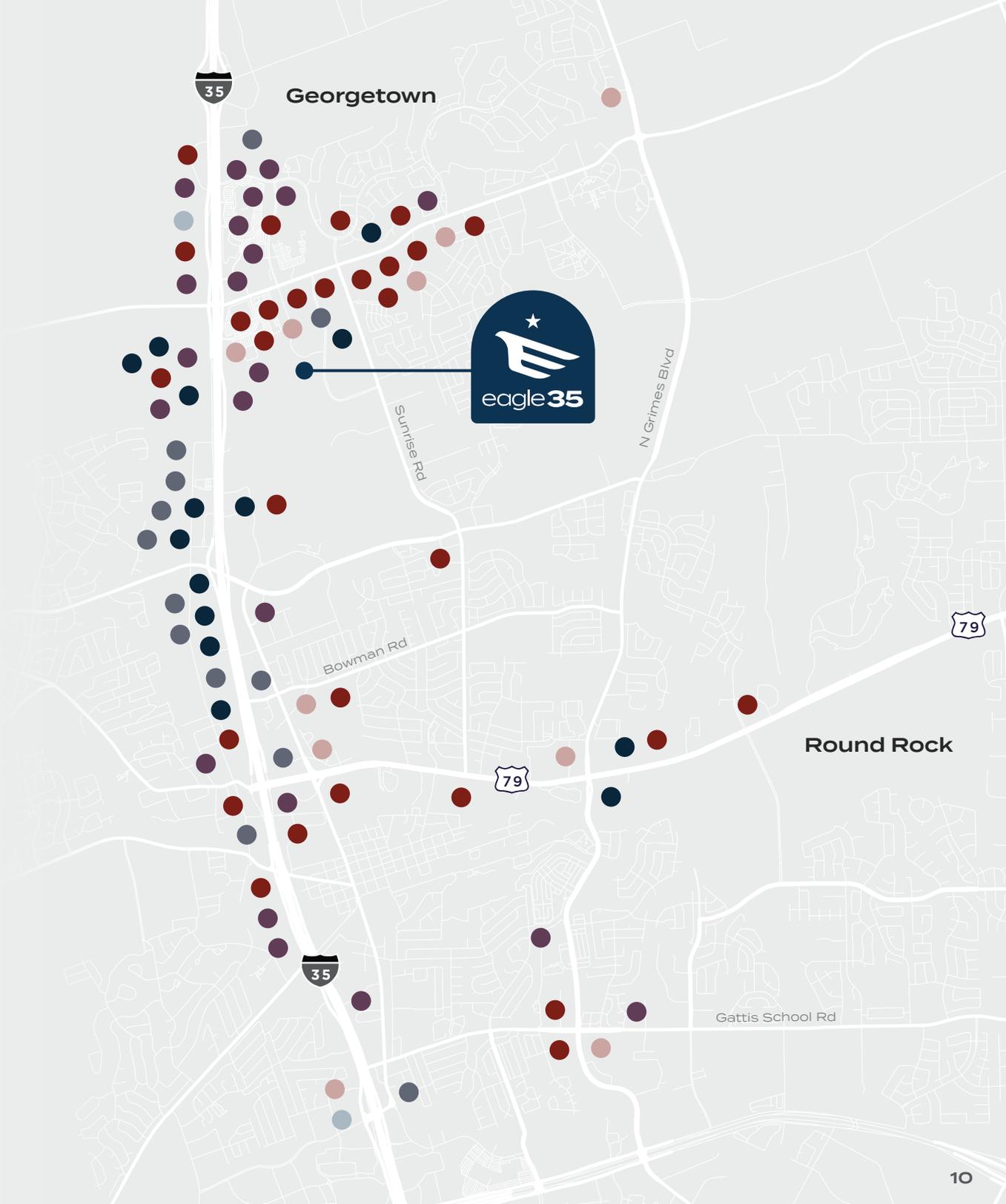
Hotels

14

Restaurants

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Shopping Options





**For more information,  
please contact:**

**Matt Jacobs**

Director

Mobile: +1 936 366 8453

[Matt.jacobs@cushwake.com](mailto:Matt.jacobs@cushwake.com)

**Brian Liverman**

Executive Director

Mobile: +1 512 658 6562

[Brian.liverman@cushwake.com](mailto:Brian.liverman@cushwake.com)

**Nash Frisbie**

Director

Mobile: +1 806 781 5136

[nash.frisbie@cushwake.com](mailto:nash.frisbie@cushwake.com)



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