


WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,803 - 131,883 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

GREYSTAR™

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MITCHELL BECKER
Managing Principal
512.410.8265
mbecker@lee-associates.com

ADAM GREEN
President
512.410.8264
agreen@lee-associates.com

[illegible]

BUILDING 5:
FULLY LEASED
117,936 SF



2.2/1,000 PARKING RATIO

1.9/1,000 PARKING RATIO



WHISPER
35

BUILDING 3

BUILDING 3: 82,077 SF

TOTAL AVAILABLE SF: 16,803 SF

SPEC SUITE: +/-2,500 SF

150' BUILDING DEPTH

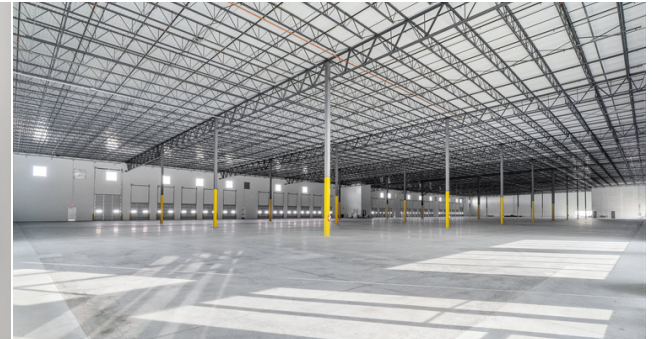
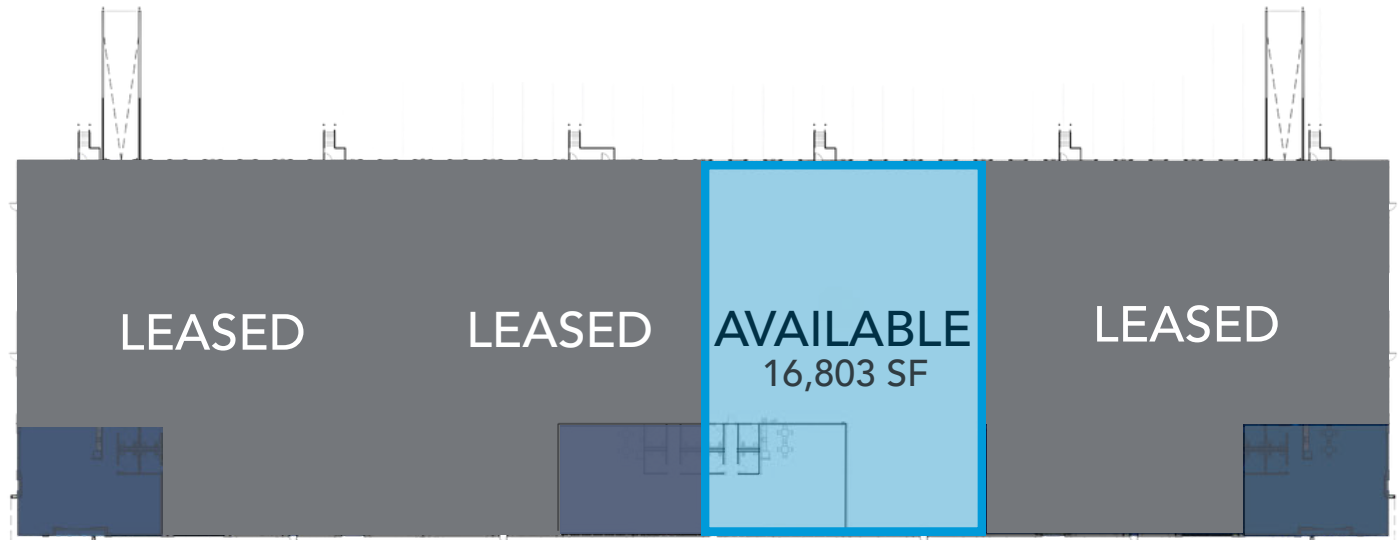
+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

6 DOCK-HIGH DOORS

RAMP CAN BE ADDED

2.2/1,000 PARKING RATIO



BUILDING 4

BUILDING 4: 115,080 SF

TOTAL AVAILABLE SF: 115,080 SF

DIVISIBLE TO 33,959 SF

SPEC SUITE: +/-3,400 SF

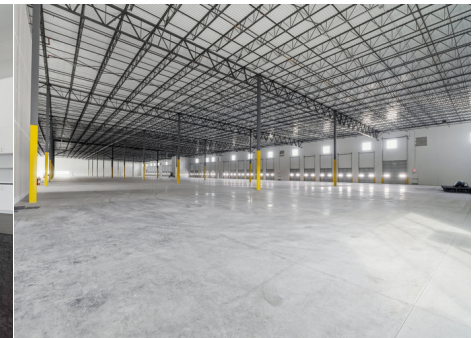
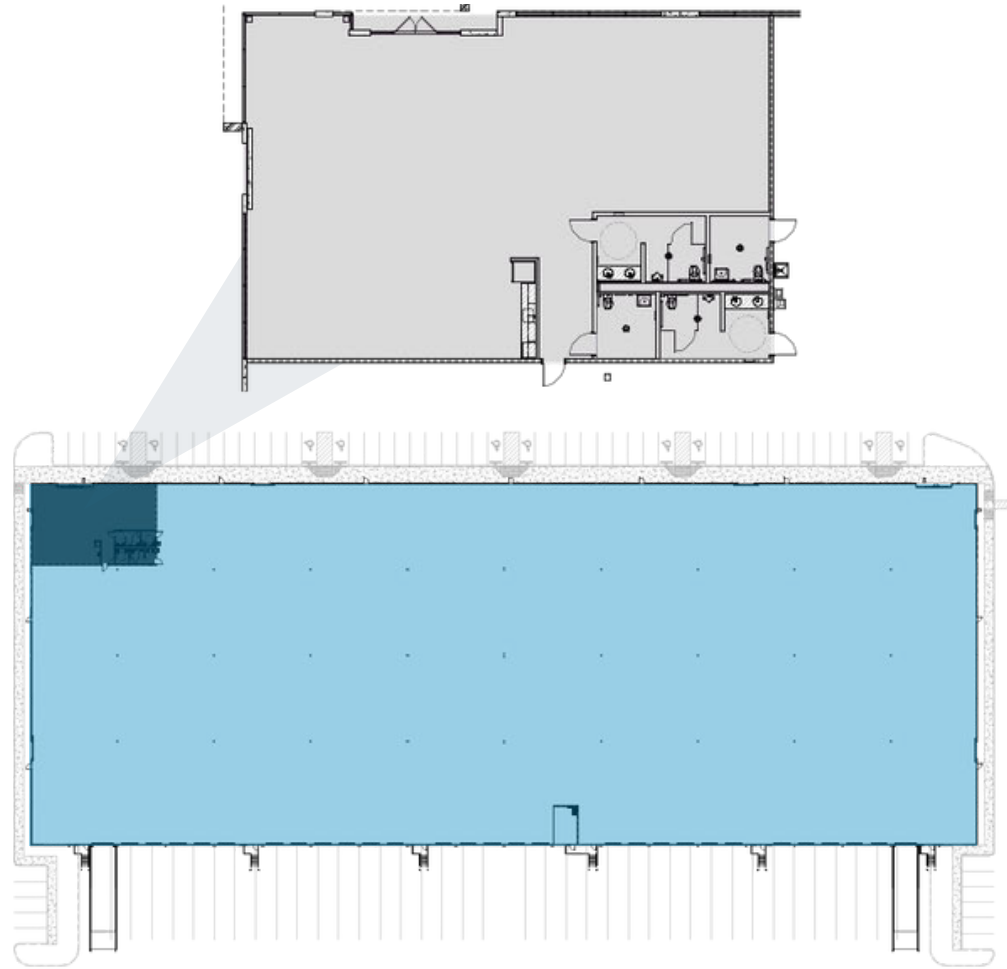
210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

DOCK HIGH/END CAP RAMPS

1.9/1,000 PARKING RATIO





EXIT RAMP TO
I35 FRONTAGE RD

This is an aerial photograph of a highway interchange. A red line outlines a specific area of interest, which includes a section of the highway and several ramps. Labels with white dots and arrows point to specific features: 'EXIT RAMP TO I35 FRONTAGE RD' at the top, 'ON RAMP TO NORTH I35 FRONTAGE RD' in the middle, and 'EXIT RAMP TO I35 FRONTAGE ROAD' at the bottom. Street names 'YARRINGTON RD', 'SUSURRO PKWY', 'FORTUNA RD', and 'OPPORTUNITY BLVD' are also visible. The surrounding area includes residential neighborhoods, commercial buildings, and some water features.

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

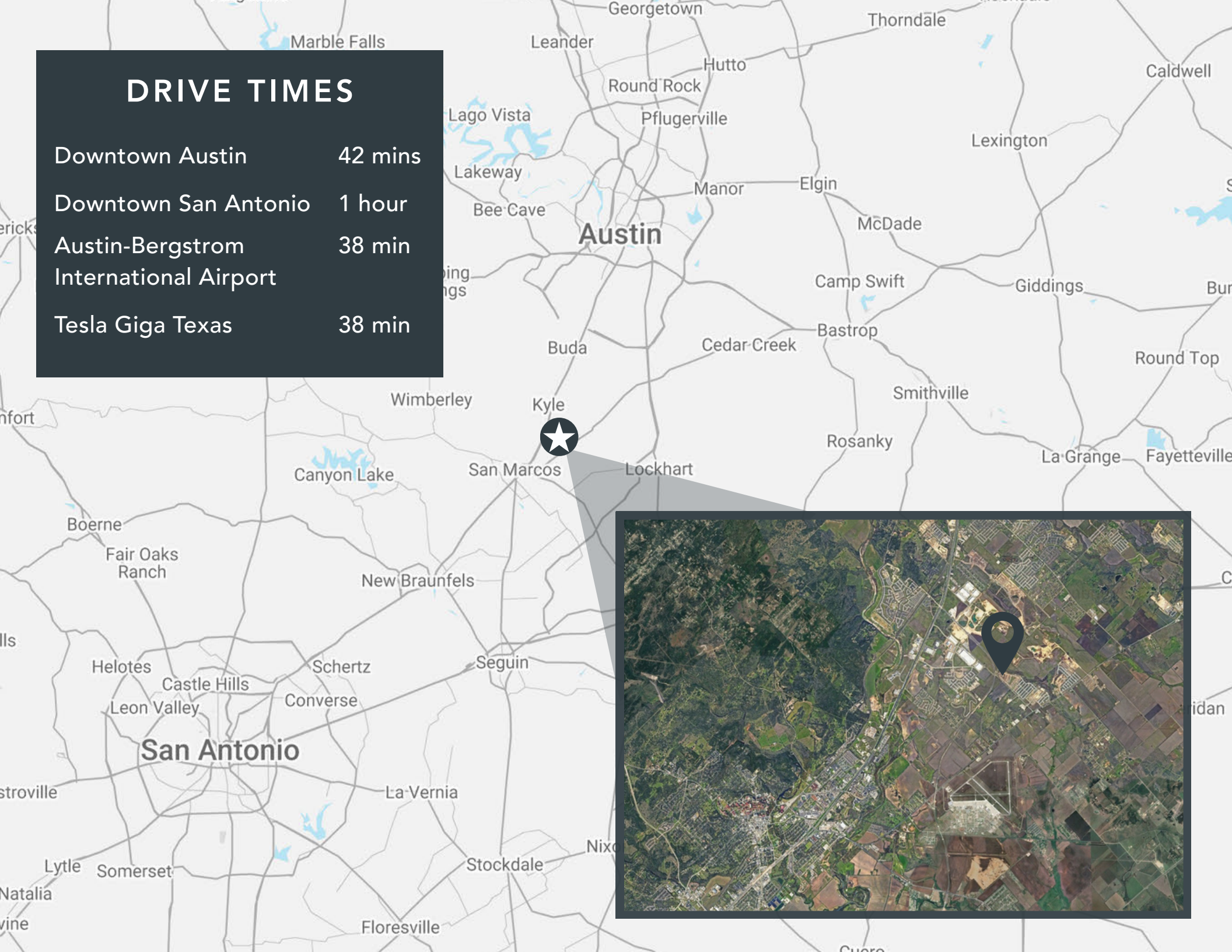
FORTUNA RD

OPPORTUNITY BLVD



DRIVE TIMES

Downtown Austin	42 mins
Downtown San Antonio	1 hour
Austin-Bergstrom International Airport	38 min
Tesla Giga Texas	38 min





MITCHELL BECKER

Managing Principal
512.410.8265

mbecker@lee-associates.com

ADAM GREEN

President
512.410.8264

agreen@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GREYSTAR™