

# CROSS CREEK OFFICE WAREHOUSE

355 Cross Creek Road, Georgetown, TX 78628

## FOR SALE

### PROJECT HIGHLIGHTS

- Project Completion Spring 2025
- Fantastic accessibility to Georgetown, Liberty Hill, Leander, Cedar Park, & N Austin
- 7 Buildings With up to 44 Units -18 end units
- Unit Sizes 1,800 – 21,600s.f. +/-
- Option to buy paved & enclosed yard space
- Option to add Mezzanine Level
- Parking Spaces 267 or 3,33/1,000 s.f.
- Community Loading High Dock
- Large 14'x12' Grade Level Glass Rollup Doors
- High Speed Fiber Internet Access
- Stop light at Cross Creek for easy ingress/ egress to the property from Hwy 29
- 3 Phase Power
- Expansive 24 ft. Tall Buildings

Cross Creek Commercial Park's modern designed shell buildings offer owners tremendous flexibility to customize their space and meet their specific needs like showroom, office, warehouse and more. The expansive front roof overhang is elevated 24' above the ground and gently slopes to the back with a roof height of 21'. The design allows for the option to add a mezzanine level which can result in 33% additional space. The dramatic window line makes quite the impression offering the ability to showcase your business' products and services. The buildings are energy efficient with perimeter wall insulation, natural light from the large building front window system, and large frosted glass roll up doors.

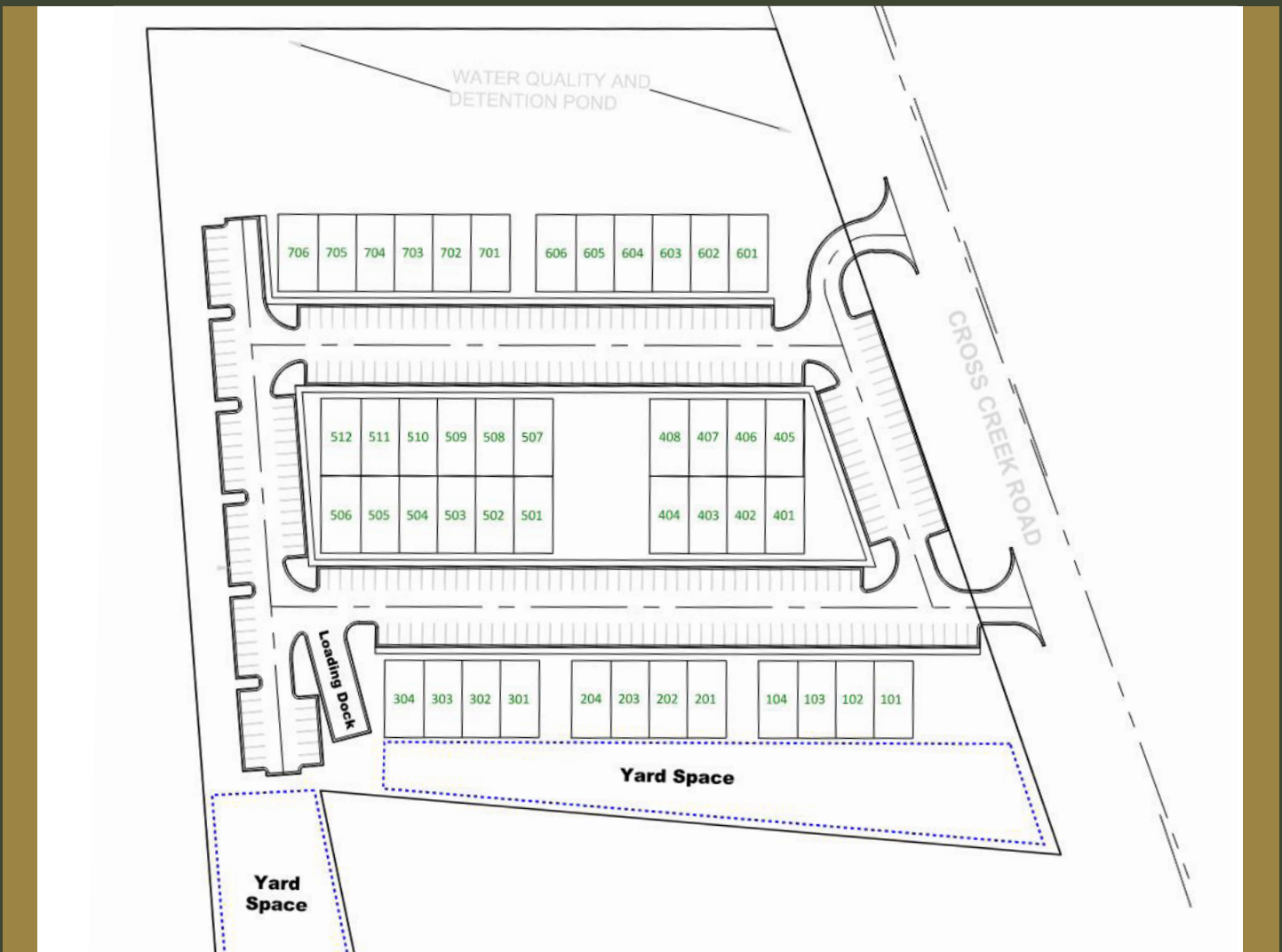
For additional information

Call: 512-993-0071 • Email: [leeidomrealtor@gmail.com](mailto:leeidomrealtor@gmail.com) • Website: [tbndevelopment.com/crosscreek](http://tbndevelopment.com/crosscreek)

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# CROSS CREEK COMMERCIAL PARK CONDO MAP



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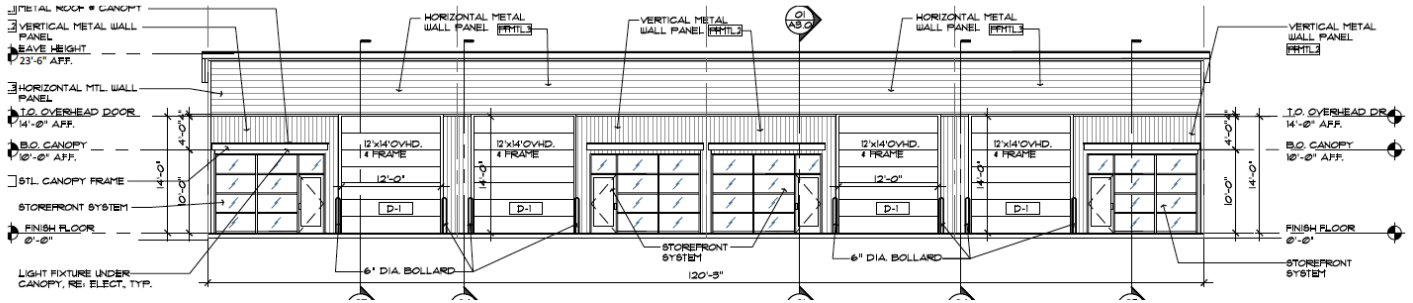


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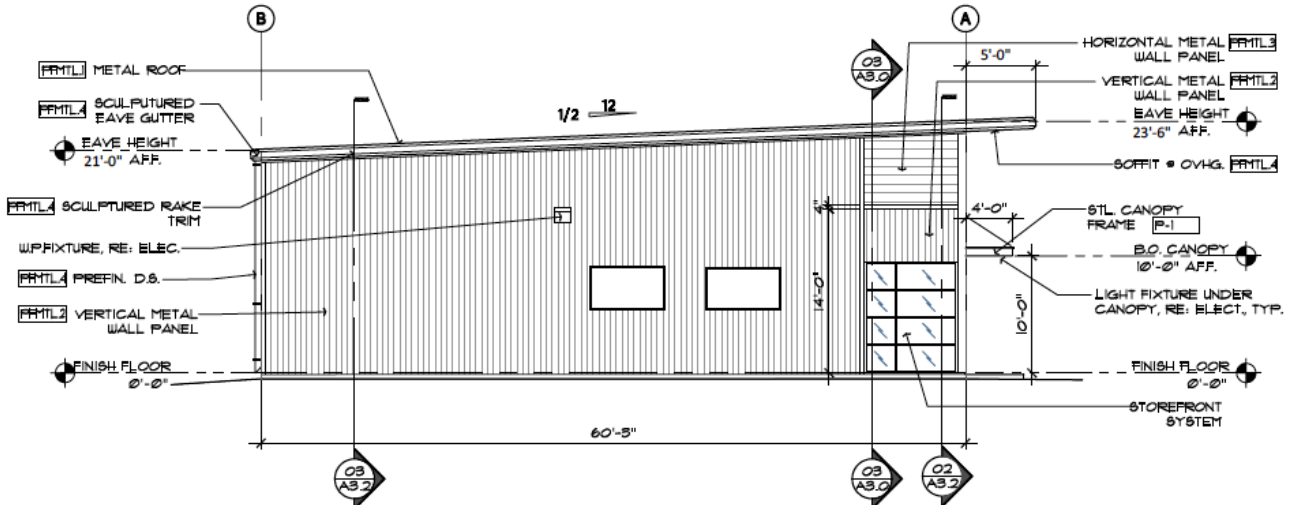
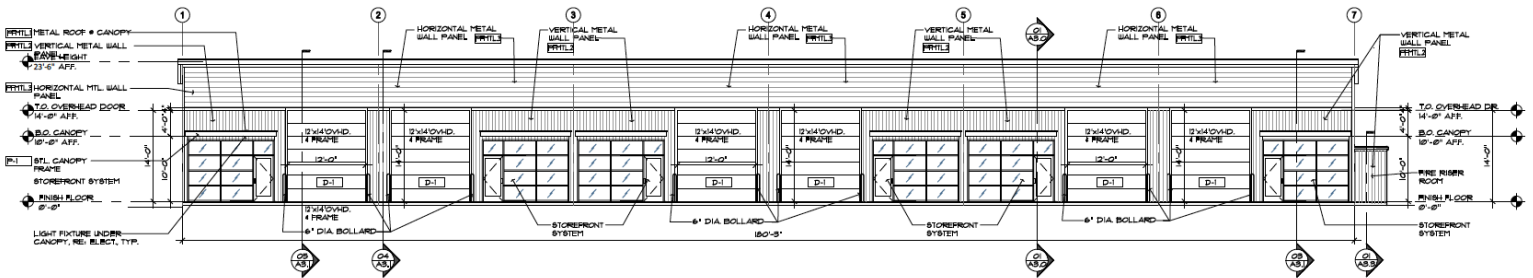


# BUILDING LAYOUTS

**Buildings 1, 2, & 3 +/- 7,200 sf dividable up to four suites - 1,800 sf each**  
**Building 4 +/- 14,400 sf dividable up to 8 suites - 1,800 sf each**



**Buildings 6 & 7 +/- 10,800 sf dividable up to six suites - 1,800 sf each**  
**Building 5 +/- 21,600 sf dividable up to 12 suites - 1,800 sf each**



**Typical Side Elevation**  
**Over 20' of clearance**

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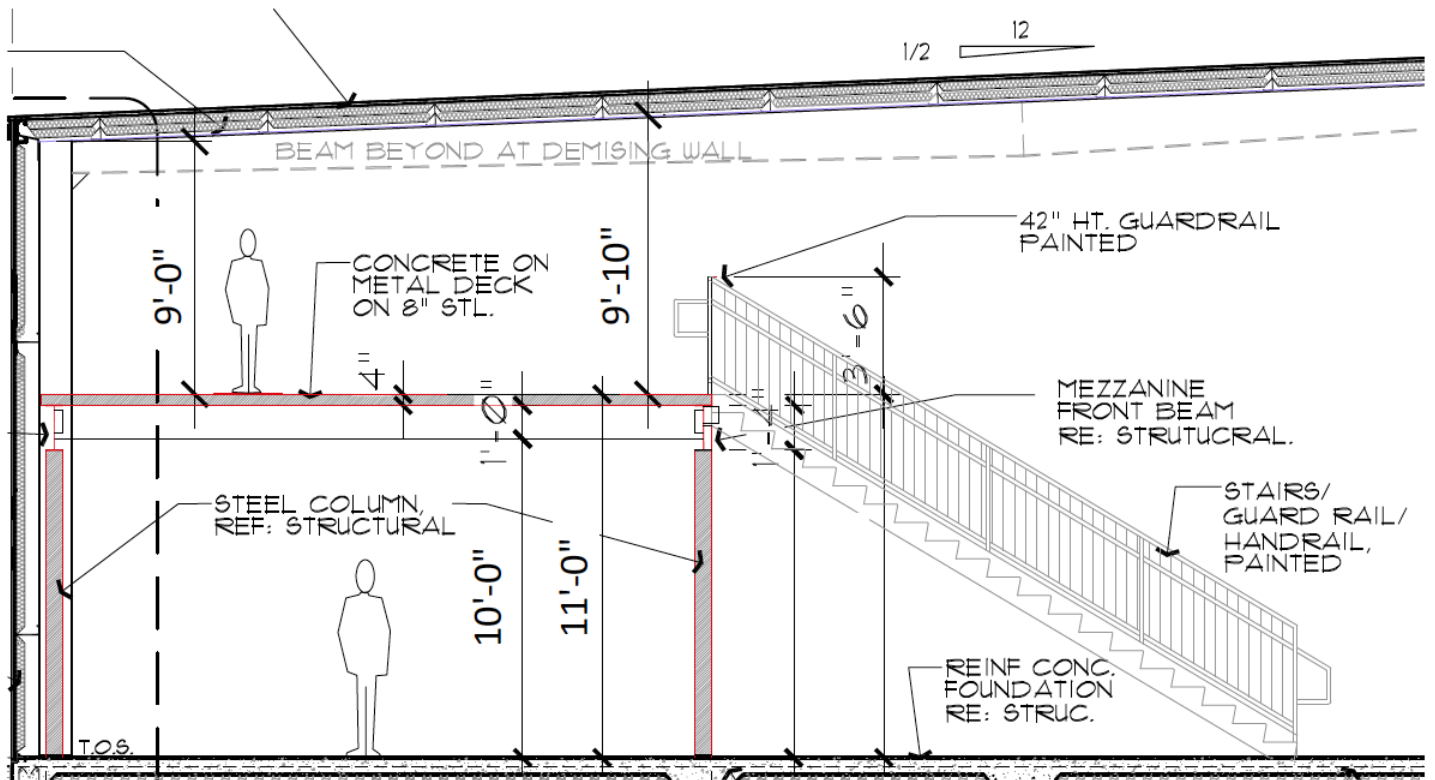
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# TYPICAL MEZZANINE LEVEL



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## SHELL CONDOMINIUM UNIT FEATURES INCLUDE:

- **Single Pitch Sloping Roof** - 24' +/- feet in the front of the building & 21' +/- feet in the back
- **Insulated Exterior Walls** - Ability to climatize the entire building.
- **Three Phase Electrical** - Delivered to site with the capacity to add 4-12 meters per building.
- **Mezzanine Level** - An optional 2nd level metal frame and concrete floor mezzanine in the back of the unit can increase the condo usable square footage by 33%.  
Mezzanine includes staircase access.
- **Front Window System & Signage** 9'6" height by 13'4" wide topped with a canopy.  
End unit side window system has panel 9'6" height by 8' wide. Condominium signage area over the window system.
- **Roughed in Plumbing** To building ready for your customization with foundation leave out for future expansion.
- **Grade Level Roll Up Doors** - Each unit includes a 14'Hx12'W frosted glass roll up door.
- **Buildings 4 & 5** have the ability to allow for a drive through system (ask agent for more details)

All buildings are in shell condition with no demising walls. Each condo unit can be purchased separately or in any configuration of 1800 sqft units based on the site plan.

**Call for Questions on Pricing, Design, and Size  
for Additonal Mezzanine and Office Build Out.**

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# MAJOR COMPANIES SURROUNDING CROSS CREEK COMMERCIAL PARK

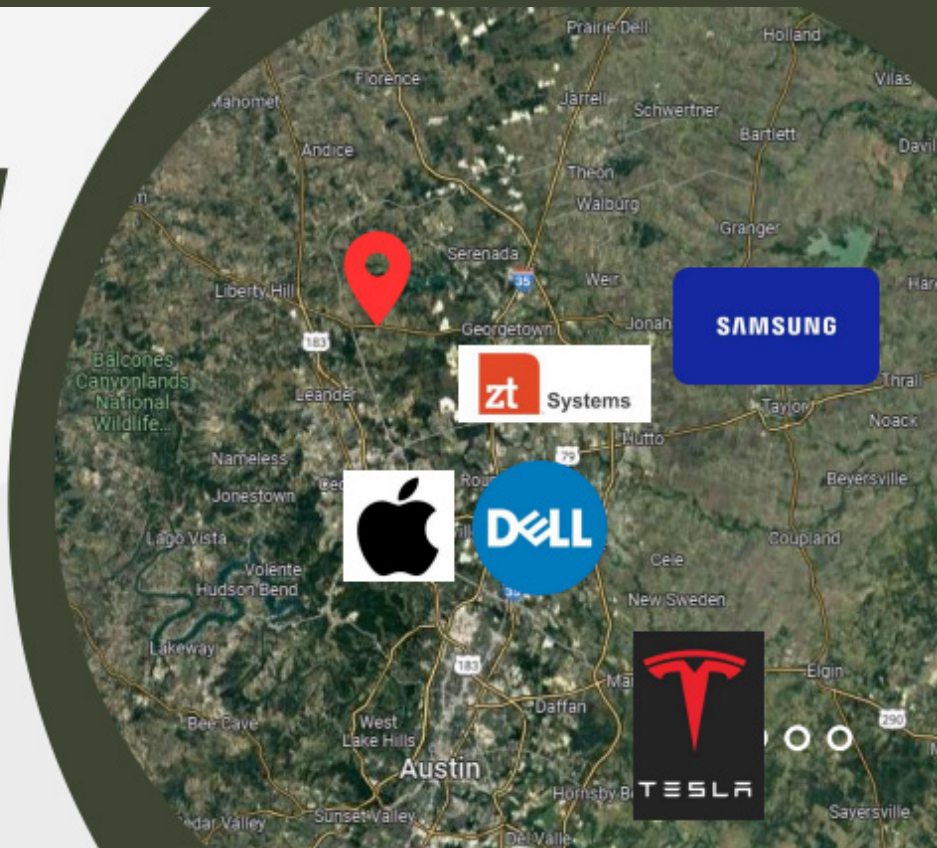
Site Is In The Heart Of The Industrial & Manufacturing  
Boom With Premium Access To  
Hwy 29, 183A, I35, Ronald Regan, & More.

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## LOCATION

Georgetown, TX

- Fastest growing city in America
- 14.4% population growth in 2022
- Close proximity to Austin's Industrial Corridor, TX-130
- Close proximity to I-35 and 183
- ZT Systems adding 1,500 new manufacturing jobs in Georgetown in 2024



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# MASTER VIEW OF CROSS CREEK COMMERCIAL PARK

Watch Fly Through [HERE](#)



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