

# LOCKHART LOGISTICS

BREAKING GROUND - Q1 2025



**62,360 SF CLASS A INDUSTRIAL**  
**AVAILABLE FOR LEASE**

CONTACT  
FOR PRICING

NASH FRISBIE  
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2605 DEWITT STREET | LOCKHART TEXAS 78644

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**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

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

Ziegenfelder  
cool treats. great values.

FUTURE ZIEGENFELDER COMPANY  
MANUFACTURING FACILITY

CAHILL ST.

DEWITT ST.

FM 2720

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Balcones  
REAL ESTATE GROUP

TRANSWESTERN

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## 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

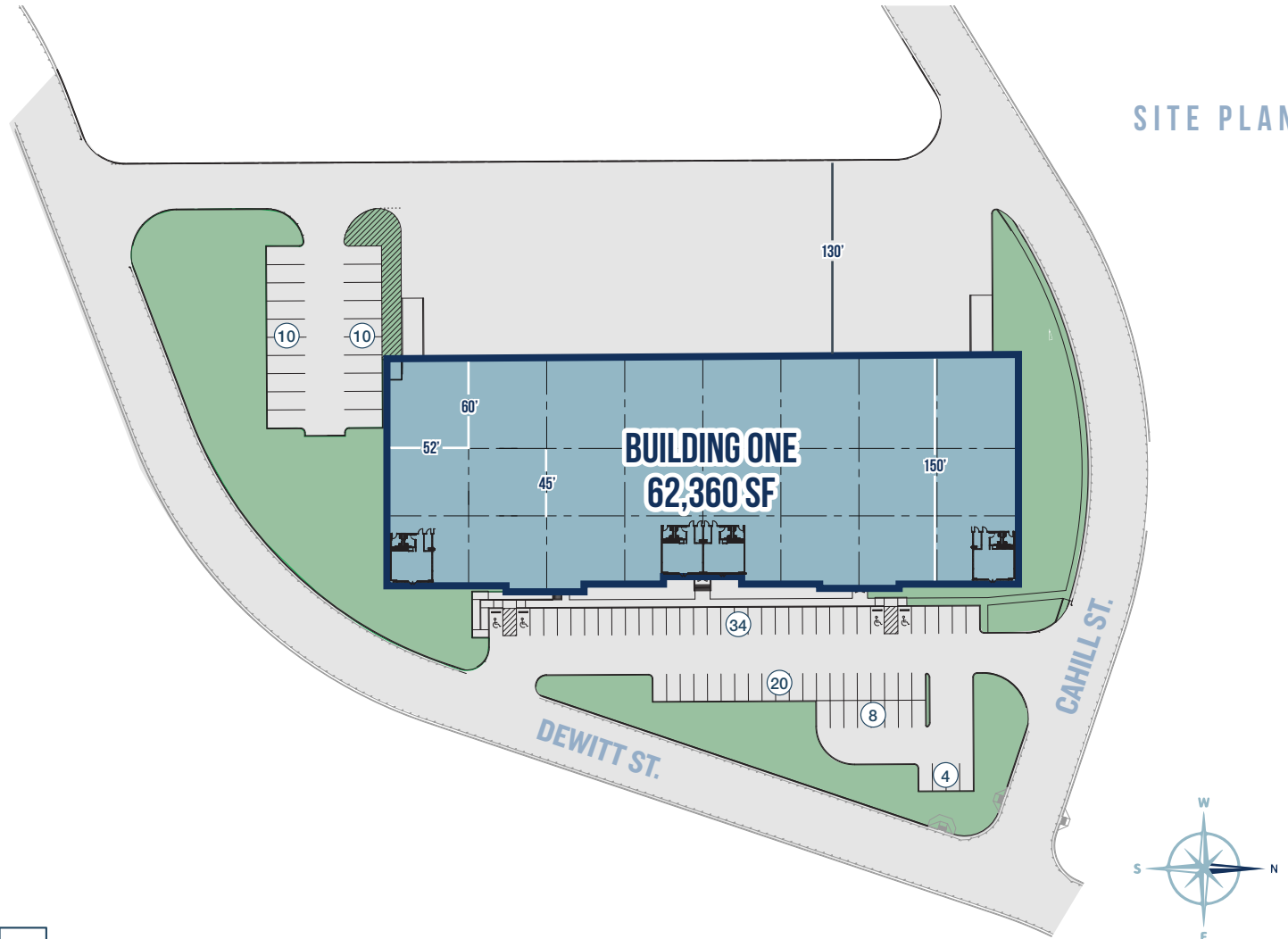


20 BOX TRUCK PARKING SPACES



880 SF SPEC OFFICE

## SITE PLAN



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## SIZE OPTIONS

### BUILDING ONE

62,360 SF

1 BAY: 7,800 SF

2 BAYS: 15,600 SF

3 BAYS: 23,400 SF

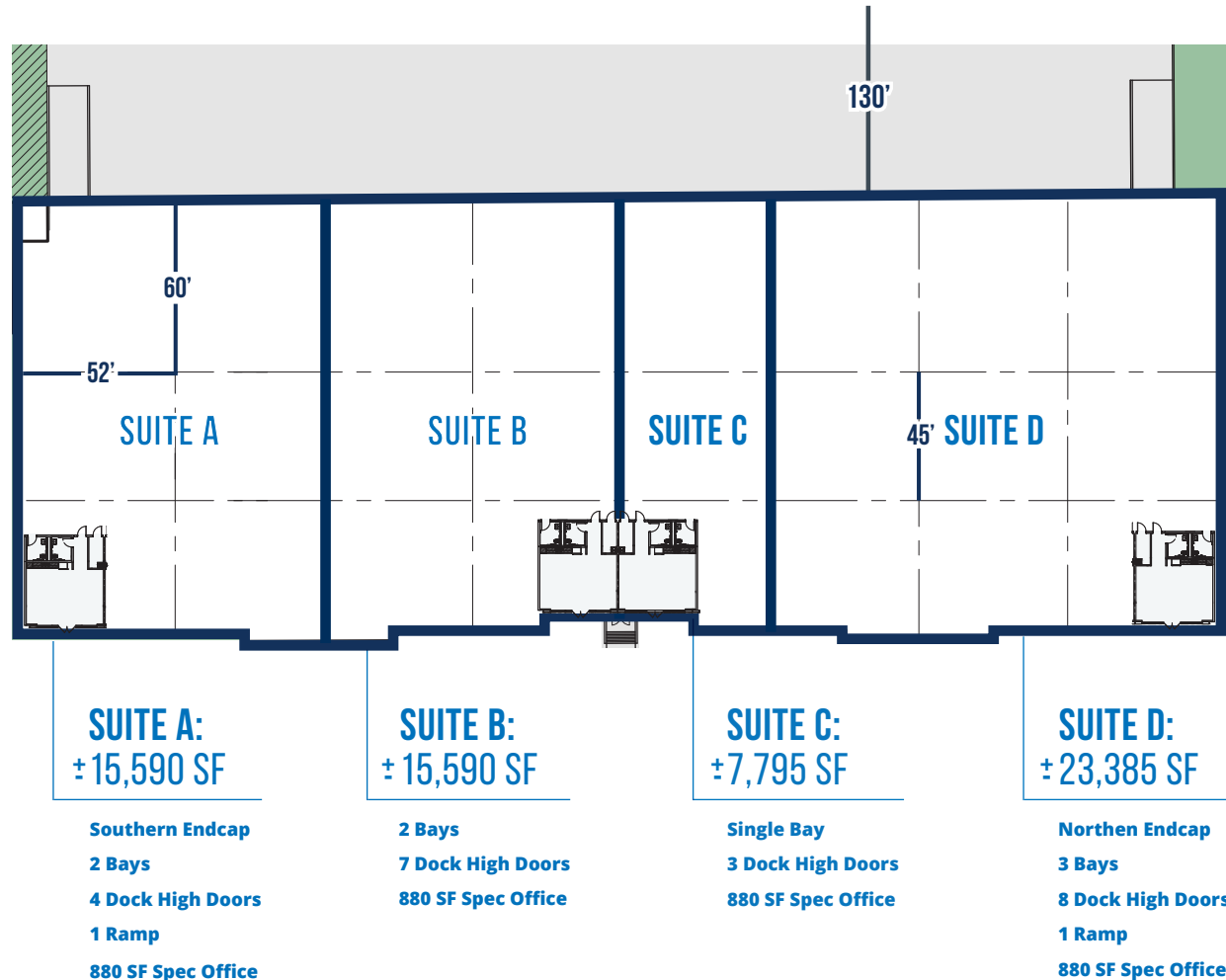
4 BAYS: 31,200 SF

5 BAYS: 39,000 SF

6 BAYS: 46,800 SF

7 BAYS: 54,600 SF

8 BAYS: 62,400 SF



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## 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

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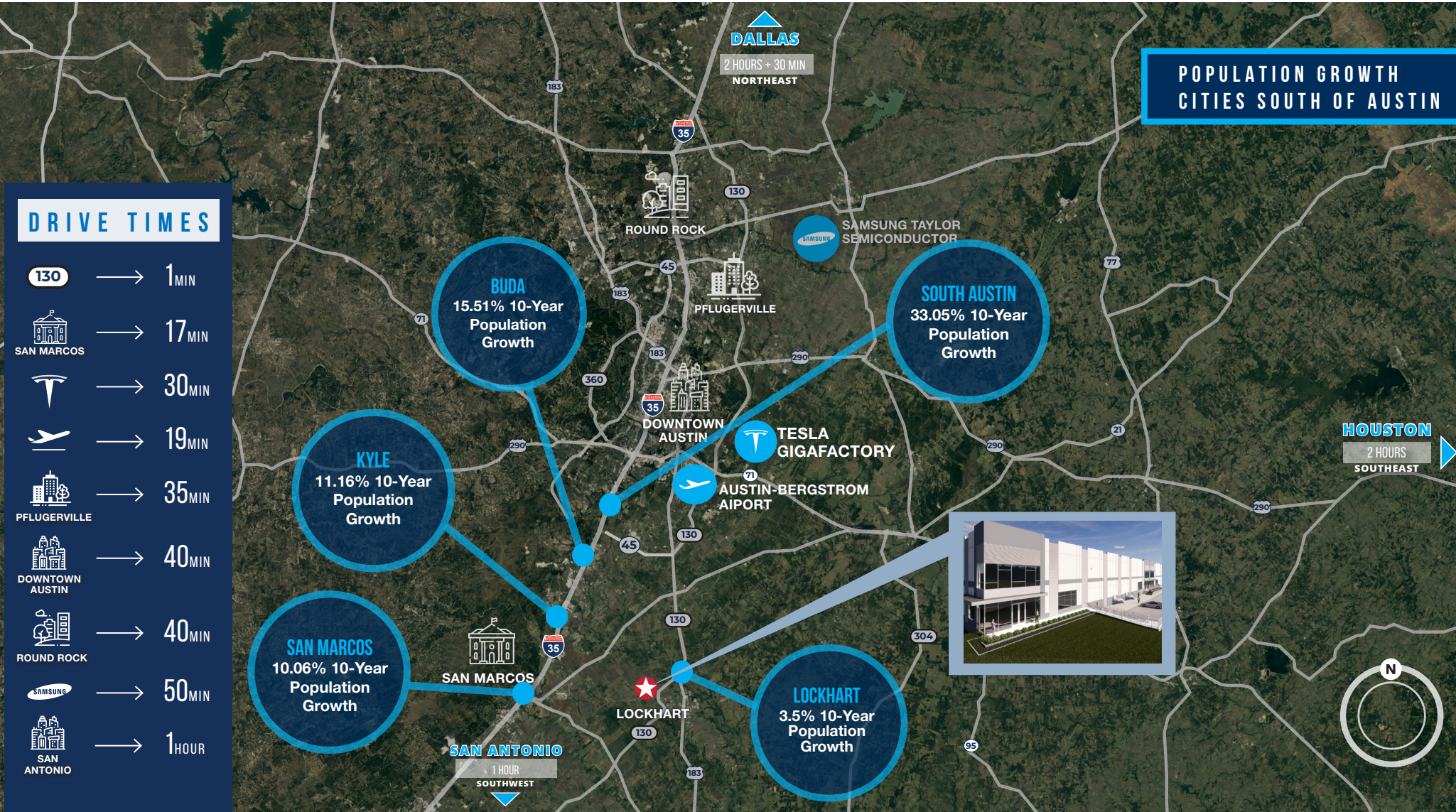




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