

# NorthPark35 Building 9

Industrial Space For Lease or Sale in Georgetown, Texas

**279,255**  
SQUARE FEET

**Q1 2025**  
DELIVERY



DEVELOPED BY

LEASED BY





# ABOUT THE BUILDING

## AN ESTABLISHED INDUSTRIAL LOCATION

This building is part of NorthPark35, a premier Georgetown industrial development

## BUILDING 9: 279,255 SF

Construction Begins: Q2 2024

Delivery: Q1 2025

## IDEAL LOCATION & ACCESS

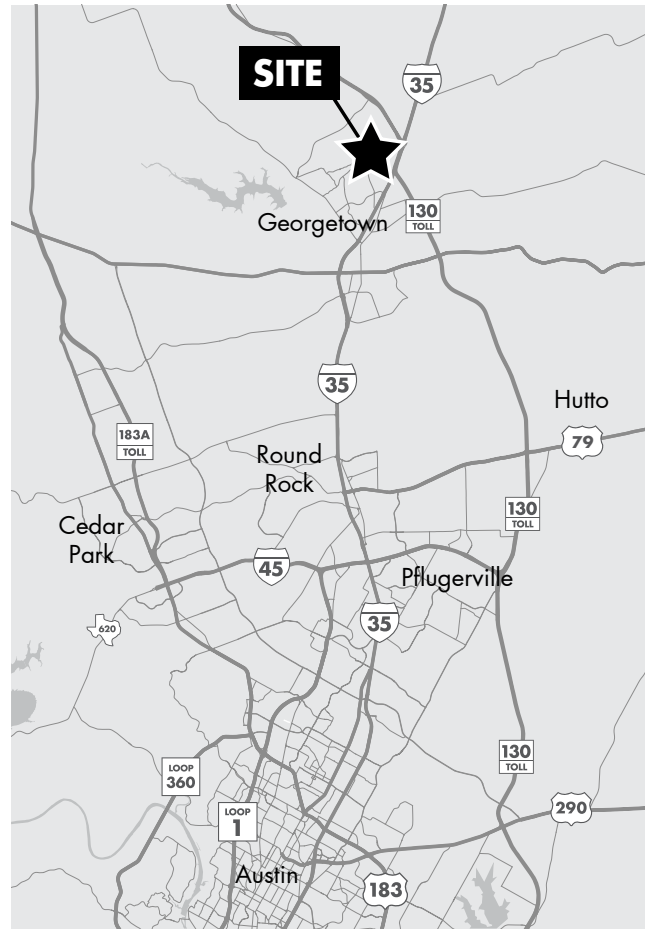
Strategically situated at the intersection of IH-35 and SH-130, with excellent access to both major thoroughfares

## EXPERIENCED DEVELOPER

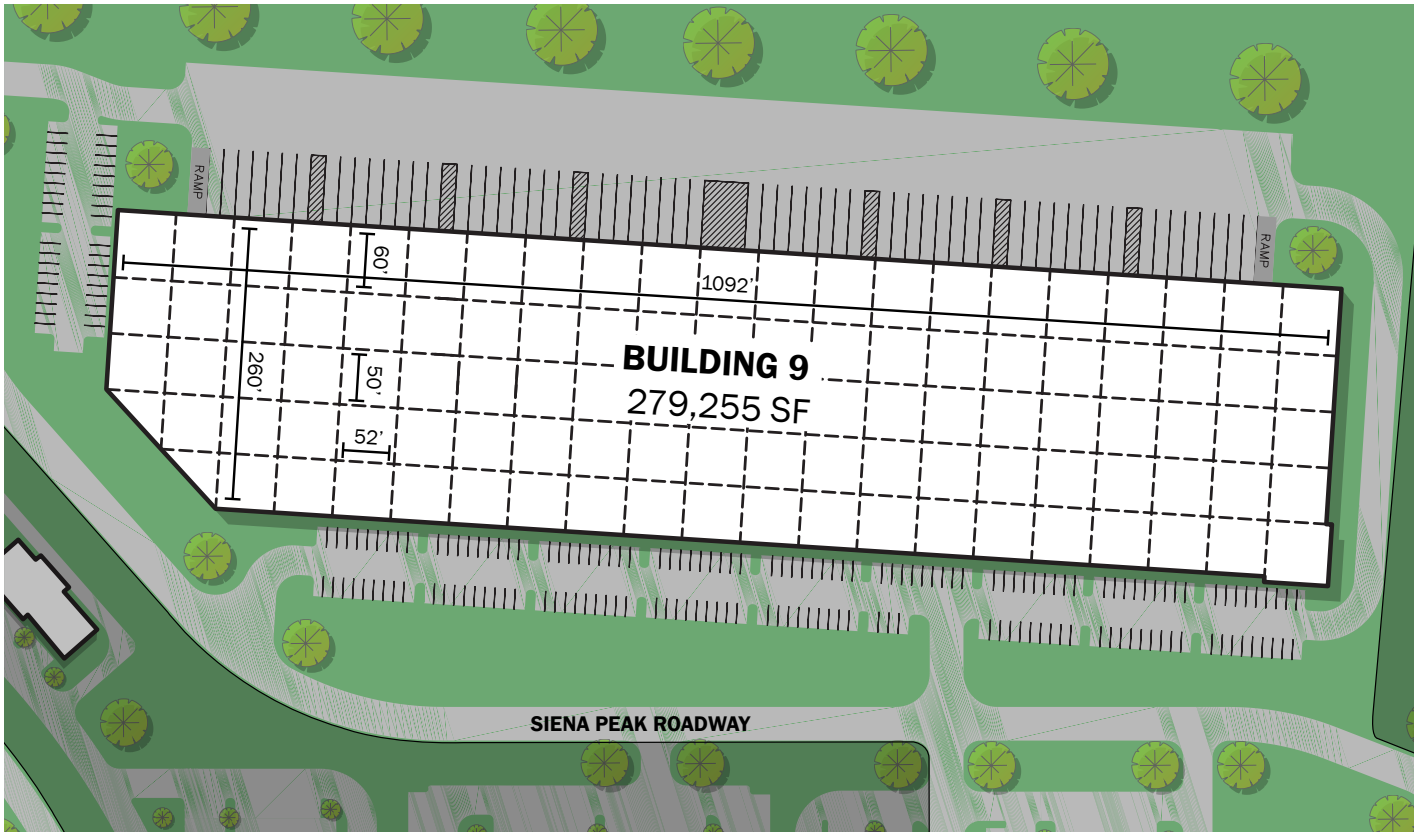
Developed by Titan Development

## GREAT OPPORTUNITY

Great opportunity for an industrial user looking for big-block space in the Austin Metro



# BUILDING 9



## SPECS

<b>TOTAL SIZE</b>	279,255 SF
<b>DIVISIBLE TO</b>	+/- 50,000 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING SIZE</b>	260' x 1092'
<b>COLUMN SPACING</b>	52' x 50' Typical Bay 52' x 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'

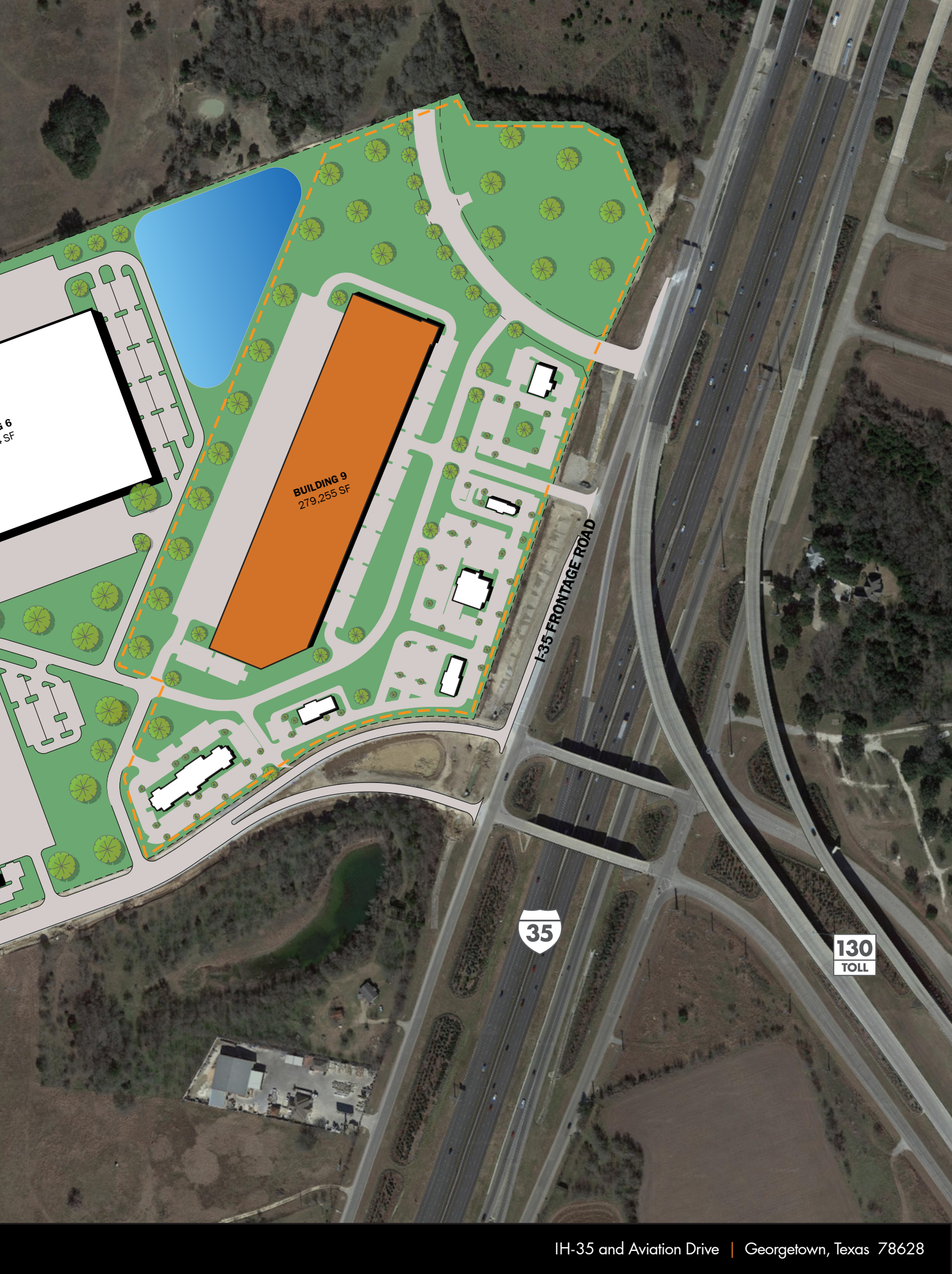
<b>RAMPS</b>	Two 12' x 14' ramps
<b>DOCK DOORS</b>	63
<b>TRUCK COURT DEPTH</b>	135'
<b>AUTO PARKING</b>	214 spaces
<b>TRIPLE FREEPORT TAX EXEMPT</b>	Yes
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	3,000 Amps



# NORTHPARK35 SITE PLAN







6  
SF

**BUILDING 9**  
279,255 SF

I-35 FRONTAGE ROAD

35

130  
TOLL



# THE SURROUNDING AREA

Located just off IH-35 adjacent to the intersection of the 130 Toll Road in Georgetown, the site provides easy access to the Austin Metro and beyond. Tenants have convenient access to a broad selection of restaurants, retail, healthcare, residential and educational institutions, all within 10 miles.

## Retail, Restaurants and Hospitality

- Round Rock Premium Outlet Mall
- IKEA, Bass Pro Shop, H-E-B, Target, Walmart
- Embassy Suites Hotel and Convention Center
- Plus, countless restaurants, retail and hotels

## Healthcare

- Baylor Scott & White Medical Center
- Baylor Scott & White Cancer Center
- Ascension Seton Hospital
- Cornerstone Long Term Acute Hospital
- San Gabriel Rehab and Care Center

## Education

- Southwestern University
- Texas State University Round Rock
- St. Davids School of Nursing
- Austin Community College Round Rock
- Texas A&M College of Medicine Round Rock

## Other

- Georgetown Municipal Airport
- Inner Space Cavern
- Teravista Masterplanned Community
- Teravista Golf Club
- Plus, thousands of single-family homes





## CENTRAL TEXAS LOCATION

**The Texas Triangle is the fastest growing region in one of the fastest growing states.** By 2050, the area is expected to grow to 35 million people.

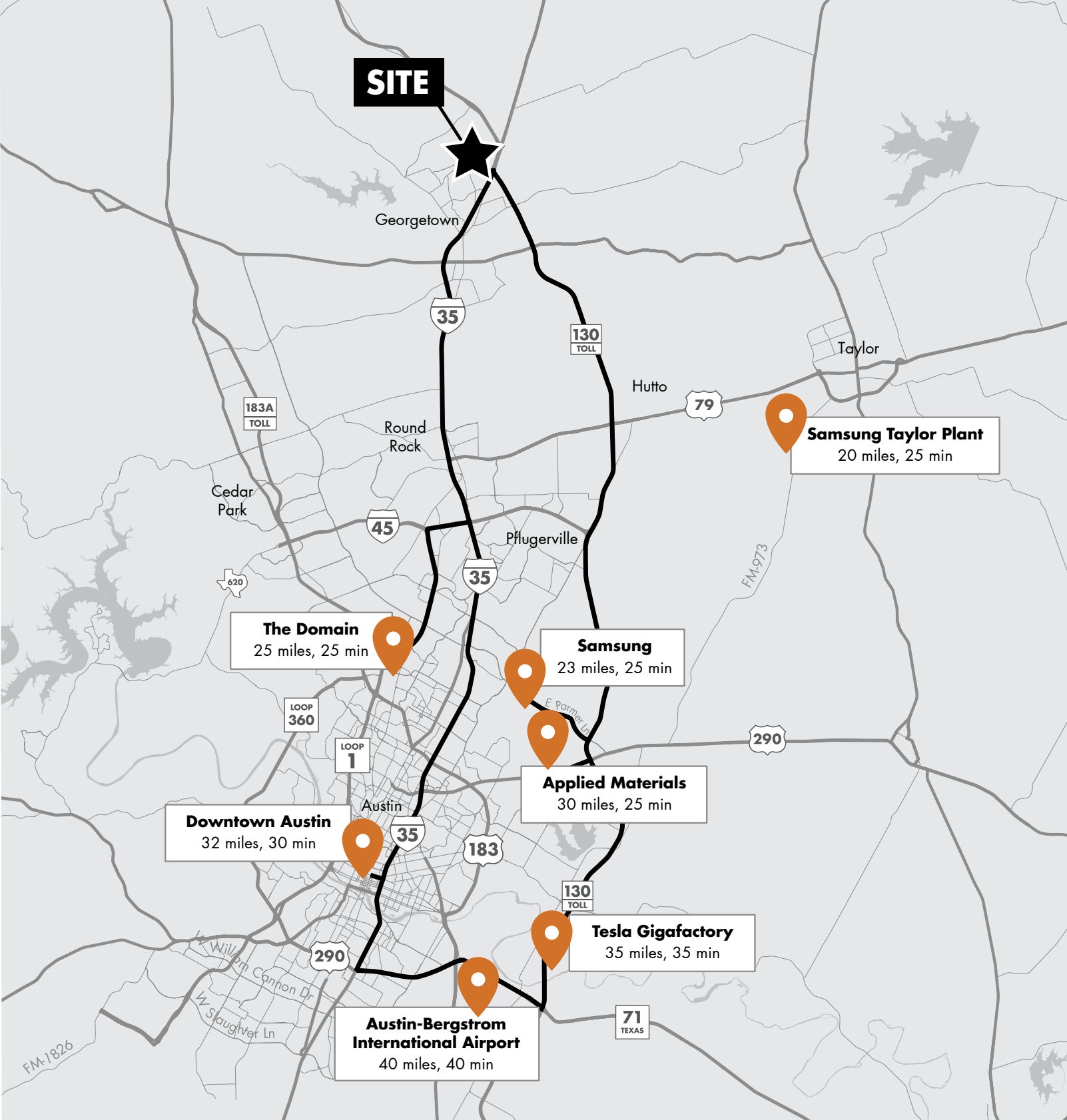
**#1**  
Job Creator in the Nation;  
Texas is projected to add one million jobs by 2023 (Forbes)

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**2nd**  
Largest Workforce in the U.S.  
(U.S. Census Bureau)

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**50+**  
Fortune 500 Company HQs



**Contact us for more information.**

**Omar Nasser, SIOR** | 512.684.3721  
 nasser@aquilacommercial.com

**Blake Patterson** | 512.684.3717  
 patterson@aquilacommercial.com

