



**A THREE BUILDING, CLASS A,  
367,887 SF INDUSTRIAL PARK**

ROUND ROCK

**45**

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BUILDING 1: 2020 S. AW GRIMES  
BUILDING 2: 2080 S. AW GRIMES  
BUILDING 3: 2100 S. AW GRIMES

ROUND ROCK, TX 78681

# Round Rock 45

## THREE BUILDINGS TOTALING 367,887 SF

Round Rock 45 is a Class A industrial park located in the heart of thriving Round Rock, Texas. The campus features three state-of-the-art buildings totaling 367,887 square feet, as well as ample parking, docks, and trailer spaces. Round Rock 45 is easily accessible from I-35 and is close to Highway 45, State Highway 130 and MoPac Expressway, making it a convenient stop from any direction.

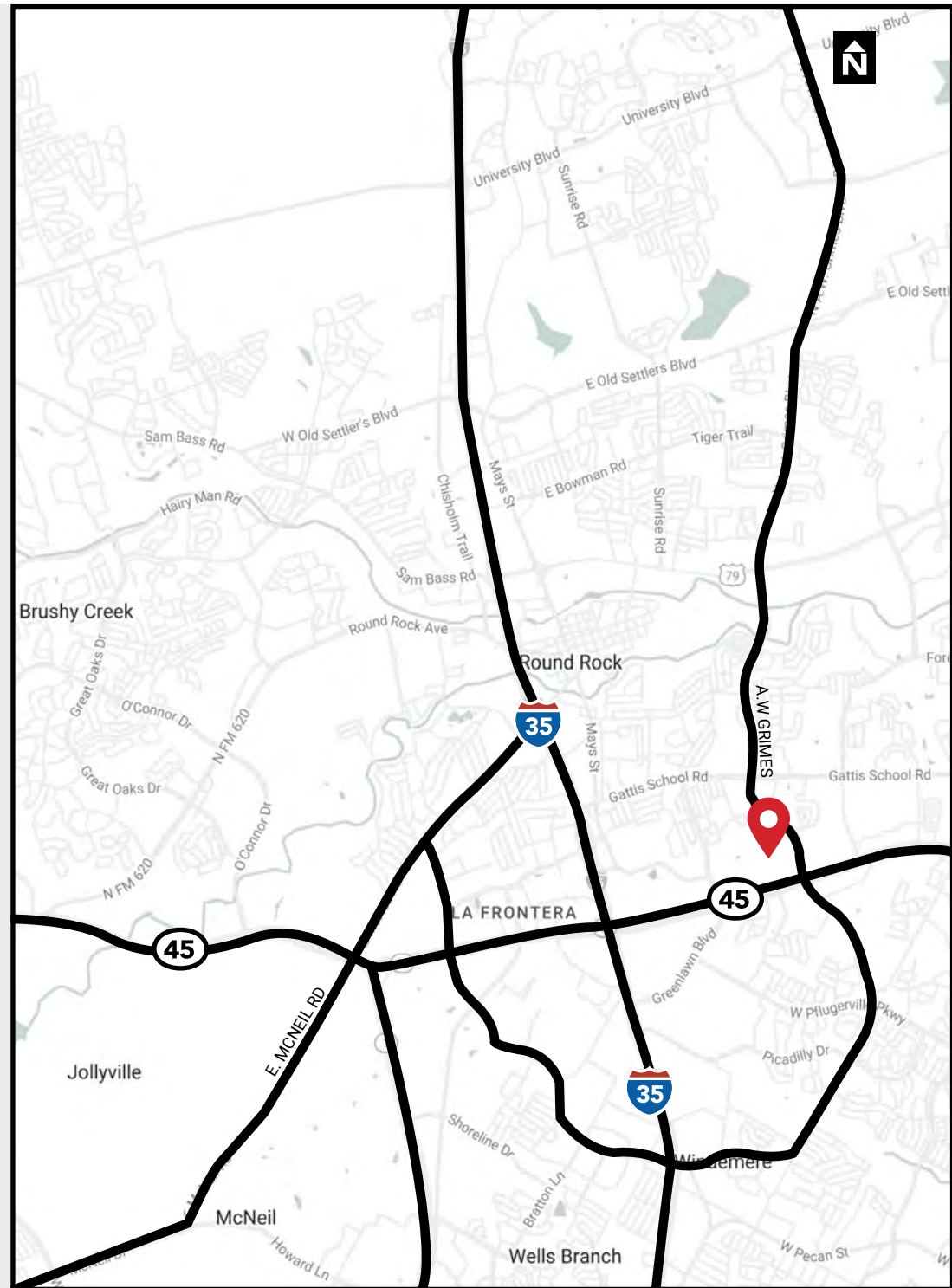
## OPPORTUNITIES AROUND AT ROUND ROCK 45

Round Rock 45 sits in the center of one of the fastest growing, most desirable towns in America. The industrial campus offers convenience to everything Round Rock has to offer, including nearby shopping, restaurants, and outdoor parks and activities. The area also offers affordable housing and highly ranked public schools.

## ROUNDING OUT THE DETAILS

Each building at Round Rock 45 will have two ramps and a 200-foot building depth. Building 1, with 138,381 square feet, has been recently leased. Building 2, at 126,248 square feet, will feature 32 docks and 175 car parking spaces. Building 3, with 103,258 square feet, will offer 25 docks and 210 car parking spaces.

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## BUILDING 1 - LEASED


- 138,381 SF
- Divisible to 17,500 SF
- Rear load
- 38 dock high doors
- 2 ramps
- 32' clear height
- 130' truck court depth
- 200' building depth
- 47' x 52' column spacing
- 30 trailer spaces
- 165 parking spaces (1.19:1000)

## BUILDING 2

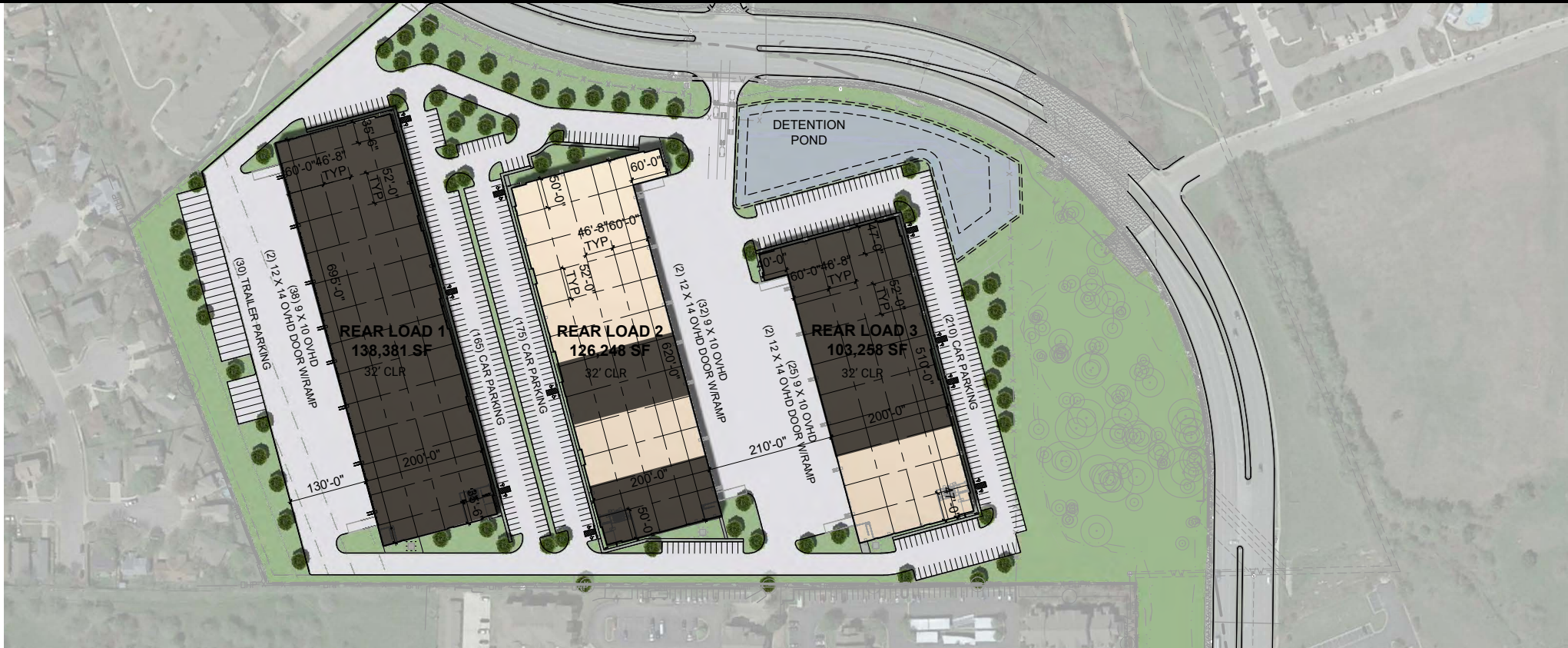
- 84,861 SF Available
- Divisible to 20,800 SF
- Rear load
- 23 dock high doors
- 1 ramp
- 32' clear height
- 210' truck court depth (shared)
- 200' building depth
- 47' x 52' column spacing
- 175 parking spaces (1.38:1000)

## BUILDING 3

- 30,311 SF Available
- Rear load
- 5 dock high doors
- 1 ramp
- 32' clear height
- 210' truck court depth (shared)
- 200' building depth
- 47' x 52' column spacing
- 210 parking spaces (2.03:1000)

 VIEW SUITE 100, 140, & 160

 VIEW SUITE 160

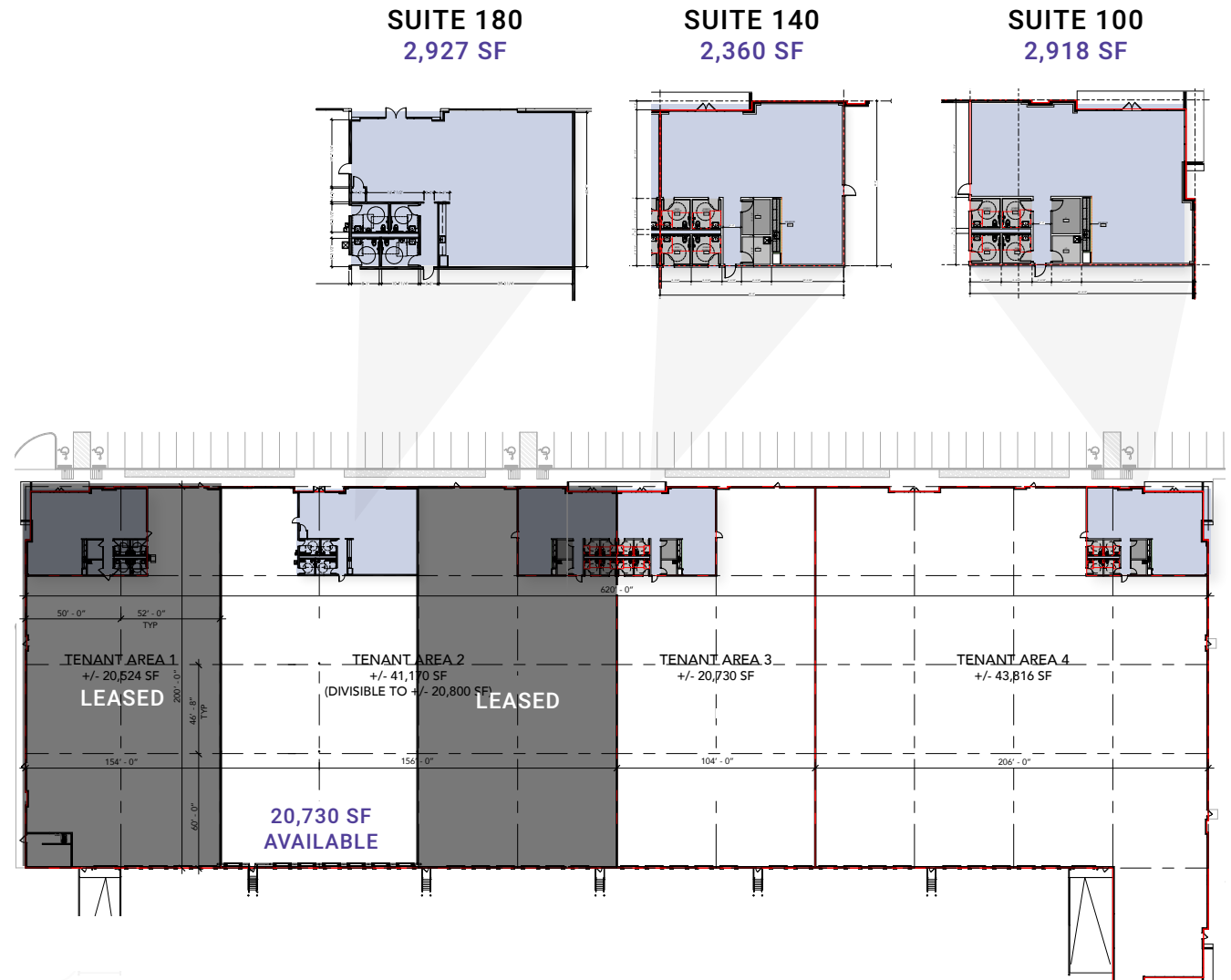


# Building 2 - 84,861 SF Available

## Spec Suite Plans

### BUILDING 2

- 84,861 SF Available
- Divisible to 20,800 SF
- Rear load
- 23 dock high doors
- 1 ramp
- 32' clear height
- 210' truck court depth (shared)
- 200' building depth
- 47' x 52' column spacing
- 175 parking spaces (1.38:1000)



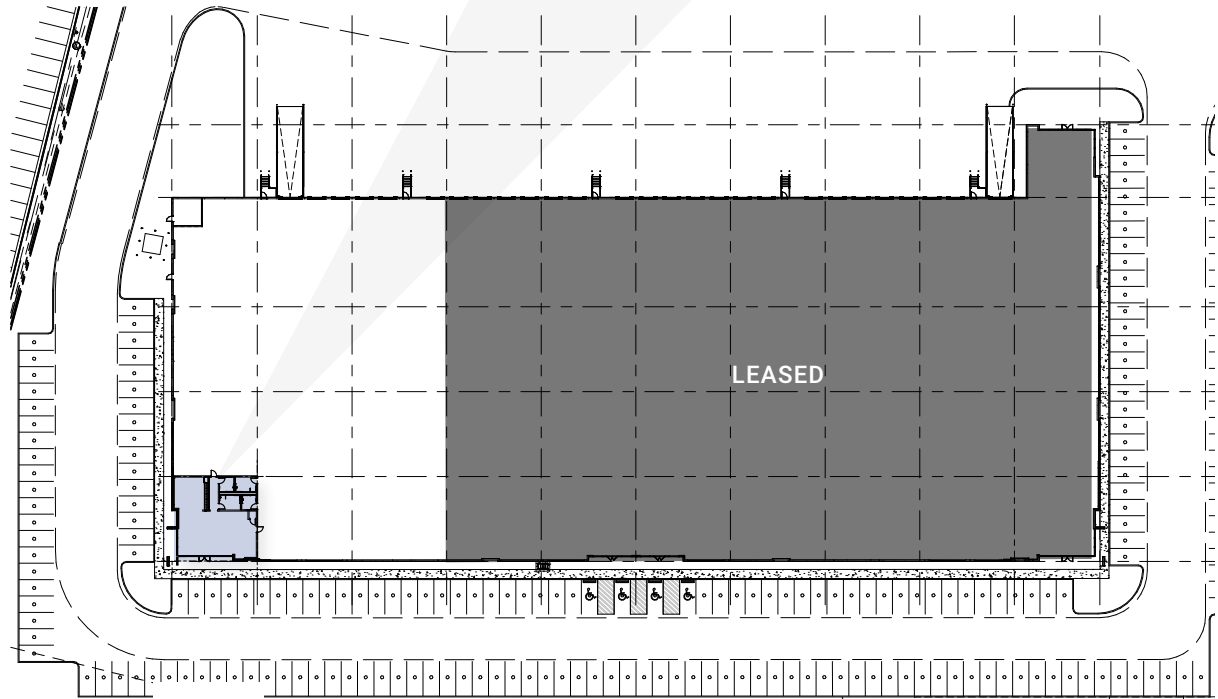
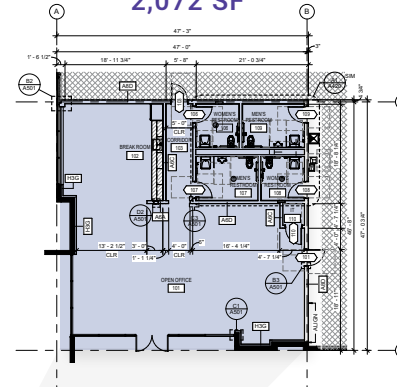
# Building 3 - 30,311 SF Available

## Spec Suite Plans

### BUILDING 3

- 30,311 SF Available
- Rear load
- 5 dock high doors
- 1 ramp
- 32' clear height
- 210' truck court depth (shared)
- 200' building depth
- 47' x 52' column spacing
- 210 parking spaces (2.03:1000)

**SUITE 160**  
**2,072 SF**

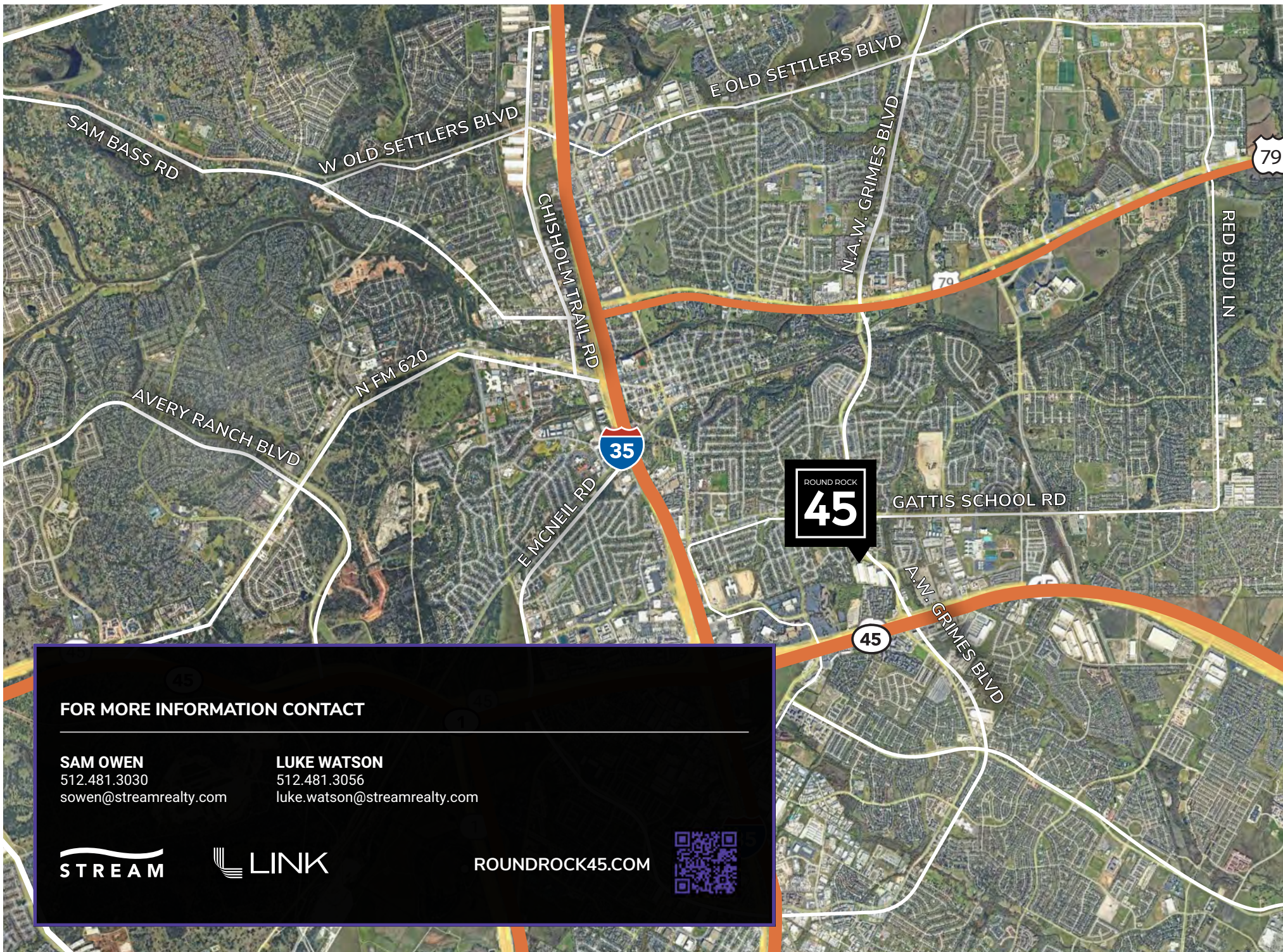




# Round Rock 45







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