



**GEORGETOWN  
LOGISTICS  
PARK**

**NEW CLASS-A INDUSTRIAL  
PARK**

**DELIVERED  
Q4 2023**

**Building 01**  
425,586 SF Available

425,586  
AVAILABLE

**Building 02**  
68,893 SF | Fully Leased

1-800-**PACK-RAT**  
Moving & Storage Made Simple

**Strategic Thermal Labs, LLC**  
61,359 SF  
AVAILABLE

**Building 03**  
122,719 SF | 61,359 SF Available



**KYLE MCCULLOCH**  
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**ACE SCHLAMEUS**  
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**24,640-486,945 SF  
AVAILABLE**

Georgetown Logistics Park in Georgetown, Texas currently has two modern and spacious buildings that are perfect for businesses of all sizes. As the city continues to experience rapid growth, this industrial park has become an attractive destination for companies looking to establish a presence in the area. The buildings are equipped with ample parking, modern design and easy access to major highways, making it an ideal location for manufacturing, warehousing, and distribution. Georgetown Logistics is Triple Freeport Tax Exempt and is a Free Trade Zone building \*subject to user application\*. Additionally, the park is situated in a beautiful, scenic area that offers easy access to a variety of amenities. This industrial park has everything you need to succeed in Georgetown, Texas.



# OVERALL PROJECT SITE PLAN

BLDG

01

425,586 AVAILABLE  
SQUARE FEET



BLDG

03

61,359 AVAILABLE  
SQUARE FEET

BLDG

03

DIVISIBLE TO  
24,640 SF

# PROPERTY HIGHLIGHTS

## BUILDING 1

### 425,586 SF

DIVISIBLE TO  
92,000 SF

CONFIGURATION  
CROSS DOCK

CLEAR HEIGHT  
40' CLR

COLUMN SPACING  
50'-0" X 56'-0"

BUILDING DIMENSIONS  
792' X 520'

SPRINKLER  
ESFR

DOCK DOORS  
71

DRIVE-IN DOORS  
4

TRUCK COURT DEPTH  
200'

AUTO PARKING  
414 (.98:1000)

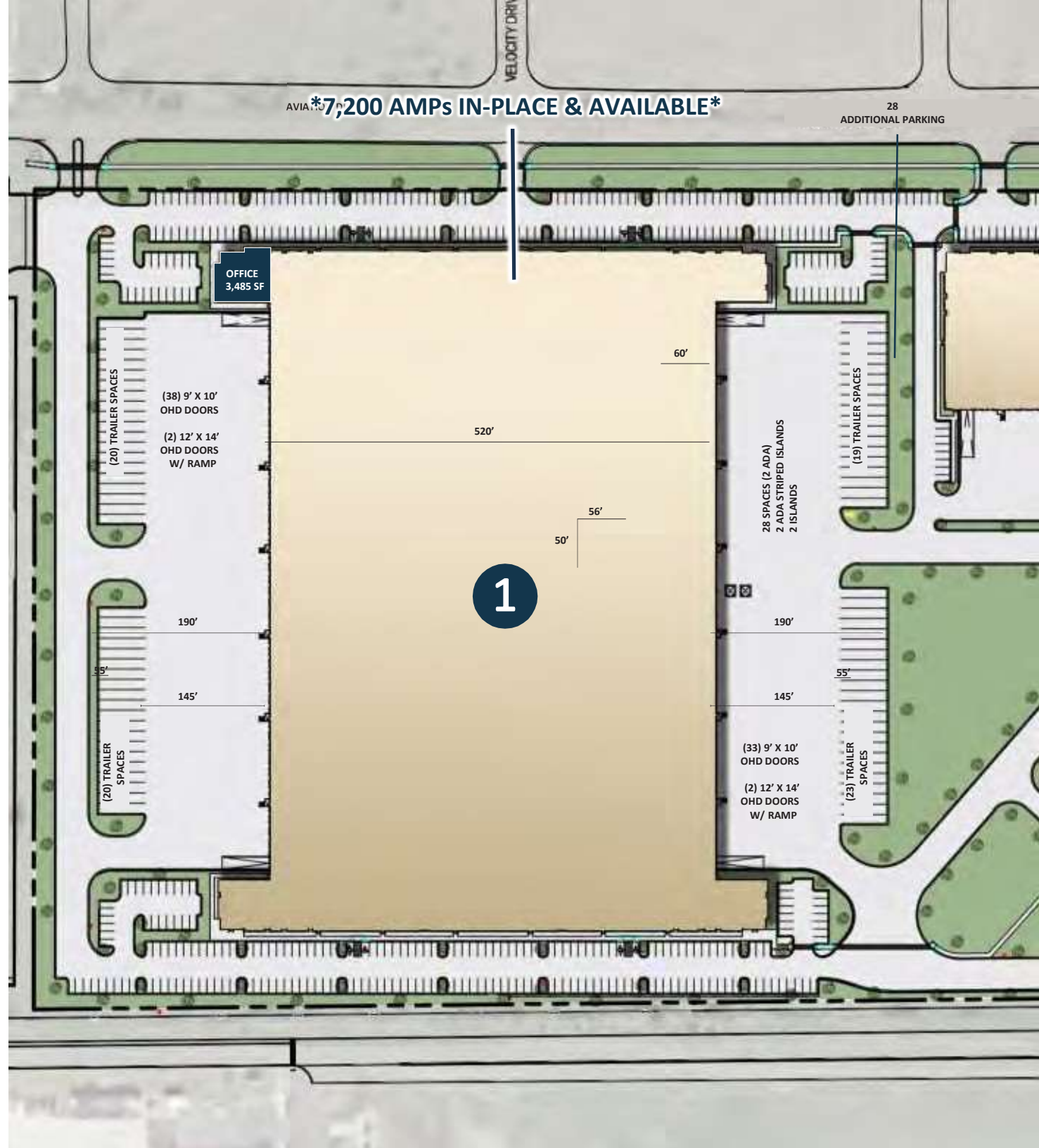
TRAILER PARKING  
82

POWER  
ONE (1) 1,500 KVA TRANSFORMER  
TWO (2) 2,500 KVA TRANSFORMER  
TWO (2) 2,500 AMP MAIN SERVICE SWITCHES  
ONE (1) 2,500 AMP MAIN SERVICE SWITCH

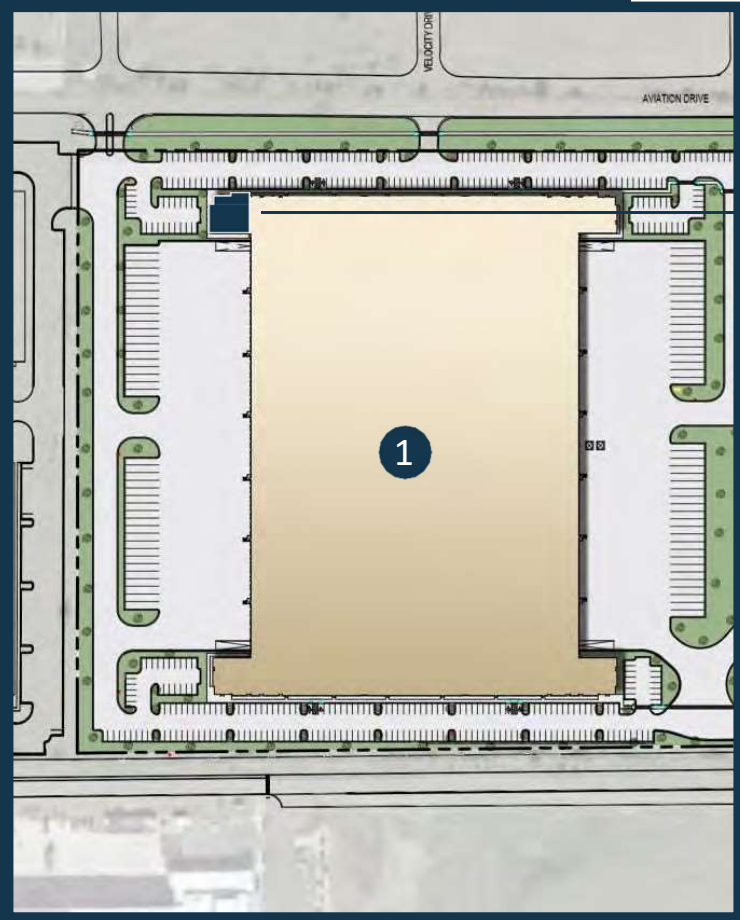
SPEC OFFICE  
3,485 SF

SPEC DOCK LEVELERS  
19

PARKING SPACES  
414



# BUILDING 1: 3,485 SF SPEC OFFICE PLAN



# PROPERTY HIGHLIGHTS

## BUILDING 3

### 61,359 SF

DIVISIBLE BY  
36,960 SF

CONFIGURATION  
REAR LOAD

CLEAR HEIGHT  
36' CLR

COLUMN SPACING  
53'-4" X 56'-0"

BUILDING DIMENSIONS  
560' X 220'

SPRINKLER  
ESFR

DOCK DOORS  
12

DRIVE-IN DOORS  
1

TRUCK COURT DEPTH  
130'

AUTO PARKING  
61 (1:1,000)

POWER  
800 Available AMPs

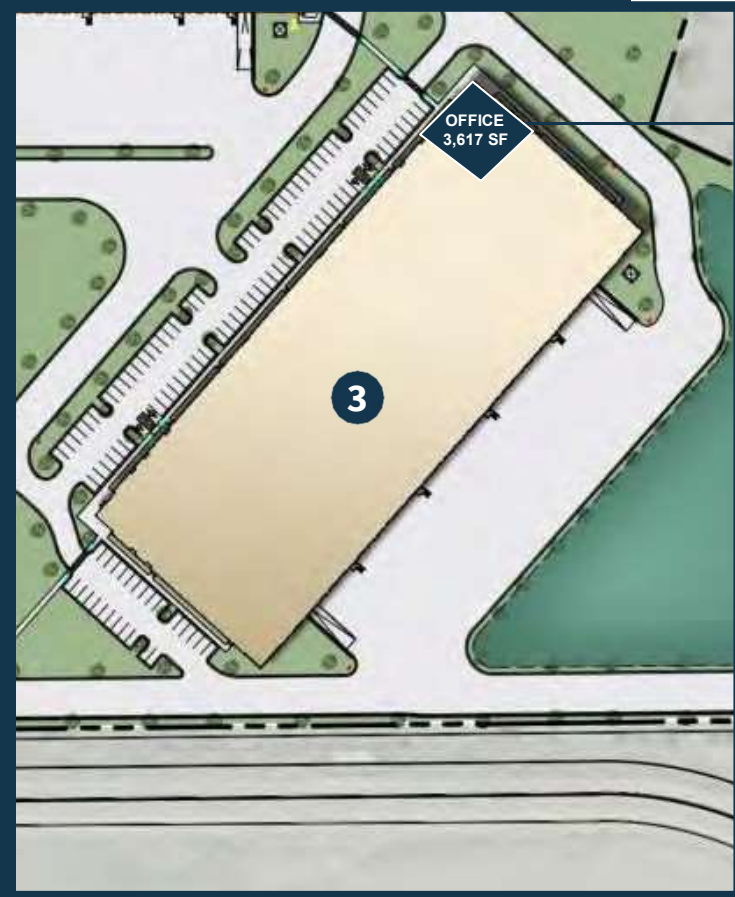
SPEC OFFICE  
3,617 SF

SPEC DOCK LEVELERS  
1

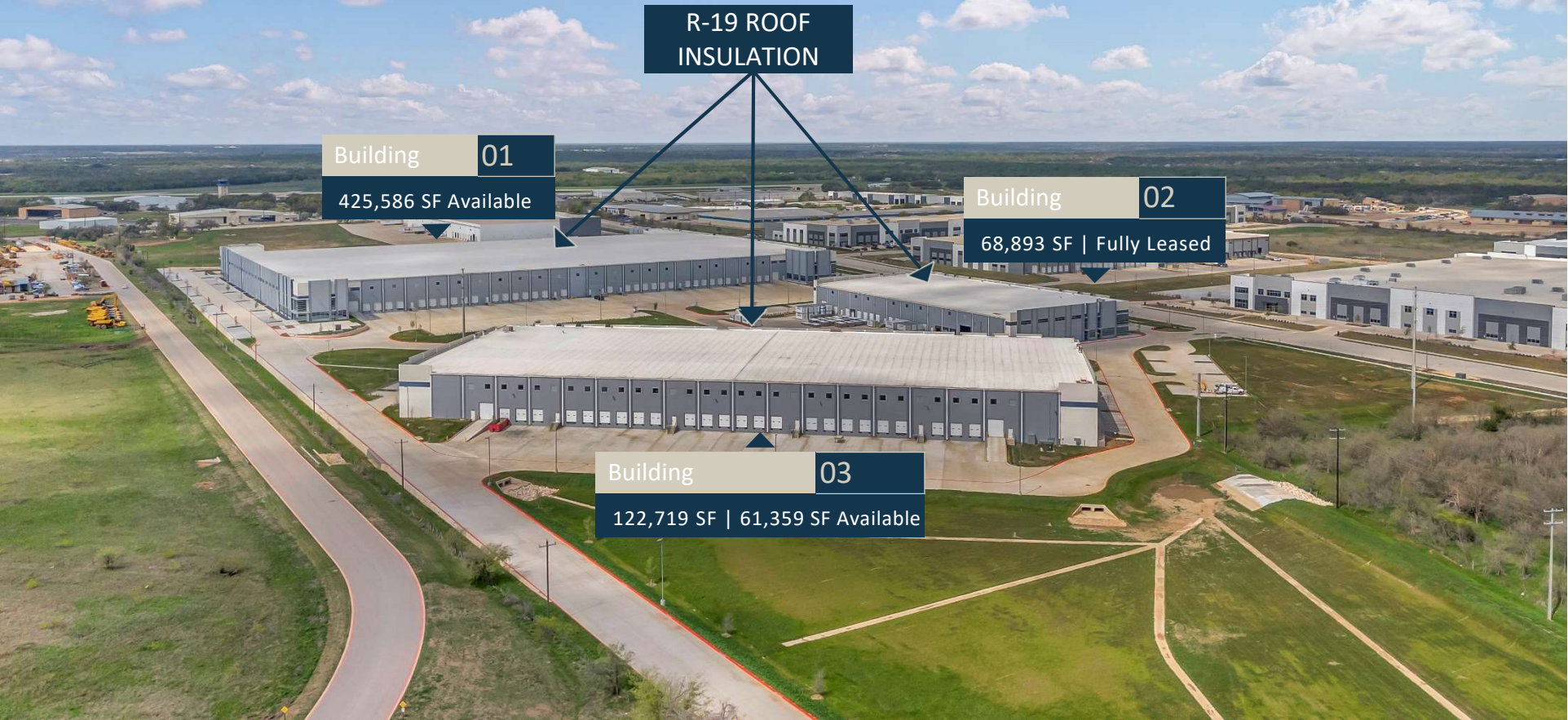
PARKING SPACES  
61



# BUILDING 3: 3,617 SF SPEC OFFICE PLAN

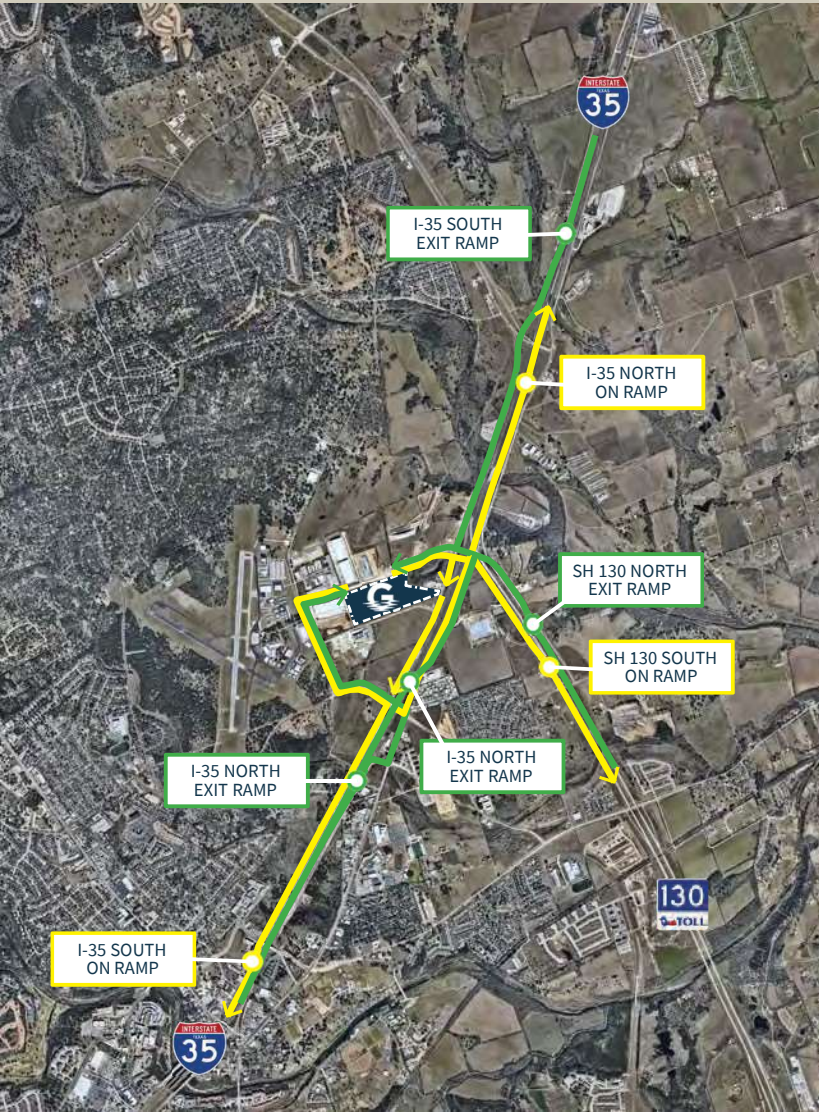
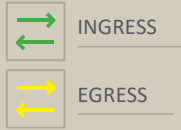


BRAND NEW  
CLASS-A  
CONSTRUCTION





# DIRECT ACCESS



## DRIVE-TIMES

ROUND ROCK	14 MIN
13 MILES	
AUSTIN	30 MIN
30 MILES	
ABI AIRPORT	33 MIN
36 MILES	
SAN ANTONIO	100 MIN
110 MILES	
HOUSTON	167 MIN
177 MILES	
D/FW	180 MIN
180 MILES	

CEDAR PARK

15 MINUTES

30 MINUTES



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**About JLL** For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).



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