

cross•point

PHASE 1

3 BUILDINGS | 488,758 SF | 204,208 SF Available

PHASE 2

2 BUILDINGS | 1,211,722 SF | 605,861 SF Available

N I-35/FM 972
GEORGETOWN, TEXAS

DEVELOPMENT BY

JACKSONSHAW

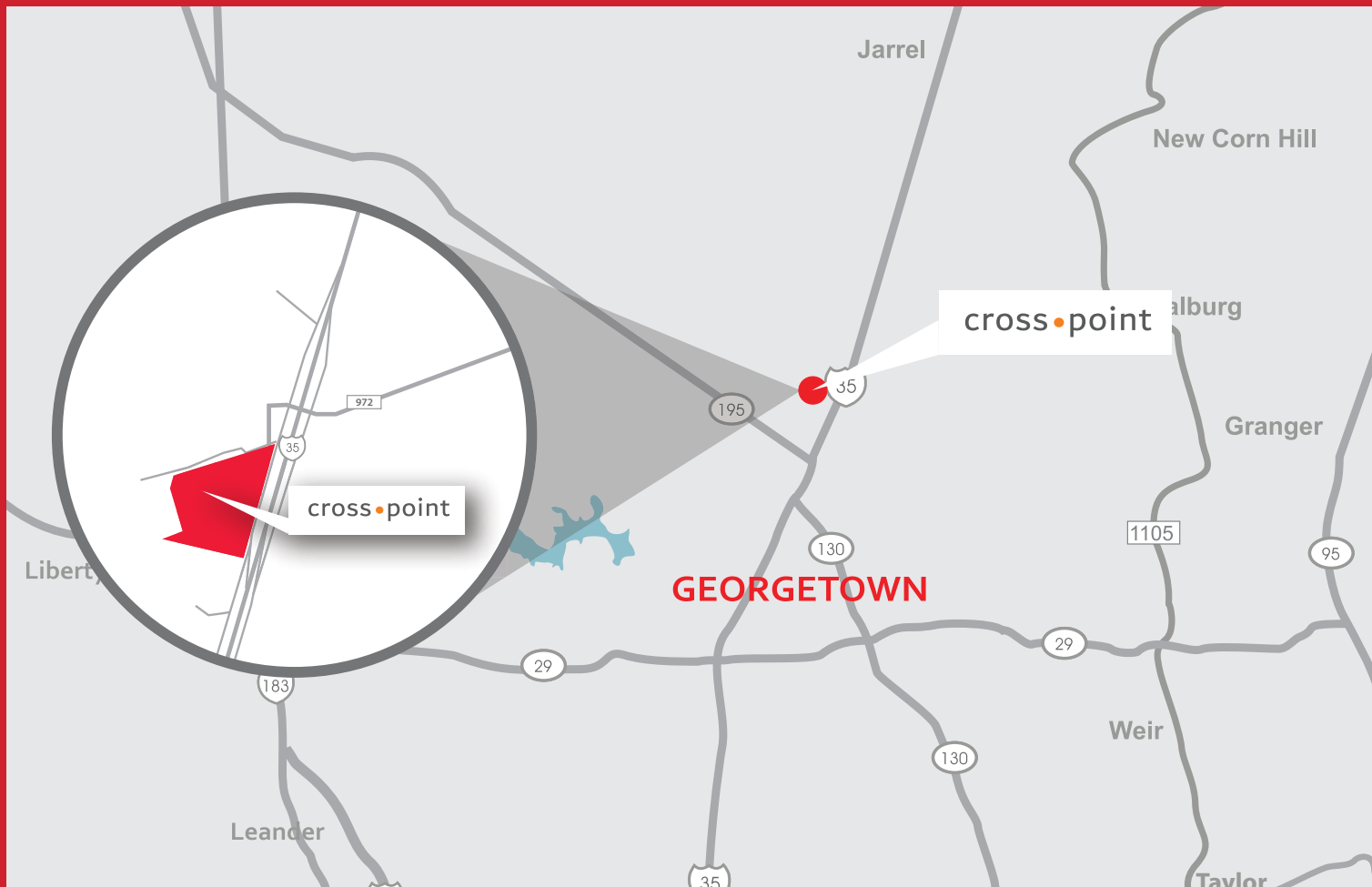
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3 BUILDINGS | 488,758 SF

PHASE 2

2 BUILDINGS | 1,211,722 SF

CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 2-buildings totaling 1,211,722 SF. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with I-35 frontage and easy access to I35, SH-130, and to the entire Austin MSA.



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- » BUILDING 4
- » BUILDING 5
- » AMENITIES
- » DRIVE TIMES
- » CAPABILITIES

FOR LEASING INFORMATION

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JACKSONSHAW

cross•point

972

195

BERRY CREEK

35

130

Georgetown Executive Airport

INGRESS

EGRESS

cross•point

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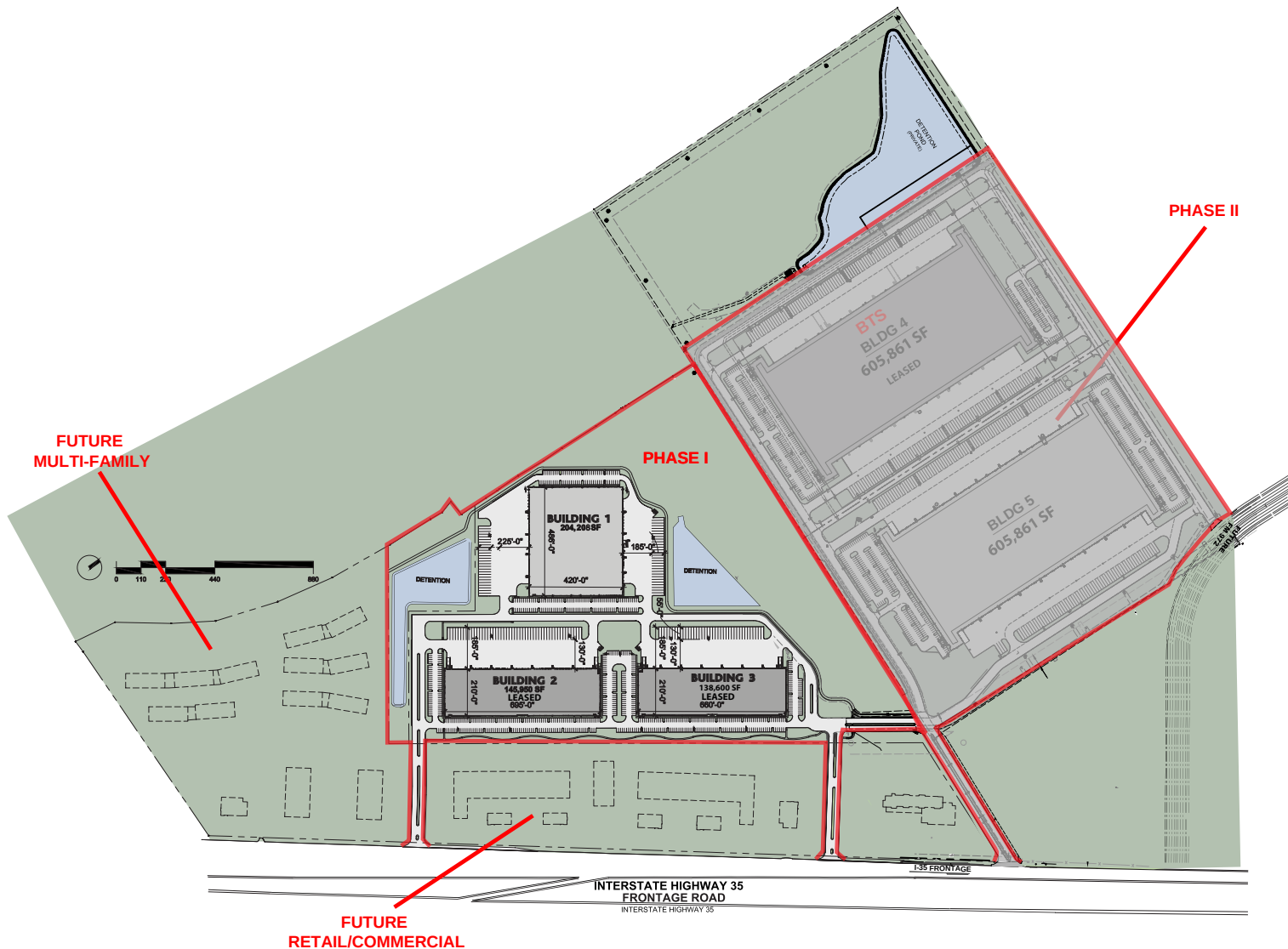
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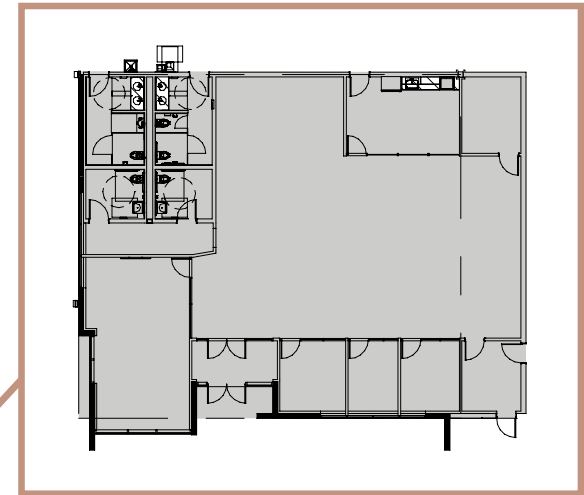
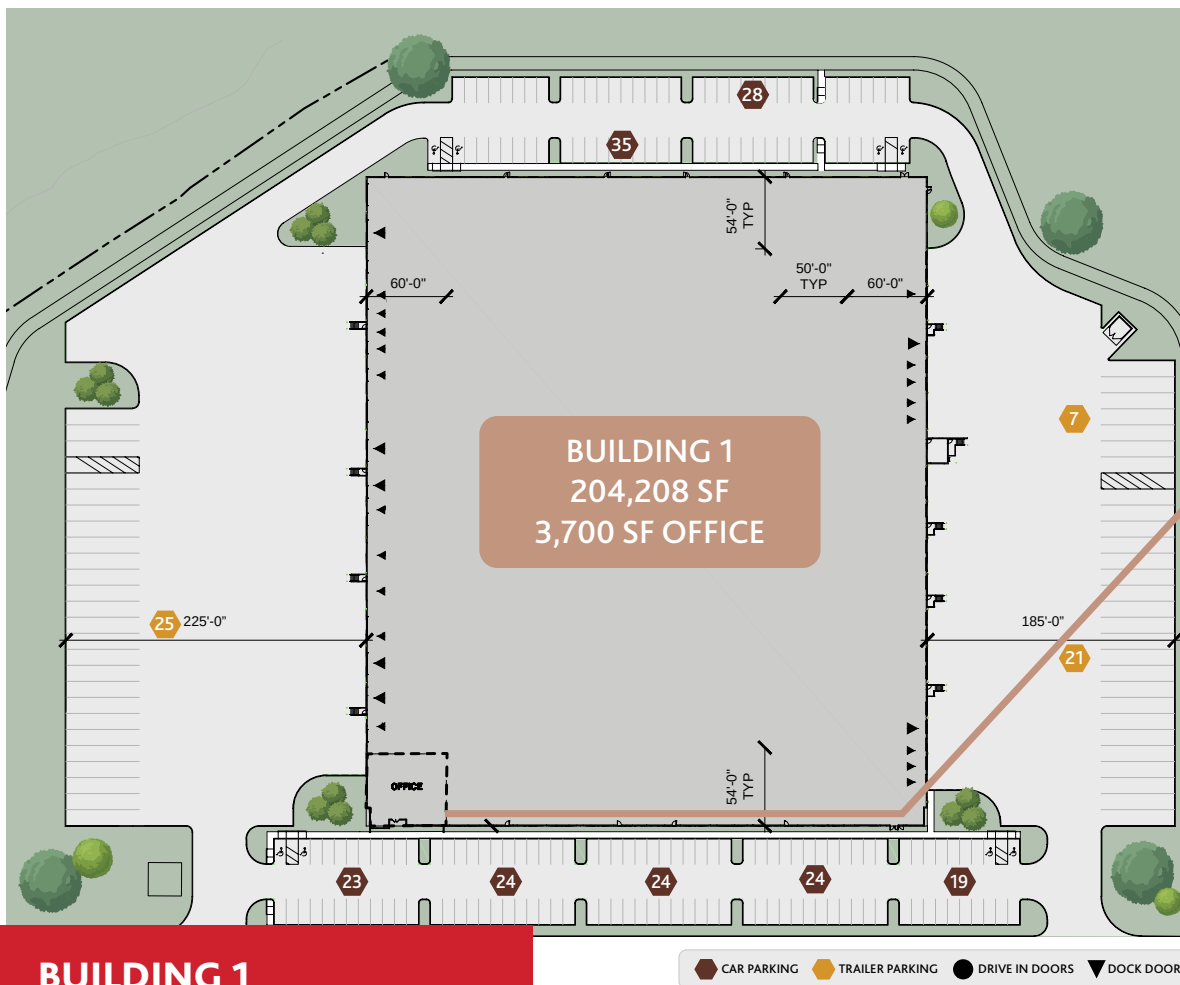
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PHASE 1

3 BUILDINGS | 488,758 SF | 204,208 SF Available



BUILDING 1

BUILDING SIZE:	204,208 SF	MIN. CLEAR HEIGHT:	36'
OFFICE SF:	3,700 SF*	TYPICAL BAY:	54' X 50'
BUILDING DIMENSIONS:	420' X 486'	PARKING SPACES (APPROX.):	184
DOCK DOORS:	18 - 9'X10' & 5 - 12'X14'**	TRAILER PARKING (APPROX.):	55
DRIVE-IN DOORS:	2	POWER:	1500 KVA / 3000 AMPS
TRUCK COURT:	185'+	SLAB:	7" SLAB ON GRADE
FIRE PROTECTION:	ESFR	OTHER IMPROVEMENTS:	LED WAREHOUSE LIGHTS, INTERIOR WHITE BOXED, FENCED W/ GATES + GUARD SHACK

* WITH TWO (2) REMOTE RESTROOMS

** MORE DOCK DOORS CAN BE ADDED

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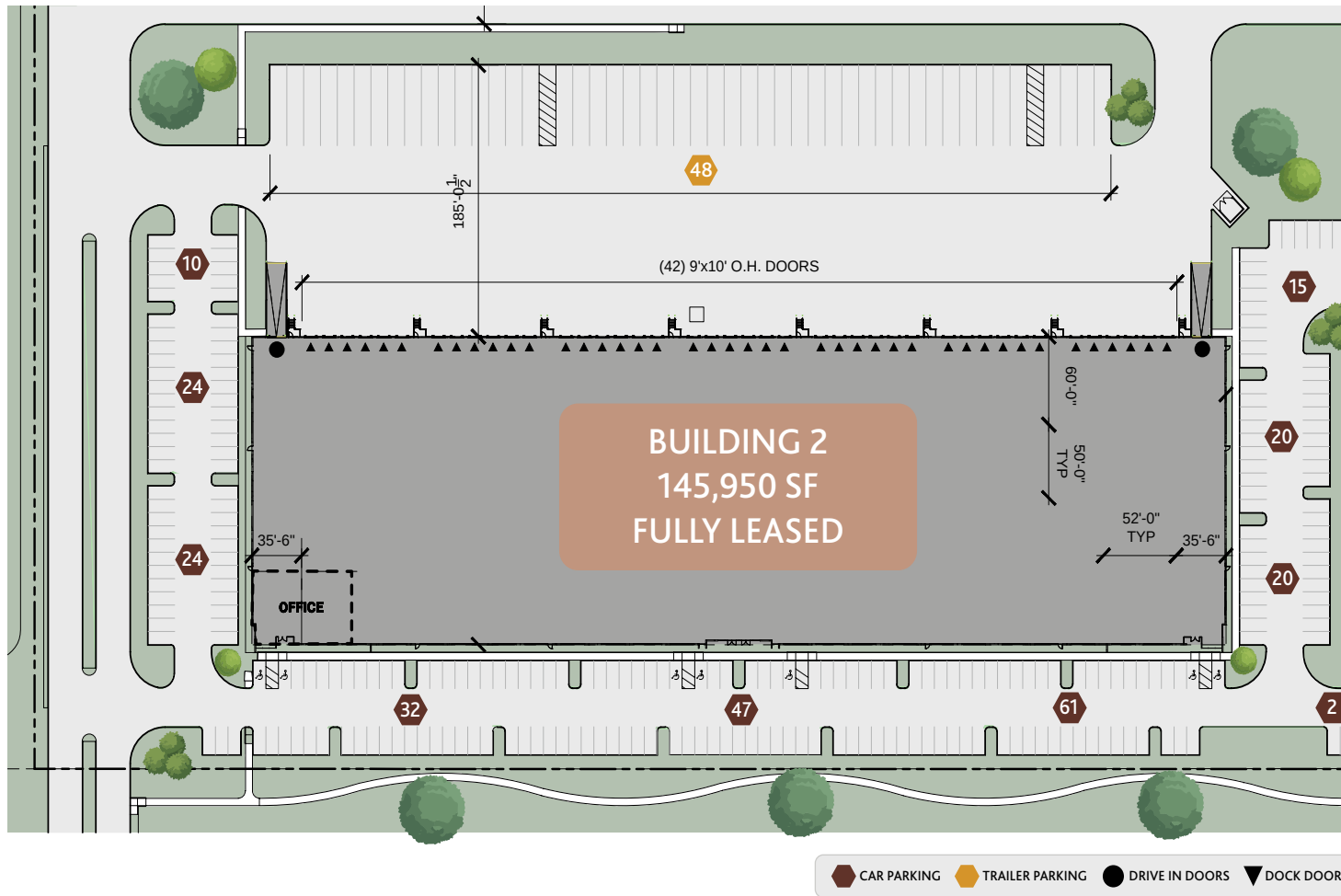
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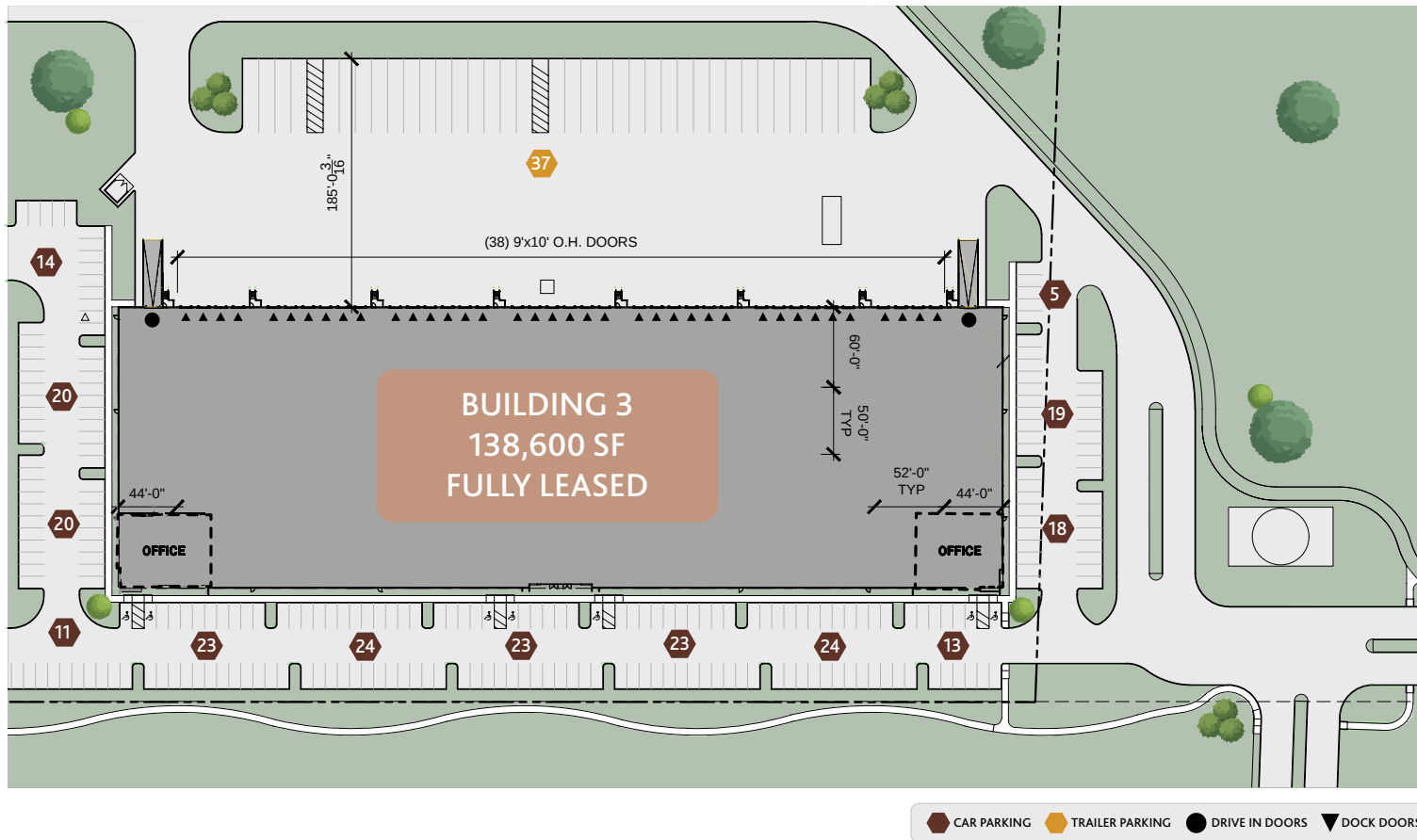
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BUILDING 2 REAR LOAD

BUILDING SIZE:	145,950 SF	TRUCK COURT:	185'
AVAILABLE SF:	FULLY LEASED	FIRE PROTECTION:	ESFR
SPEC OFFICE:	3,557 SF	MIN. CLEAR HEIGHT:	32'
BUILDING CONFIG:	REAR LOAD	TYPICAL BAY:	52' X 50'
BUILDING DIMENSIONS:	210' X 692'	PARKING SPACES (APPROX.):	250
DOCK DOORS:	42	TRAILER PARKING (APPROX.):	48
DRIVE-IN DOORS:	2	POWER:	1000 KVA / 2000 AMPS
		WAREHOUSE:	WHITE BOX INTERIOR & PAINTED COLUMNS

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BUILDING 3

REAR LOAD

BUILDING SIZE:	138,600 SF	MIN. CLEAR HEIGHT:	32'
AVAILABLE SF:	FULLY LEASED	TYPICAL BAY:	52' X 50'
SPEC OFFICE:	3,673 SF	REMAINING PARKING SPACES	
BUILDING CONFIG:	REAR LOAD	(APPROX.):	136
BUILDING DIMENSIONS:	210' X 660'	REMAINING TRAILER PARKING	
REMAINING DOCK DOORS:	21	(APPROX.):	24
REMAINING DRIVE-IN DOORS:	1	POWER:	1000 KVA / 2000 AMPS
TRUCK COURT:	185'	WAREHOUSE:	WHITE BOX INTERIOR &
FIRE PROTECTION:	ESFR		PAINTED COLUMNS

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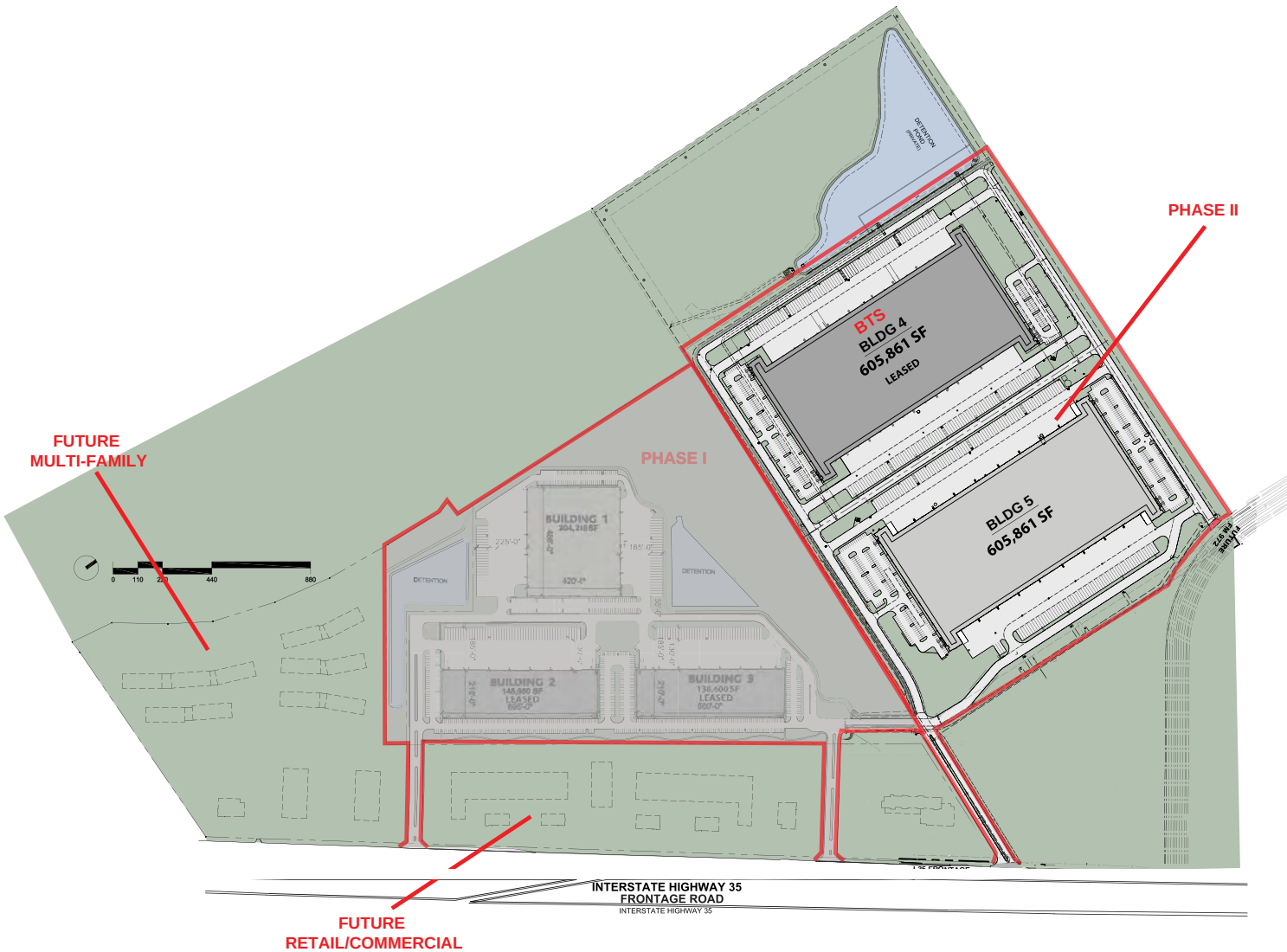
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PHASE 2

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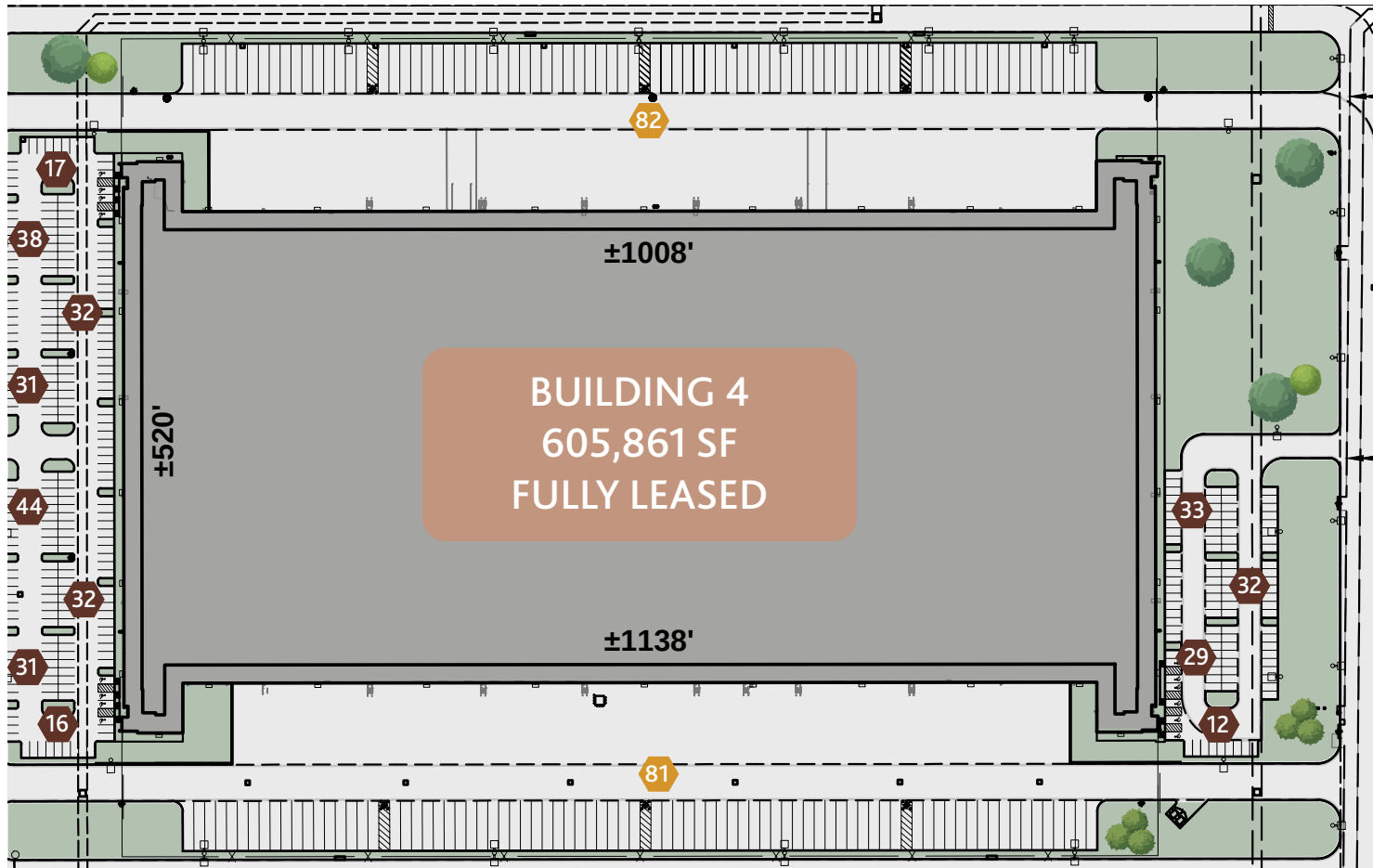
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BUILDING 4

CROSS DOCK

BUILDING SIZE:	605,861 SF	DOCK DOORS:	24
AVAILABLE SF:	FULLY LEASED	DRIVE IN DOORS:	4
DIMENSIONS:	1138' X 520'	TRAILER PARKS:	162
TYPICAL COLUMN SPACING:	56X50	CAR PARKS:	+ 500
CLEAR HEIGHT:	40'	POWER:	(2) 2500 KVA TRANSFORMER WITH 8000 AMPS

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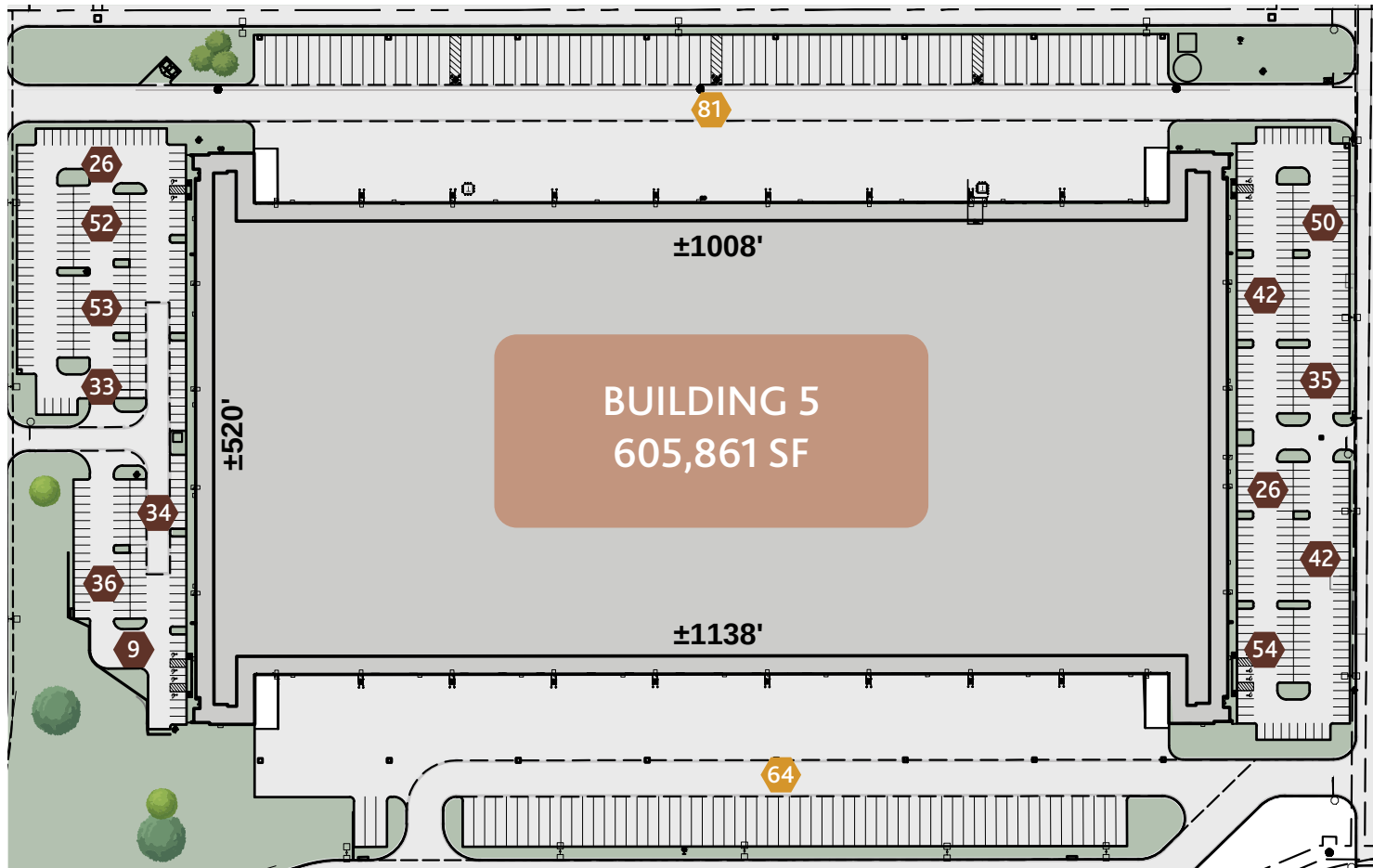
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BUILDING 5 CROSS DOCK

BUILDING SIZE:	605,861 SF	WAREHOUSE LIGHTING:	LED, 30 FC
AVAILABLE SF:	605,861 SF	DRIVE IN DOORS:	(4) 18 X 20 OVERSIZED
DIMENSIONS:	1138' X 520'	TRAILER PARKS:	162
DOCK DOORS:	40*	CAR PARKS:	+500
TYPICAL COLUMN SPACING:	56X50	POWER:	(1) 2500 KVA TRANSFORMER
CLEAR HEIGHT:	40'		WITH 4000 AMPS WITH ABILITY TO UPGRADE

*WITH PUNCH OUTS TO ADD ~ 80 MORE

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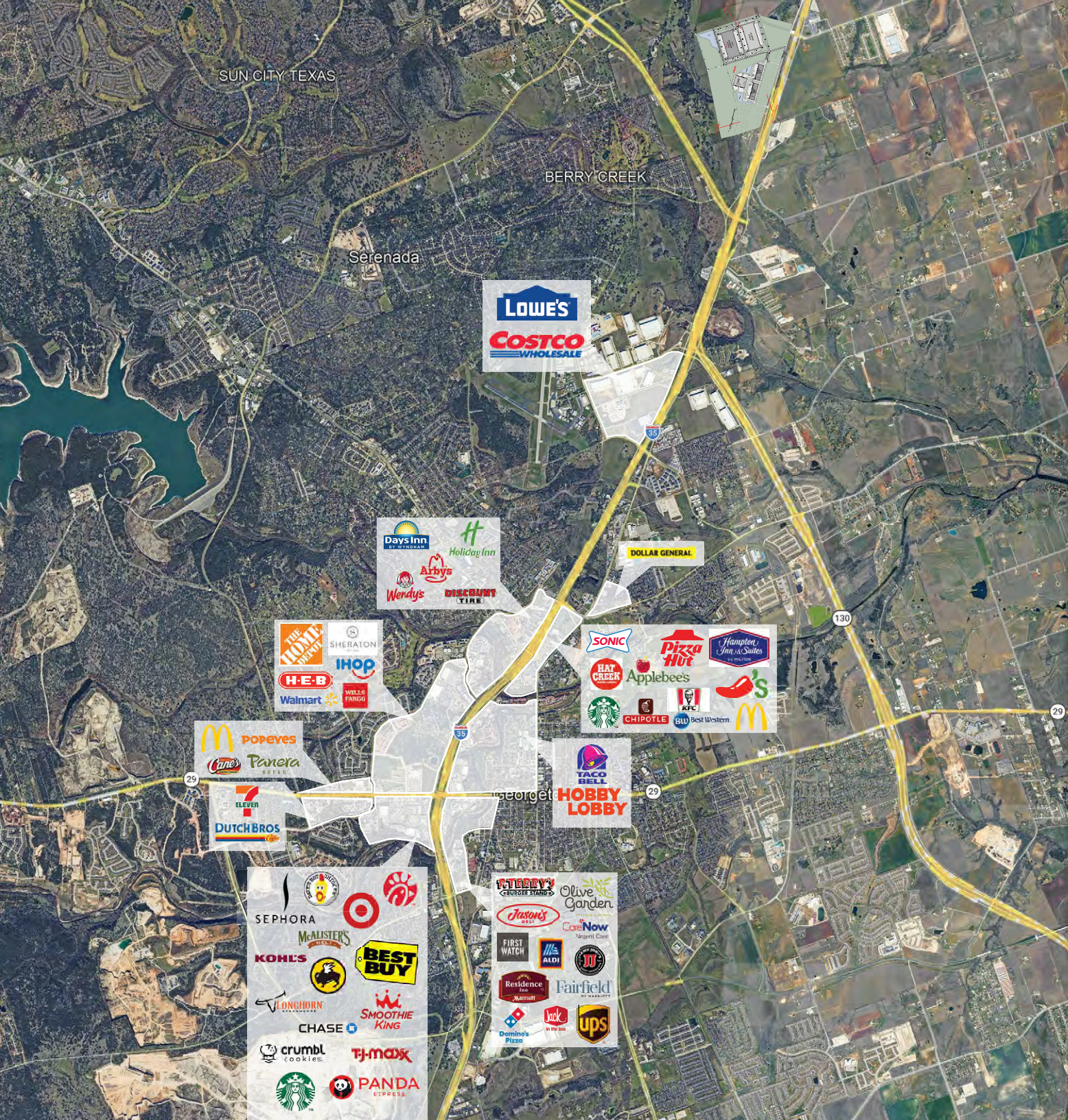
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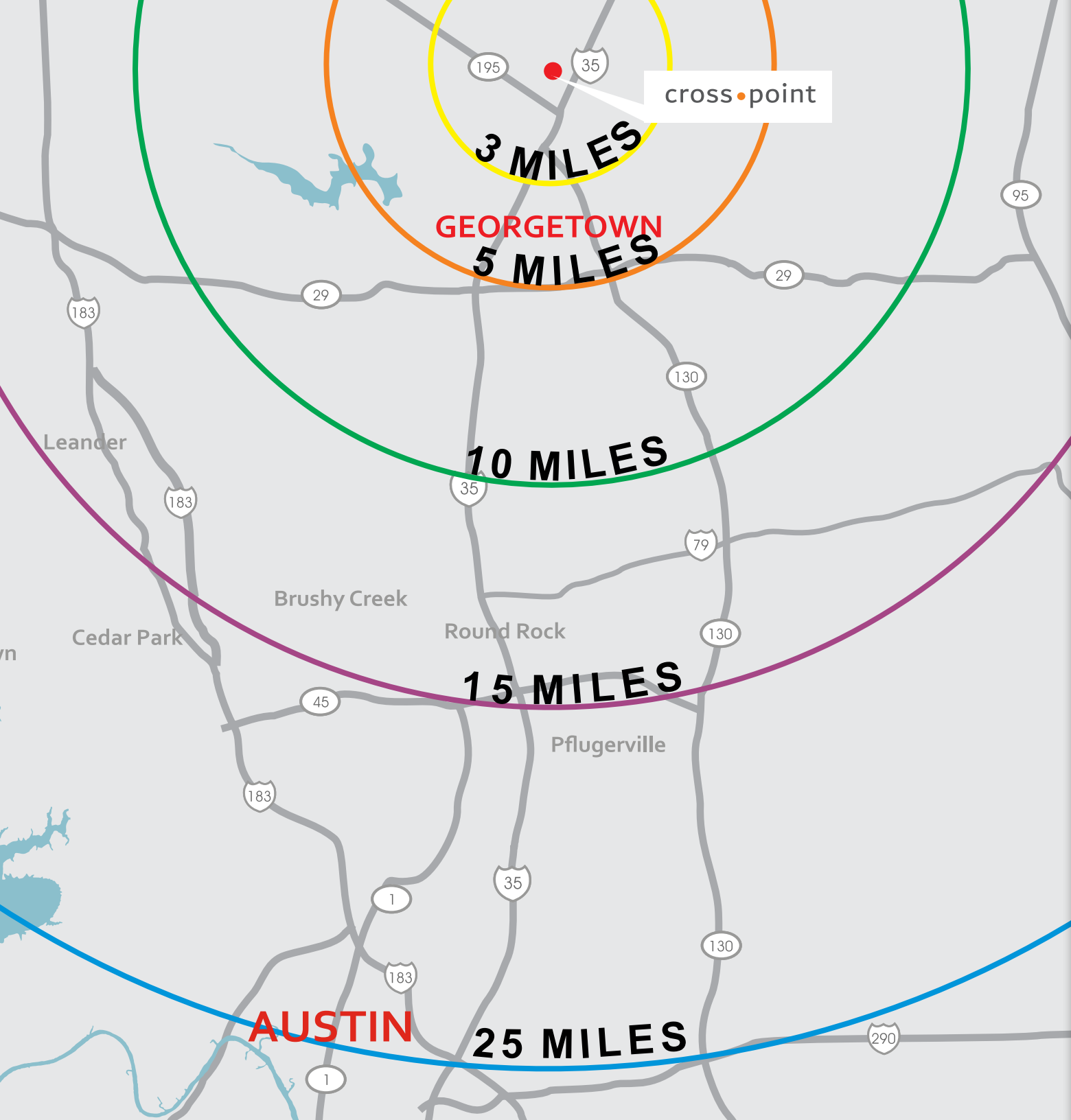
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YOU NEED A **TRENDSETTER,** **INNOVATOR AND SHAPER**

Since 1972, our mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters and shapers of the markets we do business, acknowledged by peers, partners and lenders as an industry leading innovator.

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54

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY

3.8

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

65

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS

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