



SUNRISE COMMERCE CENTER

Building A | 175,172 SF

3800 Sunrise Road, Round Rock, TX 78665



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www.idilogistics.com

 **IDI Logistics**



Sunrise Commerce Center is a 37-acre master-planned park located less than one mile from I-35 in Round Rock, TX. This is IDI's newest development on the I-35 corridor. The park offers many amenities for prospective tenants including varying clear heights, trailer parking, and excellent ingress and egress to service the greater Round Rock and Austin Areas.



ABOUT IDI LOGISTICS



IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

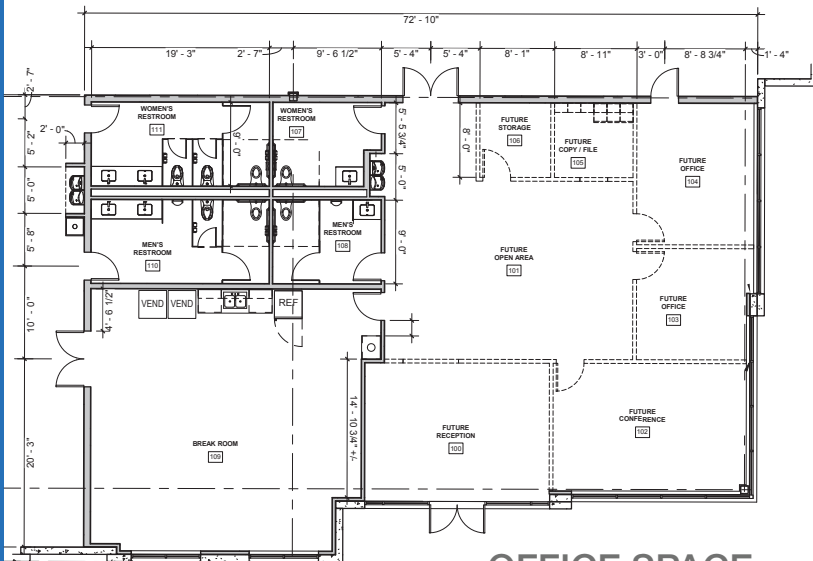
We are dedicated to serving our customers with exceptional quality and service.

up to **175,172** available square feet

CLEAR HEIGHT: 36'

DIVISIBLE TO: 47,040 SF

OFFICE AREA: 3,300 SF



OFFICE SPACE

Class A Distribution, Warehouse & Manufacturing Space

DOCK DOORS: 43 (9' x 10')

DRIVE-IN DOORS: 2 (14' x 16')

DOCK PACKAGES: 21: 6'x8'
40k lb. levelers

LOADING: Rear-load

COLUMN SPACING: 56' x 50'

DIMENSIONS: 840' x 210'

TRUCK COURT: 186'

AUTO PARKING: 230 spaces

TRAILER: 62 stalls

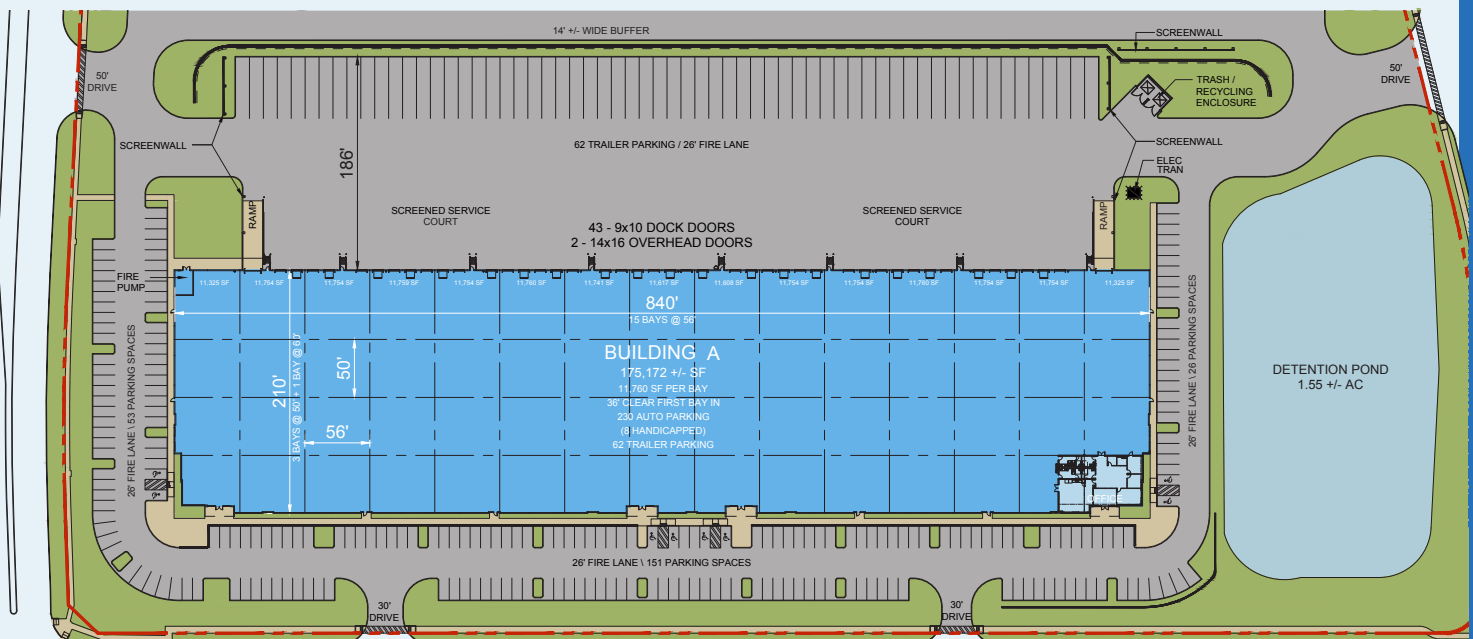
LIGHTING: LED high bay lights with motion sensors

FIRE SPRINKLER: ESFR

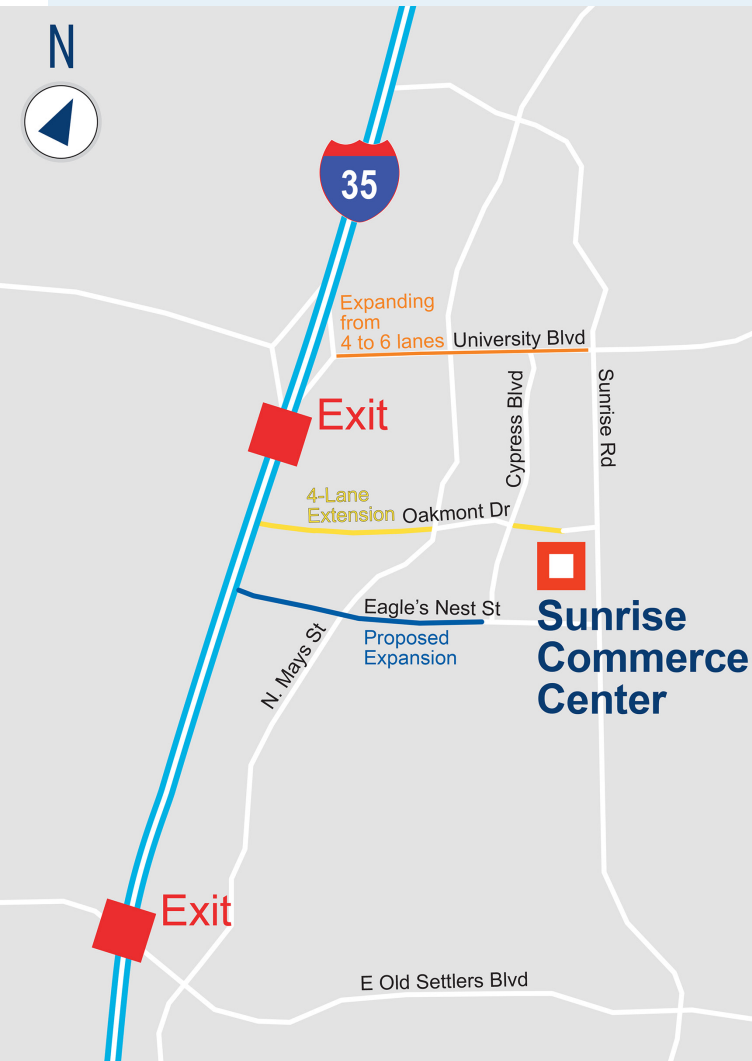
LEED® SILVER CERTIFIED



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DRIVING DISTANCES



METRO AREAS

Downtown Austin	23 miles
San Antonio	117 miles
Houston	170 miles
Dallas	176 miles

MAJOR ROADS

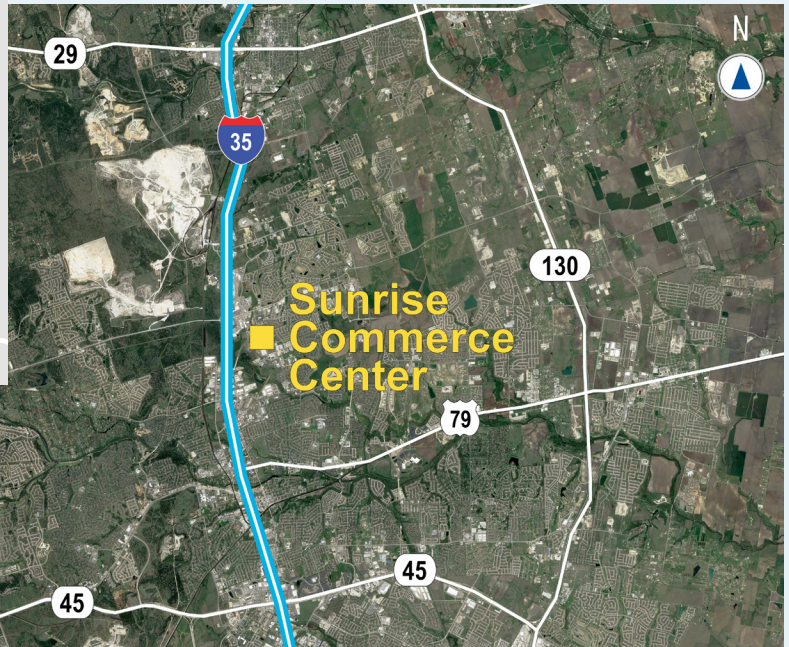
I-35	0.6 miles
Hwy 79	2.6 miles
Hwy 45	6.2 miles
Hwy 130	6.6 miles

AIR

Austin Executive Airport	17 miles
Austin Int'l Airport	28 miles

POINTS OF INTEREST

Dell World Headquarters	13 miles
The Domain	14 miles
Samsung Austin Campus	15 miles
Univ. of Texas at Austin	21 miles



For more information, or to set up a tour, please contact:



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