WHISPER 35

FOR LEASE

912 Flustern Road San Marcos, TX 78666





16,800 - 148,685 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT





MITCHELL BECKER

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ADAM GREEN

President 512.410.8264 agreen@lee-associates.com Whisper 35 is a multi-phase development offering up to +/-500,000 SF of Class A Industrial product. Located right off I-35 in the rapidly growing Hays County and I-35 Corridor, Whisper 35 offers a unique opportunity to serve both Austin and San Antonio, and everything in between.



PHASE I -FULLY LEASED

Building 1: 90,000 SF

Building 2: 89,988 SF

PHASE II

Building 3: 33,605 SF AVAILABLE

Building 4: 115,080 SF AVAILABLE

Building 5: FULLY LEASED 117,936 SF



BUILDING 3: 82,077 SF

2.2/1,000 PARKING RATIO

548' X 150' BUILDING DIMENSIONS

+/-32' CLEAR HEIGHT

END CAP BAYS - 7,436 SF

TYPICAL BAYS - 8,400 SF

BUILDING 4: 115,080 SF

1.9/1,000 PARKING RATIO

548' X 210' BUILDING DIMENSIONS

+/-32' CLEAR HEIGHT

END CAP BAYS - 10,439 SF

TYPICAL BAYS - 11,760 SF



PHASE II BUILDING 3

BUILDING 3: 82,077 SF

TOTAL AVAILABLE SF: 33,605 SF

DIVISIBLE TO ~16,800 SF

2.2/1,000 PARKING RATIO

548' X 150' BUILDING DIMENSIONS

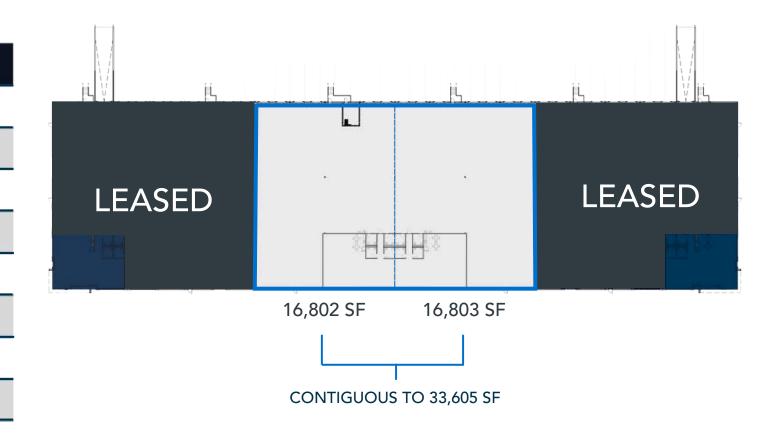
+/-32' CLEAR HEIGHT

END CAP BAYS - 7,436 SF

TYPICAL BAYS - 8,400 SF

LOADING: DOCK HIGH/END CAP RAMPS

SPEC SUITES: +/-2,500 SF



PHASE II BUILDING 4

BUILDING 4: 115,080 SF

DIVISIBLE TO 33,959 SF

1.9/1,000 PARKING RATIO

548' X 210' BUILDING DIMENSIONS

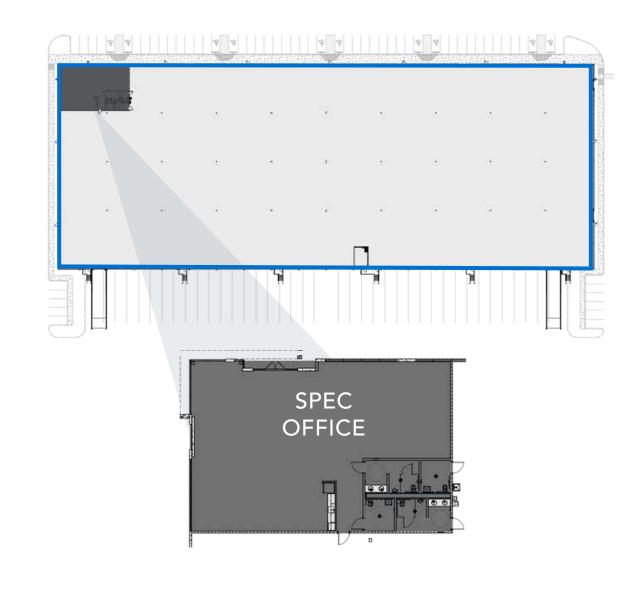
+/-32' CLEAR HEIGHT

END CAP BAYS - 10,439 SF

TYPICAL BAYS - 11,760 SF

LOADING: DOCK HIGH/END CAP RAMPS

SPEC SUITE: +/-3,000 SF



PHASE II **BUILDING 5**

BUILDING 5: 117,936 SF

DIVISIBLE TO 38,814 SF

2.2/1,000 PARKING RATIO

492' X 240' BUILDING DIMENSIONS

+/-32' CLEAR HEIGHT

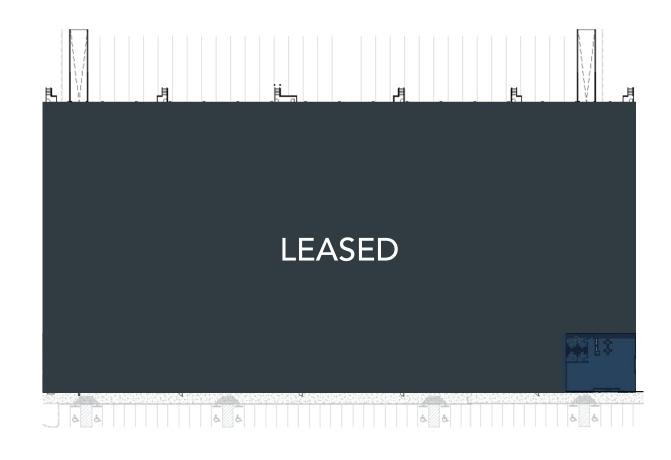
END CAP BAYS - 11,934 SF

TYPICAL BAYS - 13,440 SF

LOADING: DOCK HIGH/END CAP RAMPS

TRAILER PARKING - 37 SPACES

SPEC SUITE: +/- 3,000 SF







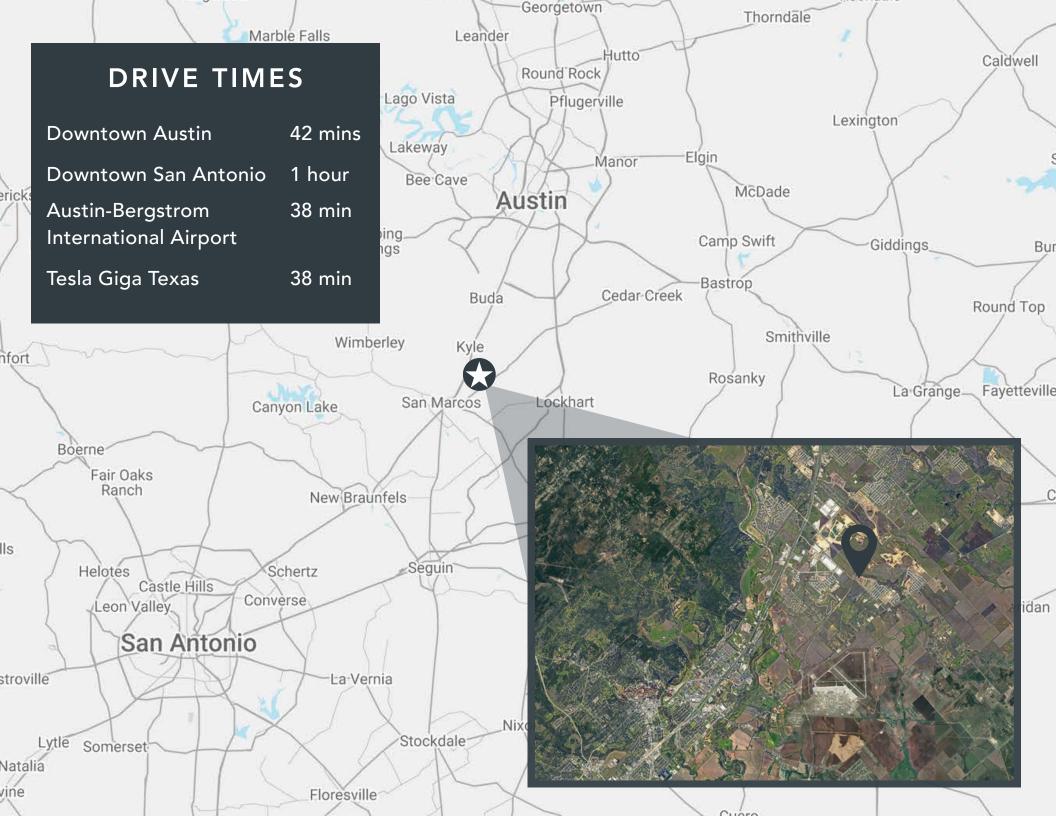


















For More Information, Please Contact:

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