



1425 SUSURRO PKWY | SAN MARCOS, TX 78666

208,387 TOTAL BUILDING SF
88,435 SF AVAILABLE

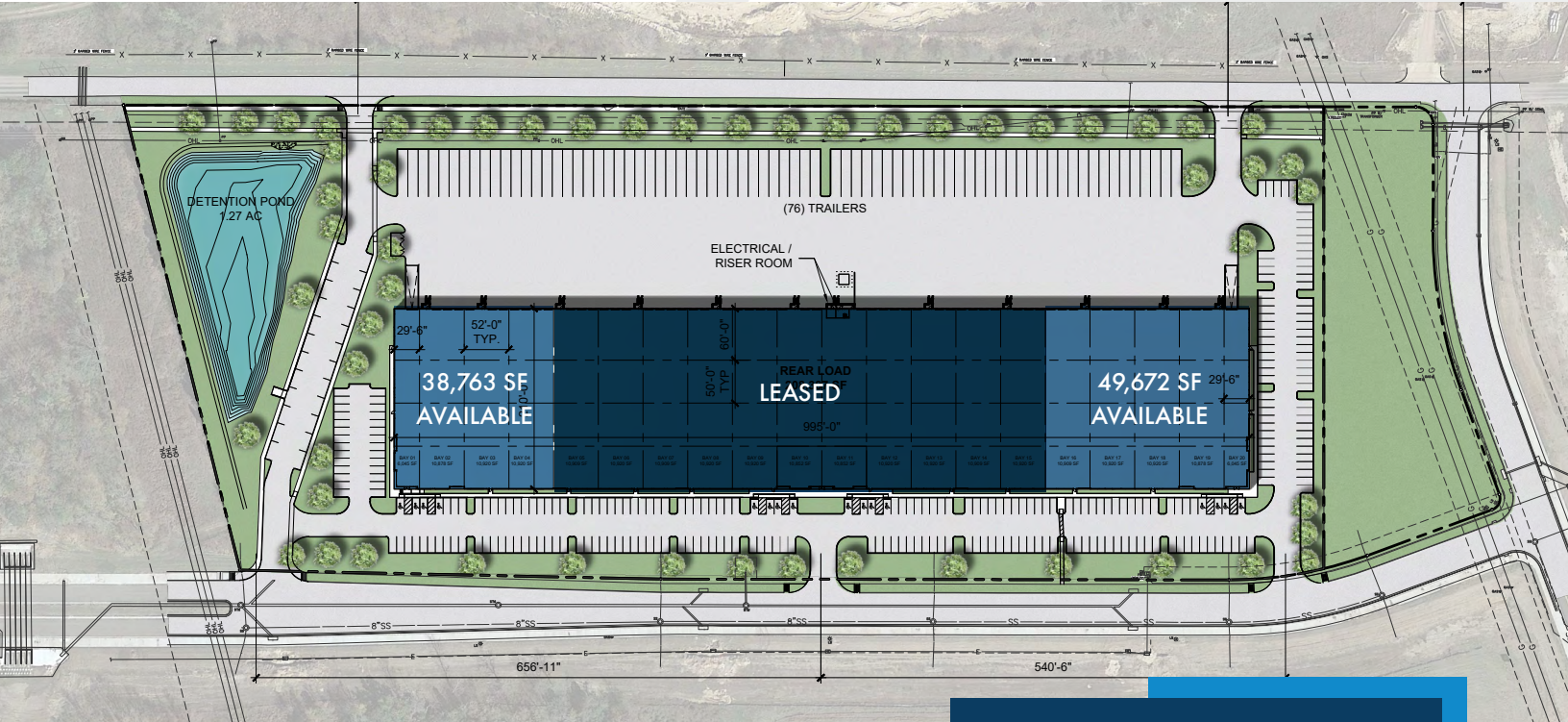
Whisper West is a Class A distribution facility strategically located in San Marcos, Texas between Austin and San Antonio, two of the fastest-growing MSAs in the United States. The project offers immediate access to IH-35 and lies within a Triple Freeport Tax Exemption zone.



PROPERTY OVERVIEW

Building Size:	208,387 SF
Completion Date:	April 2023
Loading:	Rear Load
Clear Height:	32'
Building Depth:	210'
Automobile Parking:	301 (1.4/1,000 SF)
Trailer Parking Spaces:	76
Dock-High Doors:	58
Drive-In Doors:	2
Column Spacing:	50'x52' (60'x52' speed bay)
Spec Office:	TBD
Fire Protection:	ESFR
Lease Rate:	Contact Broker





DISTANCES

- Austin - 24 Miles
- Austin-Bergstrom Int'l Airport - 27 Miles
- Tesla Gigafactory - 30 Miles
- San Antonio CBD - 53 Miles
- Toyota Manufacturing Plant - 68 Miles

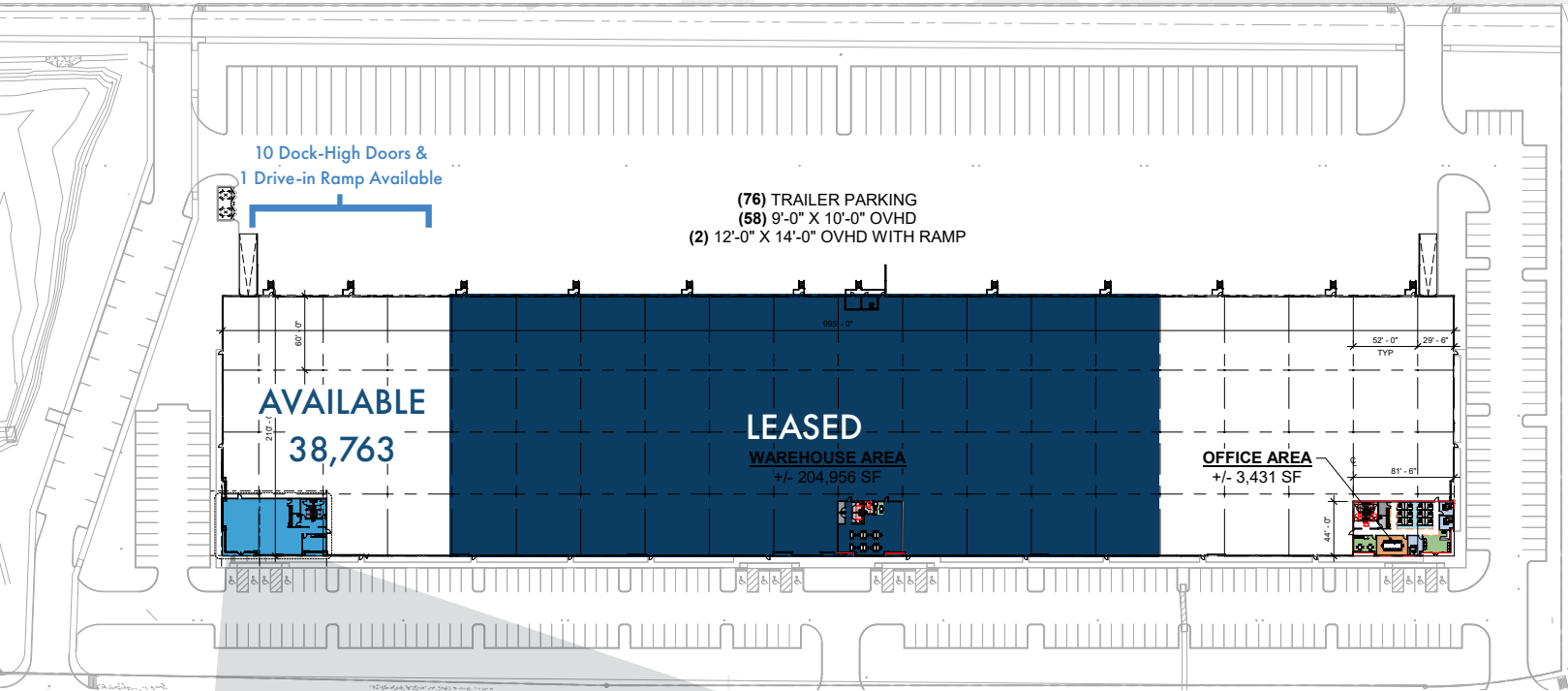


FOR INFORMATION, CONTACT:

- Sam Owen | 512.481.3030 | sowen@streamrealty.com
- Luke Watson | 512.481.3056 | luke.watson@streamrealty.com
- Kevin Cosgrove | 210.298.8527 | kevin.cosgrove@streamrealty.com

LOCATION AERIAL

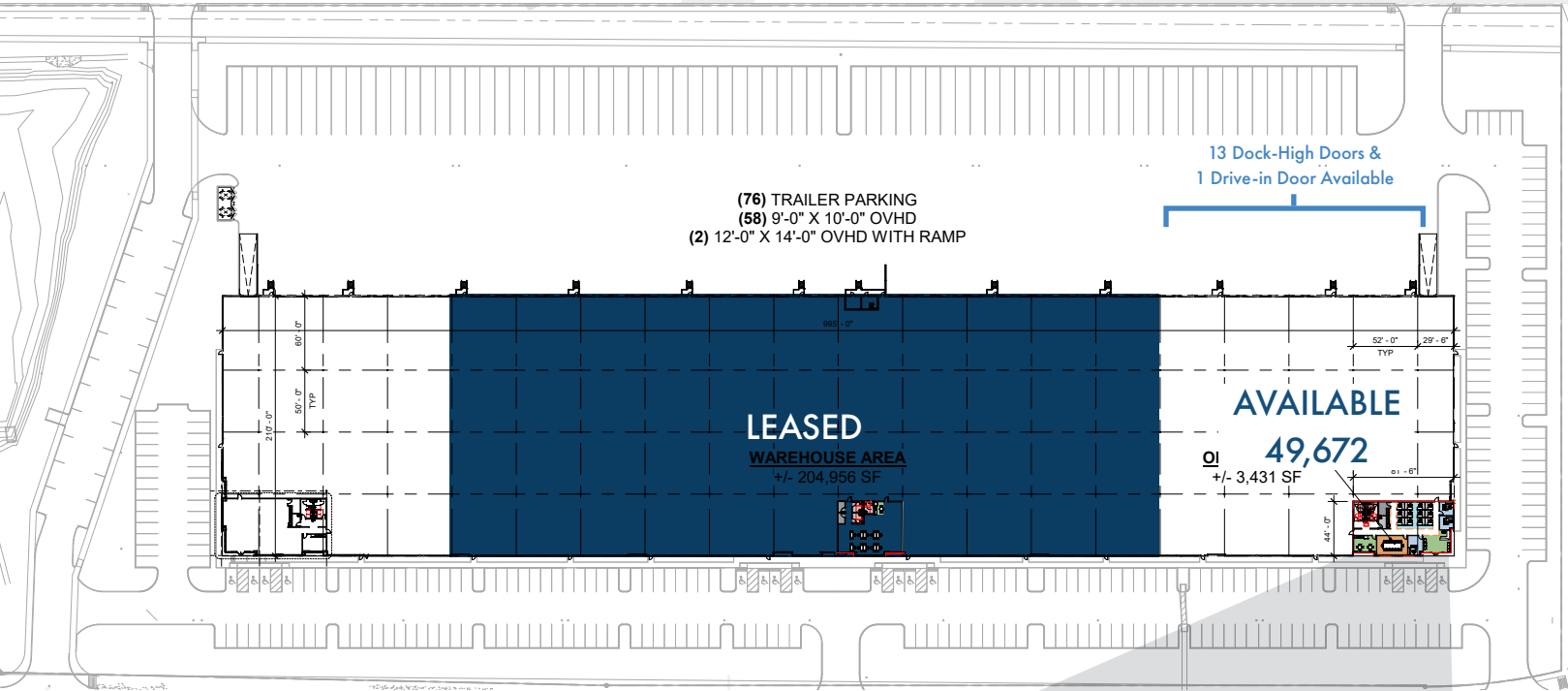




CLICK TO TOUR THE SPACE 

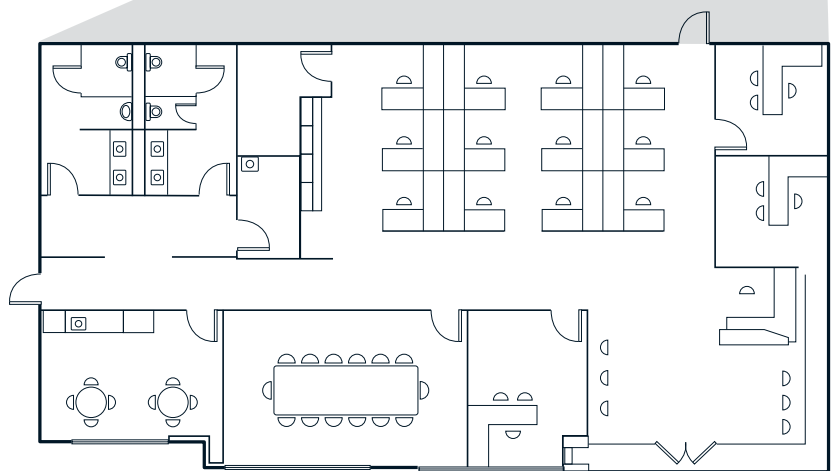
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OVERVIEW

SF:	49,672 SF
Clear Height:	± 32'
Building Depth:	210'
Column Spacing:	50'x52' (60'x52' speed bay)
Dock-high Doors:	13
Drive-in Door:	1
Parking Ratio:	1.4/1,000 SF
Fire Protection:	ESFR



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