

# NorthPark35

FOR LEASE

43,170 - 86,340 SF



## BUILDING 3

100 VELOCITY DRIVE GEORGETOWN, TEXAS 78628

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# PROPERTY OVERVIEW

## THIS PREMIER INSTITUTIONAL INDUSTRIAL DEVELOPMENT IN GEORGETOWN

Is a highly sought after industrial park with limited availability and unbeatable access North and South bound on IH-35

## BUILDING 3 SPECS

Offering ±43,170 to 86,340 square feet, Building 3 features Class A specifications designed to accommodate a range of industrial users.

**AVAILABLE SPACE:** 43,170 - 86,340 SF

**BUILDING TYPE:** Rear Load

**COLUMN SPACING:** 52' x 53'-9" Typical 60' Speed Bay

**CLEAR HEIGHT:** 32'

**TRUCK COURT:** 130'

**DOCK DOORS:** 16 (4 with pit levelers)

**BUILDING DEPTH:** 275'

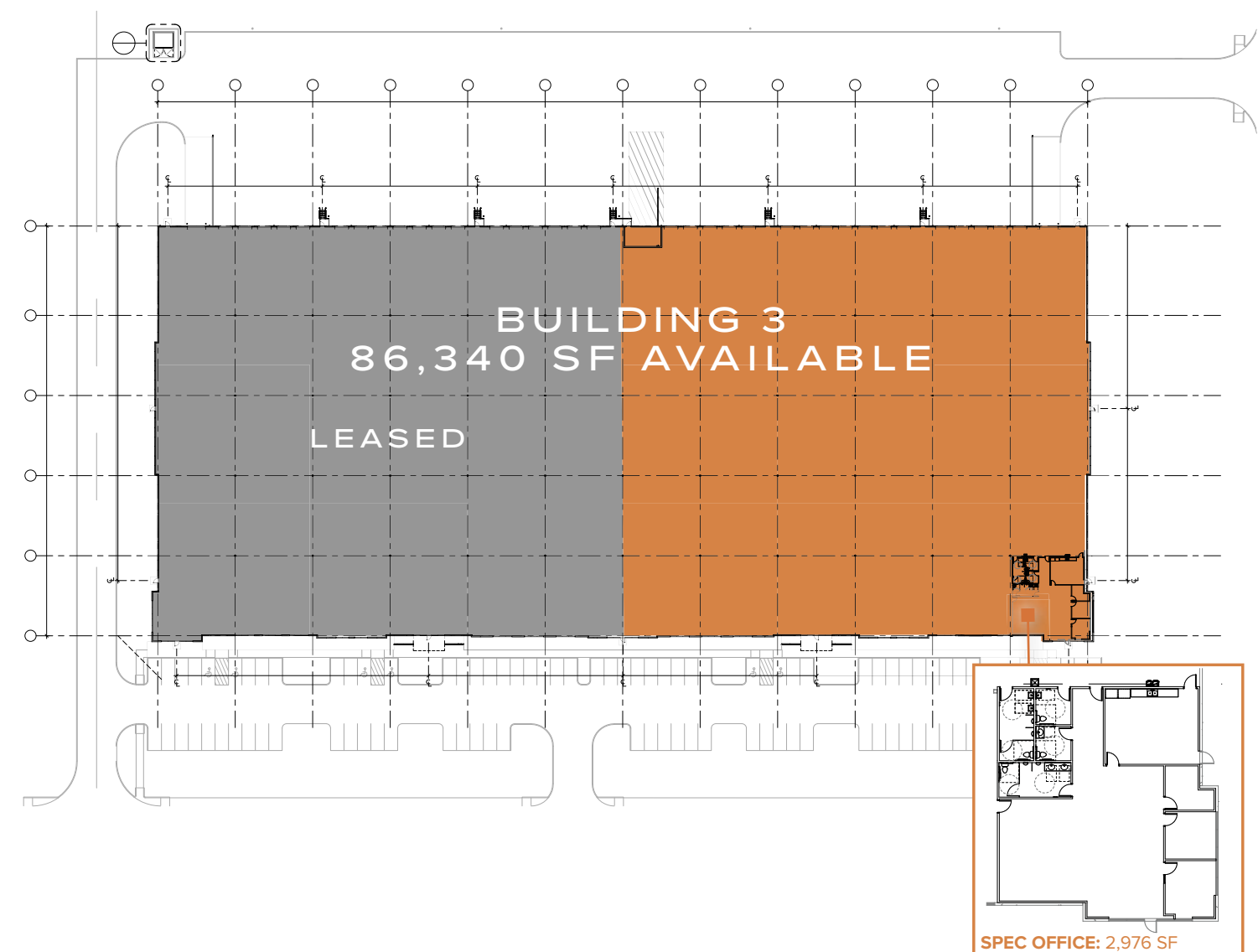
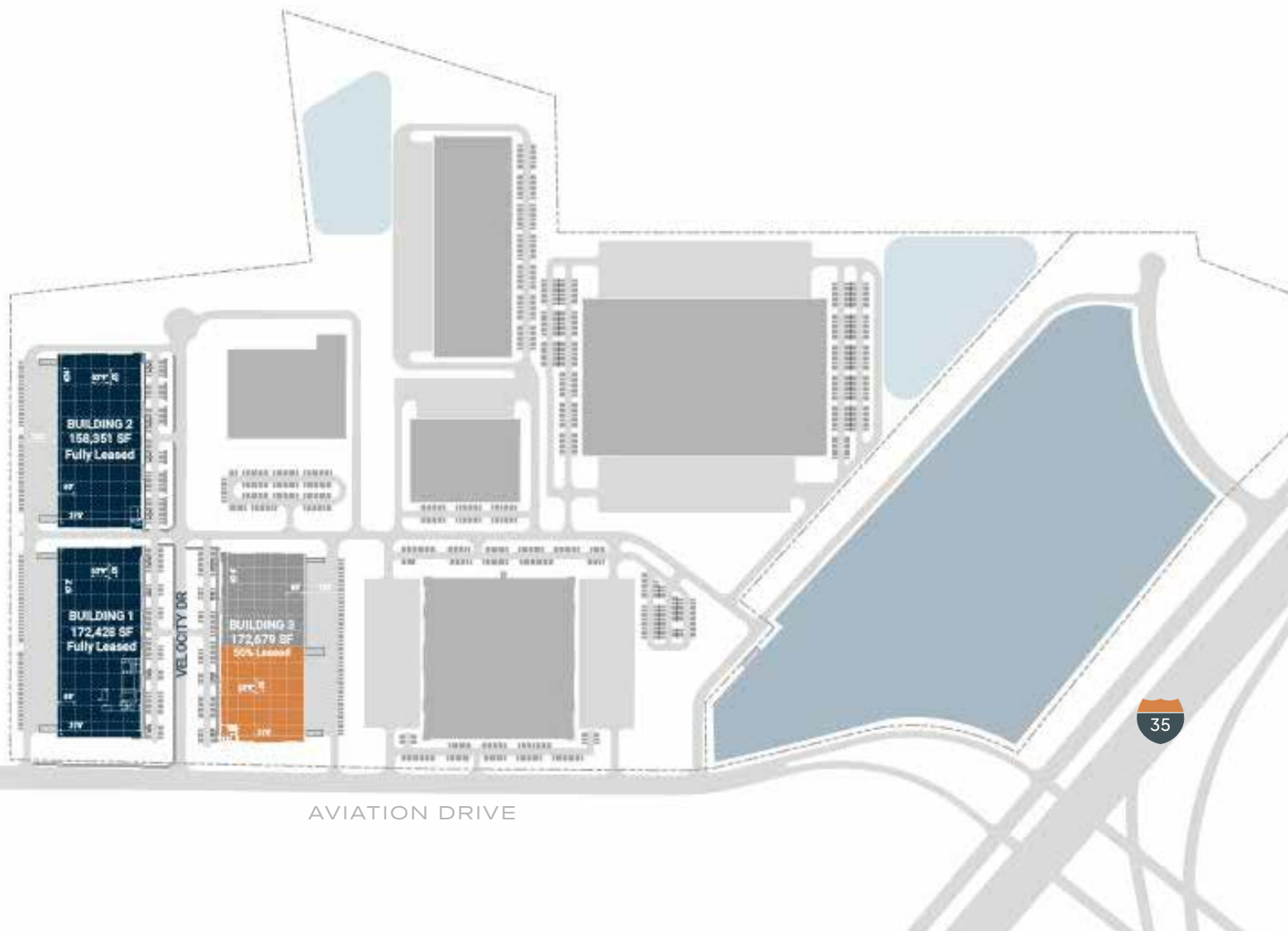
**RAMPS:** 1

**SPRINKLERS:** ESFR

**LED LIGHTING:** lighting throughout

**AUTO PARKING:** 76 Spaces

**SPEC OFFICE:** 2,976 SF



# LOCATION AND CONNECTIVITY

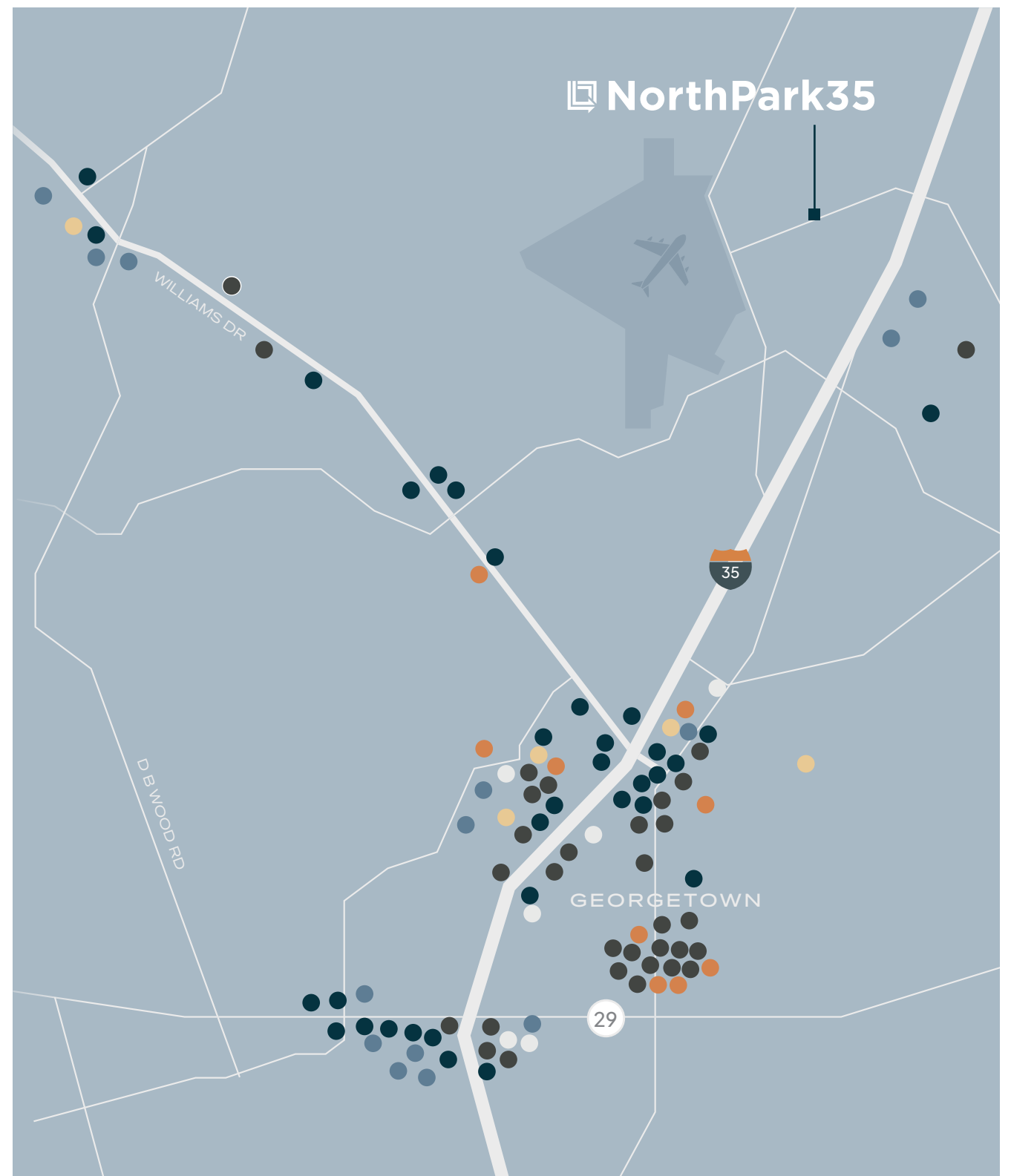
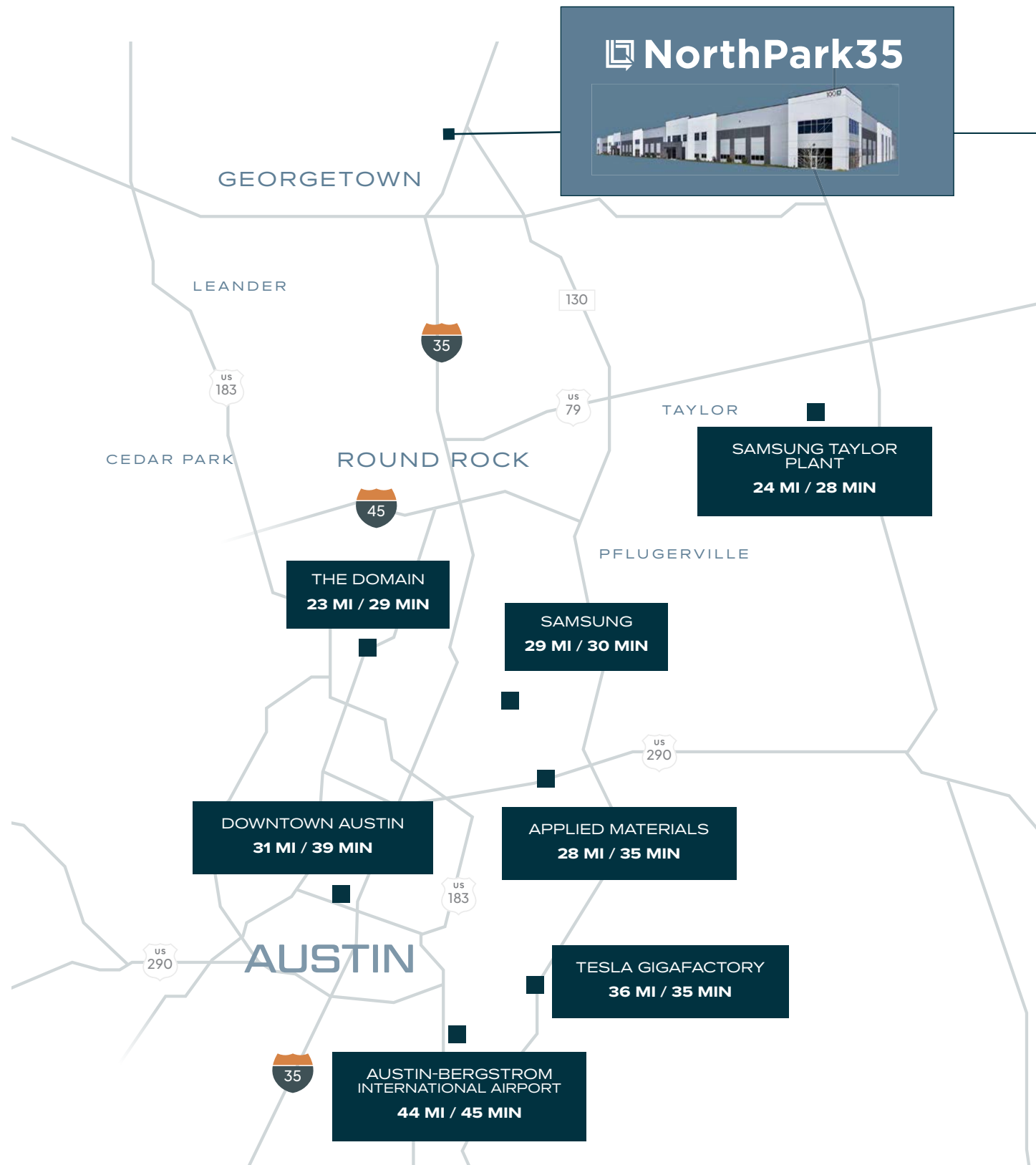
## STRATEGICALLY POSITIONED AT THE INTERSECTION OF IH-35 AND SH-130

This property provides immediate access to two of Central Texas' most critical transportation corridors, ensuring efficient regional and statewide connectivity.



# PRIME LOCATION

## ACCESS & AMENITIES



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