

For sublease

208,387 total building SF

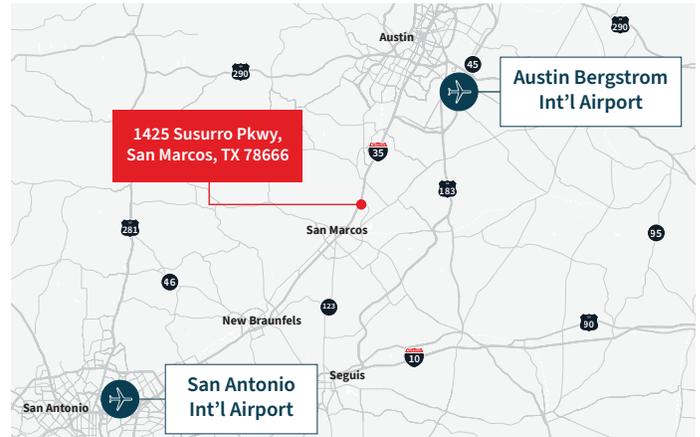
49,672 SF available through 6/30/2028

1425 Susurro Pkwy, San Marcos, TX 78666



Property overview

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.



Distances

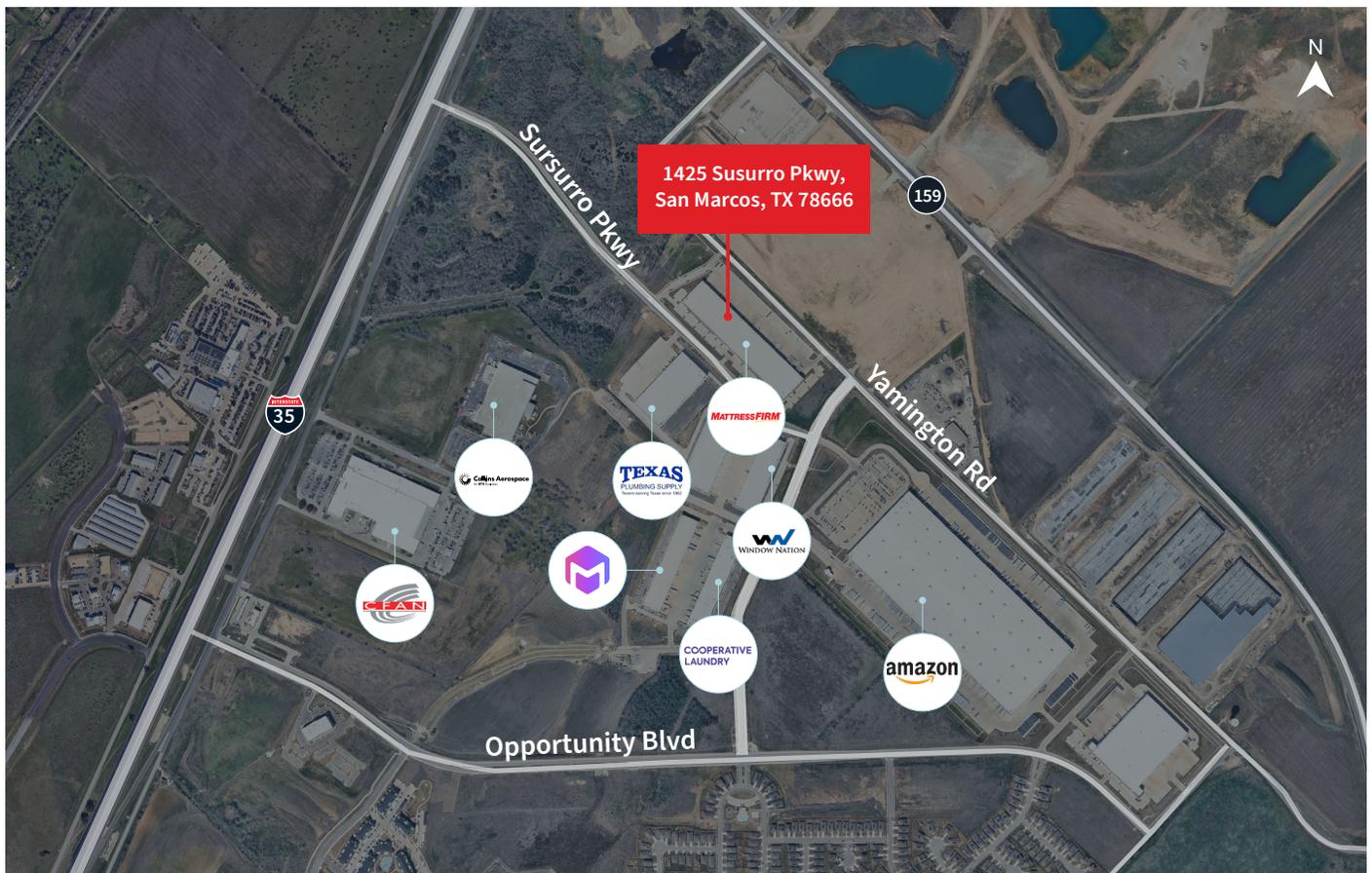
Austin - 24 miles

Austin-Bergstrom Int'l Airport - 27 miles

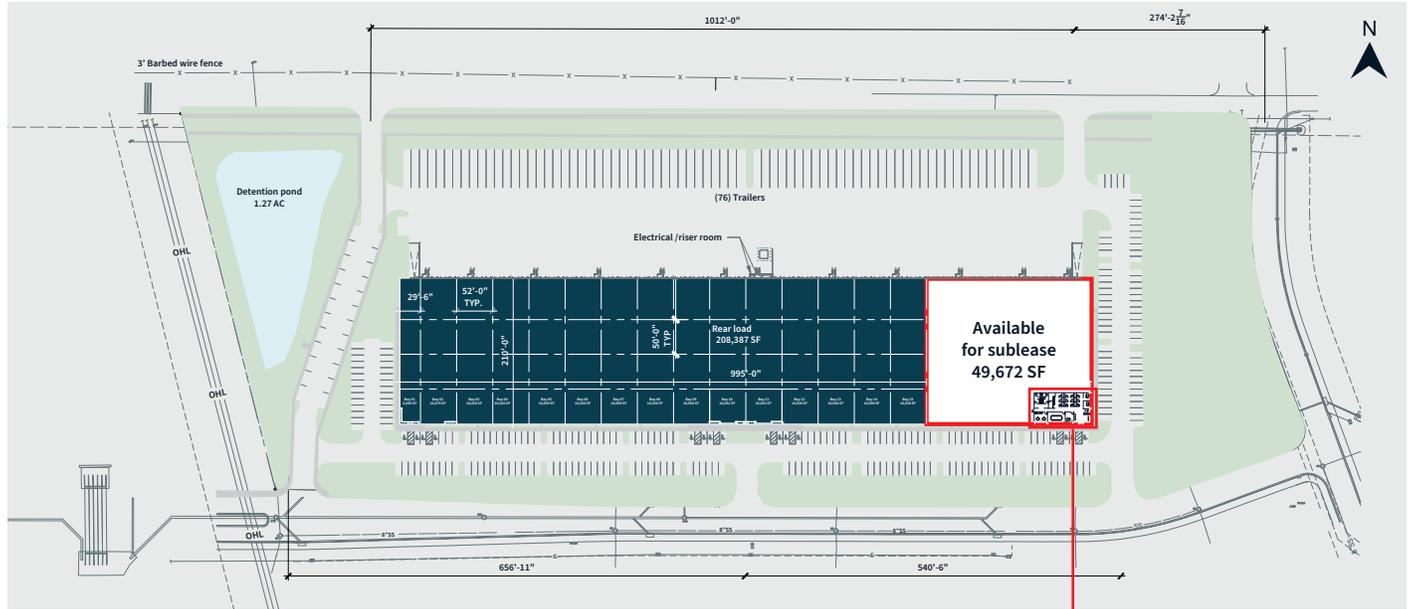
Tesla Gigafactory - 30 miles

San Antonio CBD - 53 miles

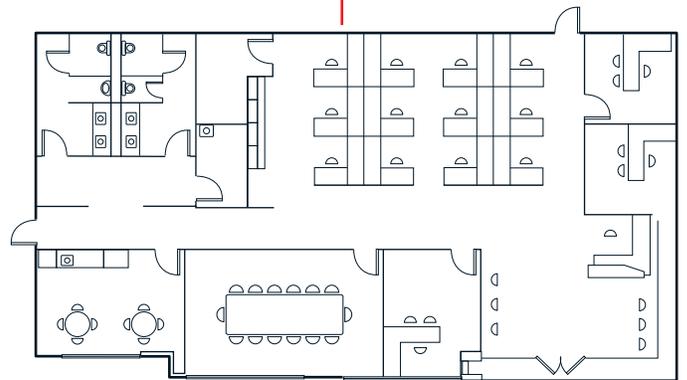
Toyota Manufacturing Plant - 68 miles



Site plan



Suite size	49,672 SF
Loading	Rear load
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



Office SF	3,431 SF
Fire protection	ESFR
Lease rate	Contact broker

JLL

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