

NorthPark35 Building 9

Industrial Space For Lease or Sale in Georgetown, Texas

283,390
SQUARE FEET

Q1 2026
GROUNDBREAKING



DEVELOPED BY



LEASED BY



ABOUT THE BUILDING

AN ESTABLISHED INDUSTRIAL LOCATION

This building is part of NorthPark35, a premier Georgetown industrial development

BUILDING 9: 283,390 SF

Construction Begins: Q1 2026

Heavy power capabilities

IDEAL LOCATION & ACCESS

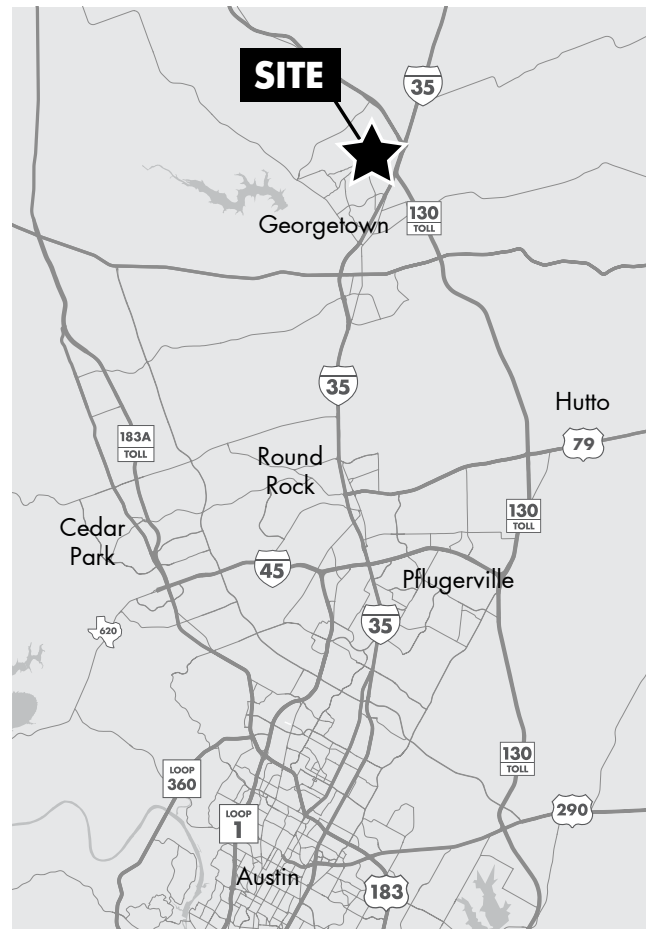
Strategically situated at the intersection of IH-35 and SH-130, with excellent access to both major thoroughfares

EXPERIENCED DEVELOPER

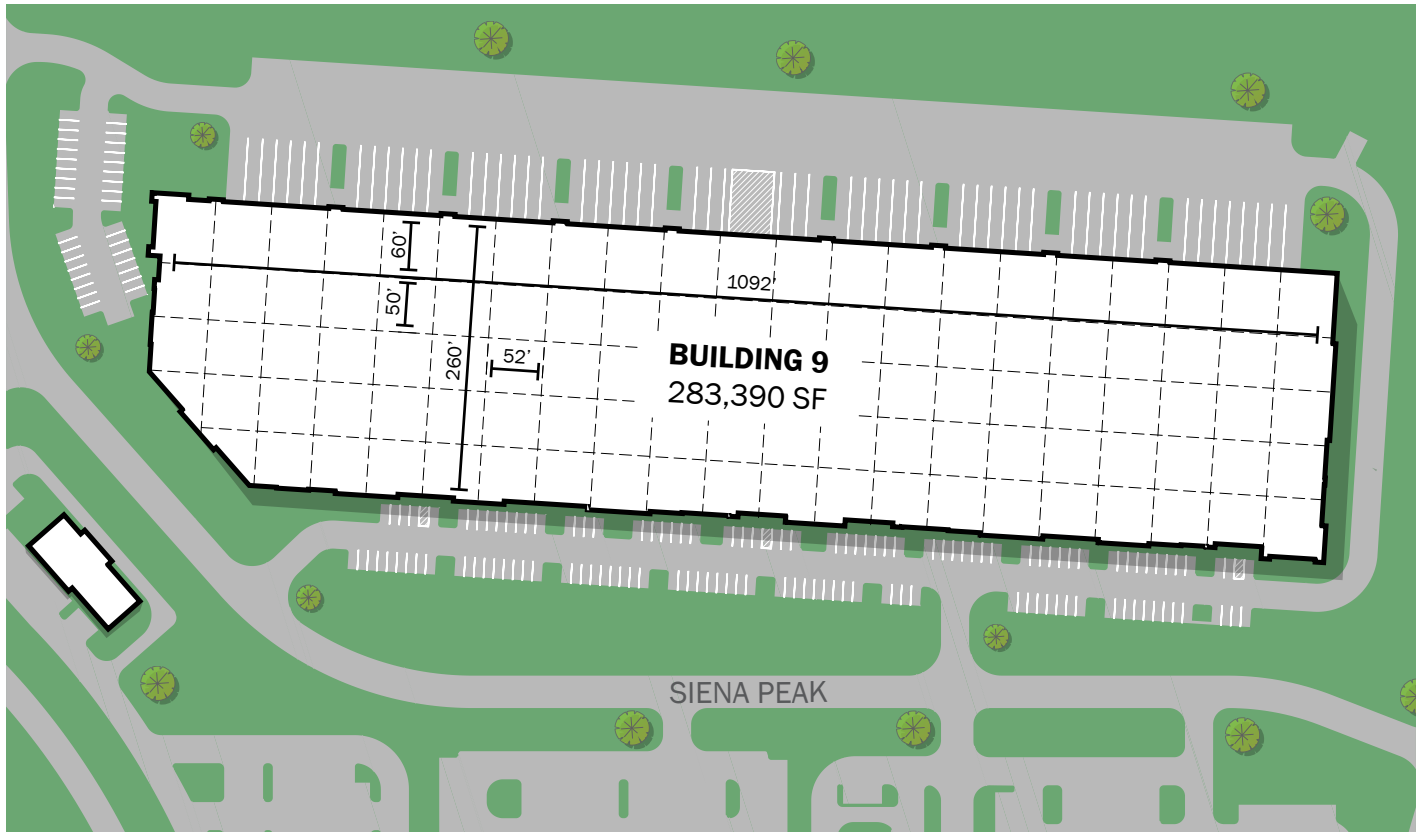
Developed by Titan Development

GREAT OPPORTUNITY

Great opportunity for an industrial user looking for big-block space in the Austin Metro



BUILDING 9



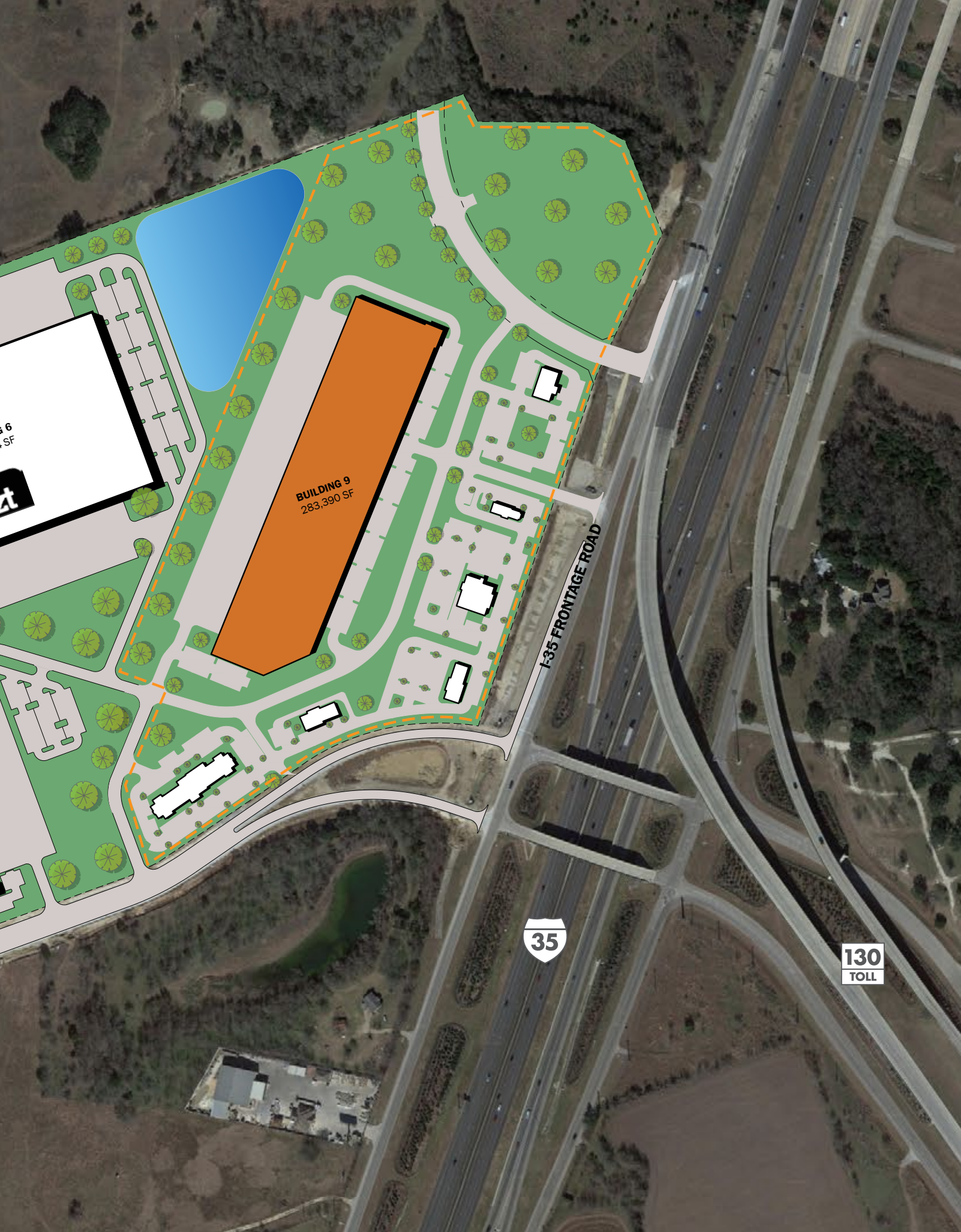
SPECS

TOTAL SIZE	283,390 SF
DIVISIBLE TO	+/- 50,000 SF
BUILDING TYPE	Rear Load
BUILDING SIZE	260' x 1092'
COLUMN SPACING	52' x 50' Typical Bay 52' x 60' Speed Bay
CLEAR HEIGHT	32'

RAMPS	Two 12' x 14' ramps
DOCK DOORS	63
TRUCK COURT DEPTH	135'
AUTO PARKING	174 spaces
TRIPLE FREEPORT TAX EXEMPT	Yes
SPRINKLERS	ESFR
POWER	3,000 Amps

NORTHPARK35 SITE PLAN





THE SURROUNDING AREA

Located just off IH-35 adjacent to the intersection of the 130 Toll Road in Georgetown, the site provides easy access to the Austin Metro and beyond. Tenants have convenient access to a broad selection of restaurants, retail, healthcare, residential and educational institutions, all within 10 miles.

Retail, Restaurants and Hospitality

- Round Rock Premium Outlet Mall
- IKEA, Bass Pro Shop, H-E-B, Target, Walmart
- Embassy Suites Hotel and Convention Center
- Plus, countless restaurants, retail and hotels

Healthcare

- Baylor Scott & White Medical Center
- Baylor Scott & White Cancer Center
- Ascension Seton Hospital
- Cornerstone Long Term Acute Hospital
- San Gabriel Rehab and Care Center

Education

- Southwestern University
- Texas State University Round Rock
- St. Davids School of Nursing
- Austin Community College Round Rock
- Texas A&M College of Medicine Round Rock

Other

- Georgetown Municipal Airport
- Inner Space Cavern
- Teravista Masterplanned Community
- Teravista Golf Club
- Plus, thousands of single-family homes





CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

#1

Job Creator in the Nation;
Texas is projected to add one
million jobs by 2023 (Forbes)

2nd

Largest Workforce in the U.S.
(U.S. Census Bureau)

50+

Fortune 500 Company HQs

AQUILA™ 