



PROUDLY PURSUING  
**LEED**  
CERTIFICATION



# SUNRISE COMMERCE CENTER

Building B | 59,274 SF

2380 Oakmont Drive, Round Rock, TX 78665



View Virtual Tour

[www.idilogistics.com](http://www.idilogistics.com)

 **IDI Logistics**



Sunrise Commerce Center is a 37-acre park located less than one mile from I-35 in Round Rock, TX. This is IDI's newest development on the I-35 corridor. The park offers many amenities for prospective tenants including varying clear heights, trailer parking, and excellent ingress and egress to service the Greater Round Rock and Austin Areas.



## ABOUT IDI LOGISTICS



IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

up to  
**59,274** available  
 square  
 feet

CLEAR HEIGHT: 32'

DIVISIBLE TO: 25,319 SF

OFFICE AREA: 2,000 SF

## Class A Distribution, Warehouse & Manufacturing Space

DOCK DOORS: 18 (9' x 10')

DRIVE-IN DOORS: 2 (14' x 16')

DOCK PACKAGES: 9: 6'x8'  
 40k lbs.

LOADING: Rear-load

COLUMN SPACING: 54' x 50'

DIMENSIONS: 378' x 160'

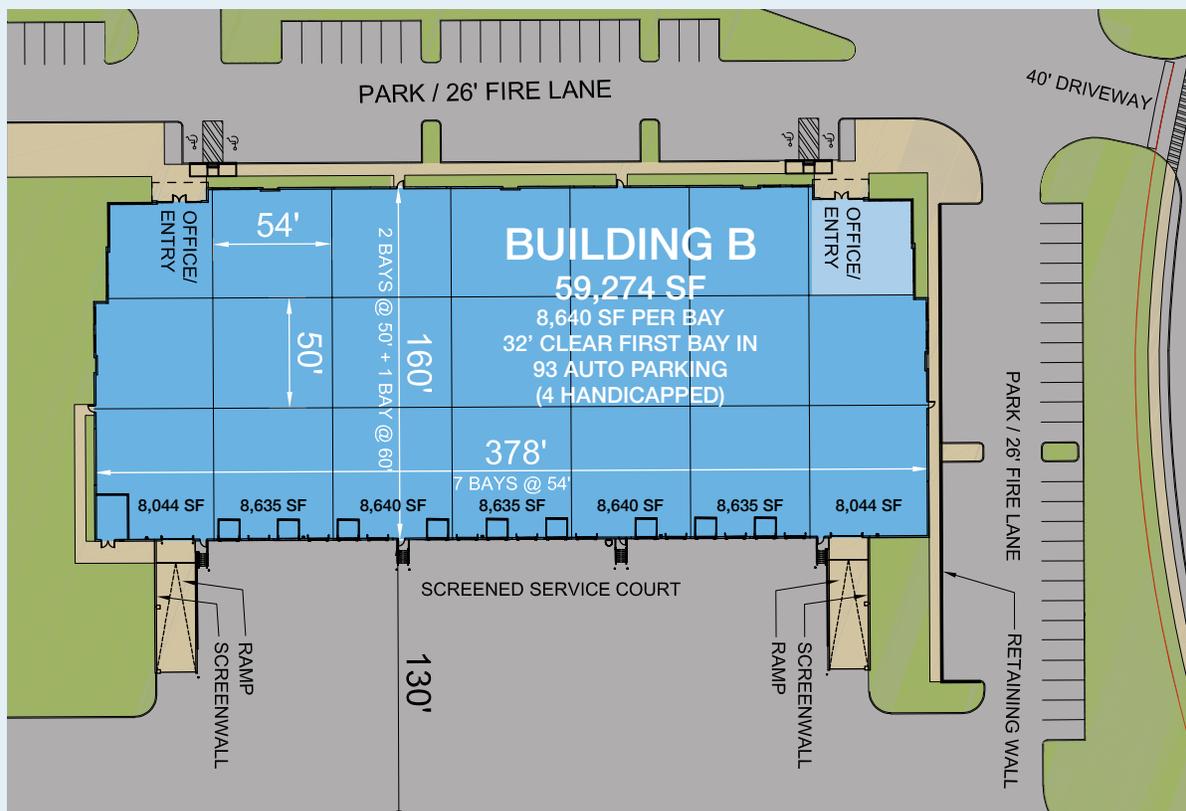
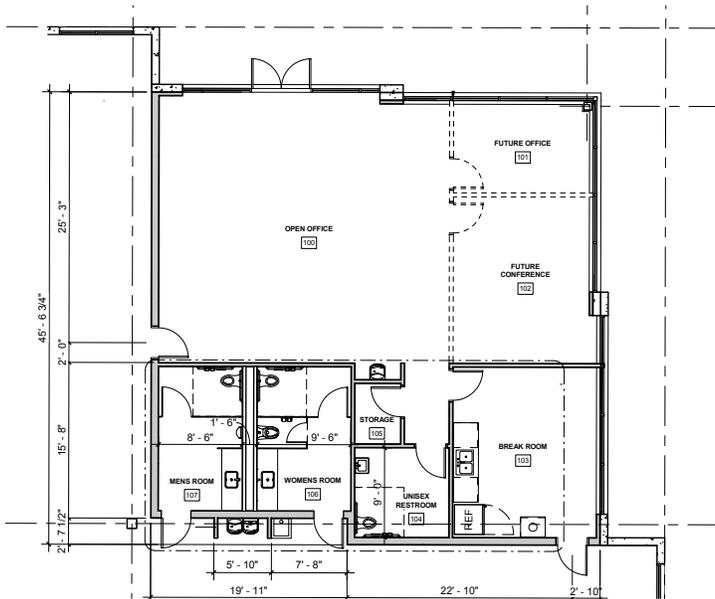
TRUCK COURT: 130'

AUTO PARKING: 93 spaces

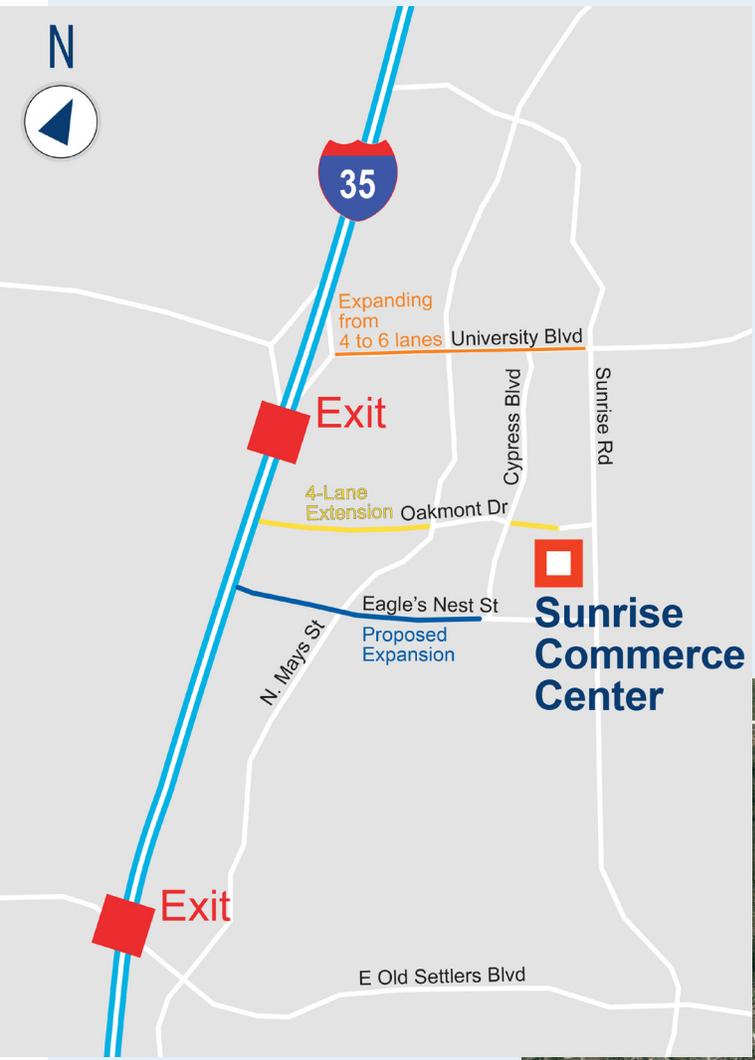
LIGHTING: LED high bay  
 lights with  
 motion sensors

FIRE SPRINKLER: ESFR

PURSuing LEED® CERTIFICATION



# DRIVING DISTANCES



## METRO AREAS

- Downtown Austin .....23 miles
- San Antonio .....117 miles
- Houston .....170 miles
- Dallas .....176 miles

## MAJOR ROADS

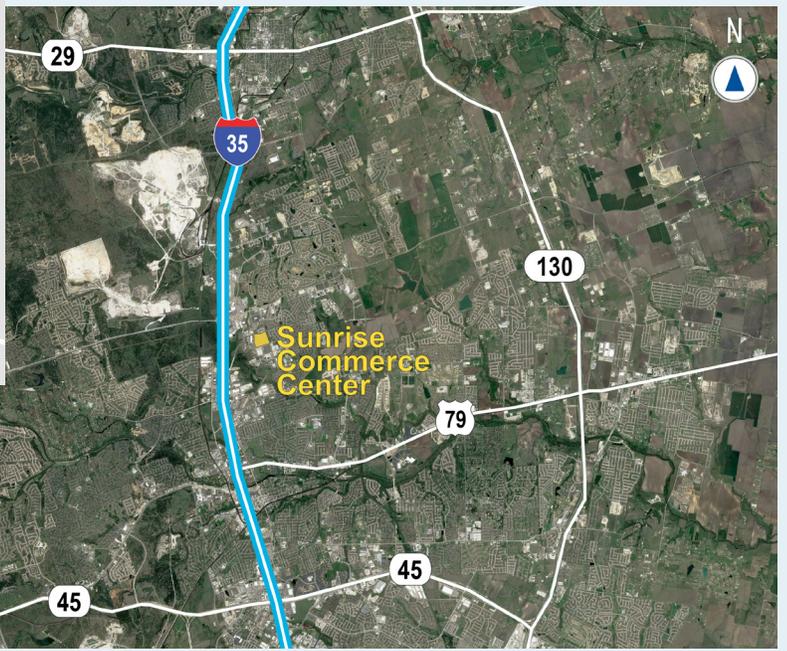
- I-35 .....0.6 miles
- Hwy 79 .....2.6 miles
- Hwy 45 .....6.2 miles
- Hwy 130 .....6.6 miles

## AIR

- Austin Executive Airport.....17 miles
- Austin Int'l Airport.....28 miles

## POINTS OF INTEREST

- Dell World Headquarters.....13 miles
- The Domain.....14 miles
- Samsung Austin Campus.....15 miles
- Univ. of Texas at Austin.....21 miles



For more information, or to set up a tour, please contact:



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