



CLASS A INDUSTRIAL
GEORGETOWN, TEXAS
520,571 SF FOR LEASE



Delivering February 2025



BERRY = CREEK

Class A 3 Building Industrial Park 520,571 SF

Introducing Berry Creek Business Park, the premier industrial development in Georgetown, Texas, strategically located at the crossroads of I-35 and TX 130. This world-class business park features three cutting-edge Class A Industrial Buildings, totaling 520,571 square feet, with flexible configurations to accommodate tenant sizes ranging from 30,000 to 520,571 square feet. Berry Creek Business Park provides an elevated work environment with high-image buildings and several on-site amenities, including a food truck pavilion, a fitness-focused walking trail with cardio stations, and permanent outdoor seating near the serene Berry Creek. This distinguished campus setting sets Berry Creek Business Park apart as the most distinctive industrial development in the market.



Building Type

Building 1: Rear Load
Building 2: Rear Load
Building 3: Cross Dock



Building Size

Building 1: 126,722 SF
Building 2: 140,685 SF
Building 3: 253,164 SF



Delivering

February 2025



Submarket

Georgetown

Delivering February 2025

BERRY CREEK

Site Plan

INVESTMENT
35



Building 1: 126,722 SF

- 2,500 SF Spec Office ESFR
- 27 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 32' Clear Height
- 177 Parking Spaces
- 240' Deep
- 2,000 Amps of Power

Building 2: 140,685 SF

- 2,800 SF Spec Office ESFR
- 33 Dock High Doors
- (2) 12'x14' Overhead Doors w/Ramps
- 32' Clear Height
- 205 Parking Spaces
- 210' Deep
- 2,000 Amps of Power
- 23 Trailer Parking Spaces

Building 3: 253,164 SF

- 3,000 SF Spec Office ESFR
- 40 Dock High Doors
- (4) 12'x14' Overhead Doors w/Ramps
- 36' Clear Height
- 256 Parking Spaces
- 475' Deep
- 2,000 Amps of Power
- 29 Trailer Parking Spaces

Berry Creek Amenities:



Covered Food Truck Pavillion



Outdoor Exercise Stations



Walking Trail

Site Aerial

BERRY = CREEK

Building 2:
140,685 SF
32' Clear Height

Building 3:
253,164 SF
36' Clear Height

Building 1:
126,722 SF
32' Clear Height

I-35 FRONTAGE ROAD



Site Aerial

BERRY = CREEK

Downtown Austin

130

35

Building 1:
126,722 SF
32' Clear Height

Building 3:
253,164 SF
36' Clear Height

INTERSTATE
35

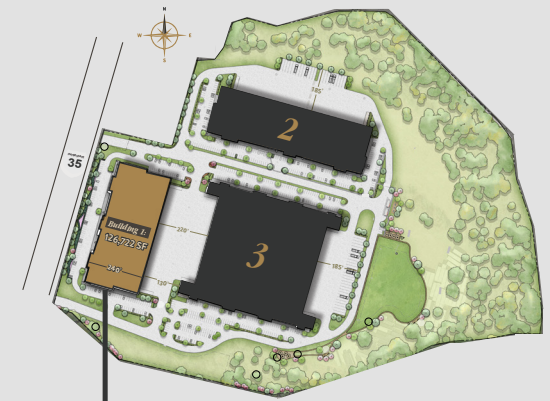
Building 2:
140,685 SF
32' Clear Height




BERRY = CREEK

Building 1 - 126,722 SF

Rear Load Configuration - can demise to +/- 38,000 SF




- 

32' Clear Height
- 


177 Parking Spaces (1.4/1,000 SF)
- 

27 Dock High Doors (9'x10')
- 

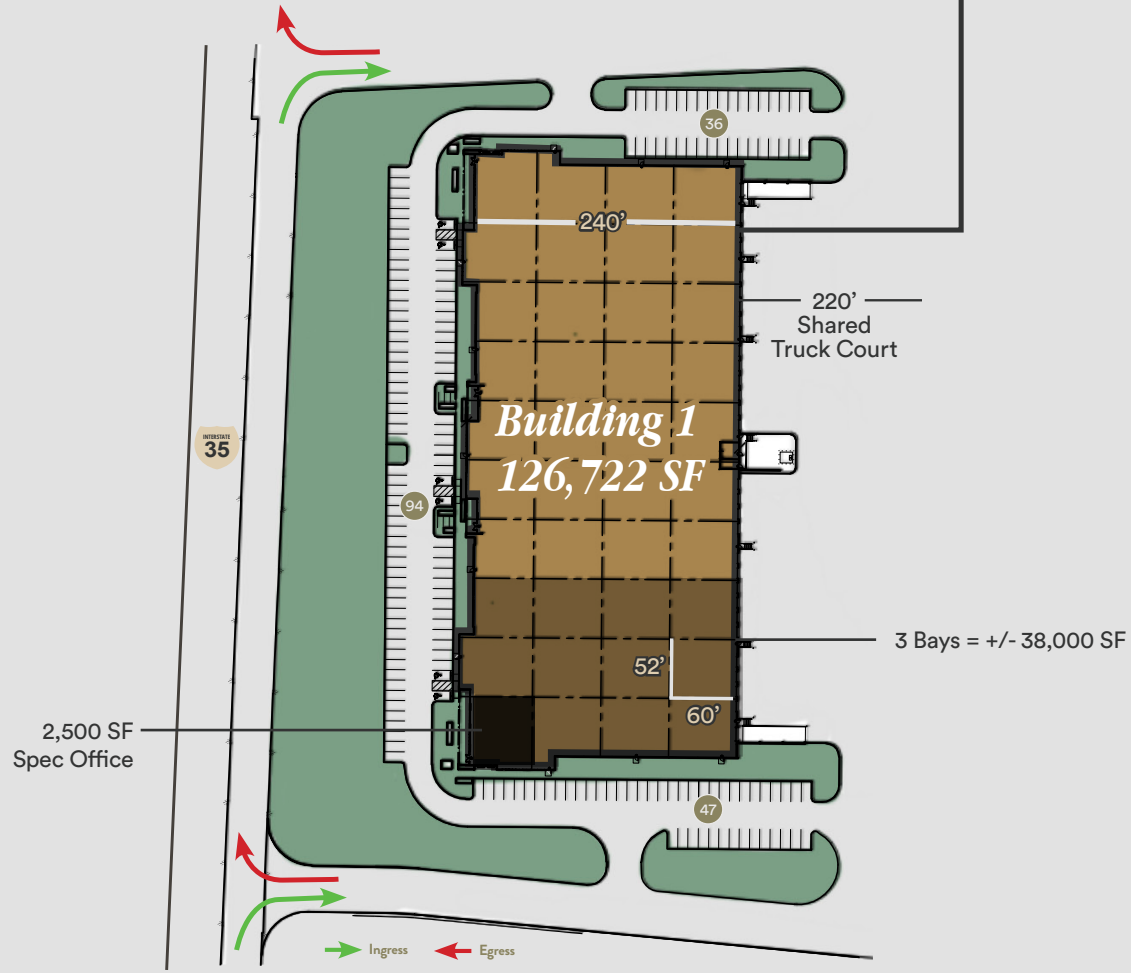
ESFR Fire Sprinkler
- 

2 Ramps with Oversized Doors (12'x14')
- 

220' Shared Truck Court Depth
- 

Column Spacing 52'x60'
- 

Spec Office 2,500 SF



*Delivering February 2025 with Spec Offices

BERRY = CREEK

Building 2 - 140,685 SF

Rear Load Configuration - can demise to +/- 35,280 SF



32' Clear Height



205 Parking Spaces
(1.4/1,000 SF)



Spec Office
2,800 SF



33 Dock High Doors
(9'x10')



ESFR Fire Sprinkler



2 Ramps with Oversized Doors
(12'x14')



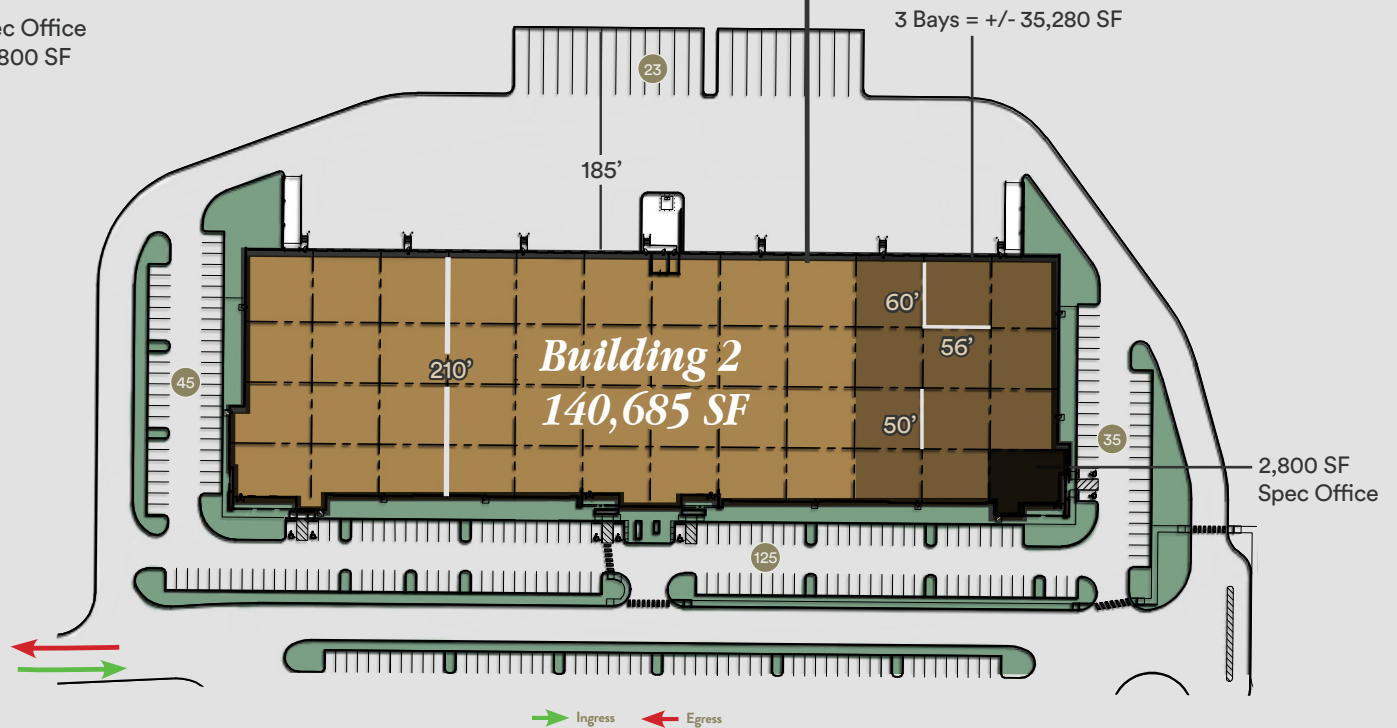
185' Private Truck Court Depth



Column Spacing
56'x50'
Speed Bay
56'x60'



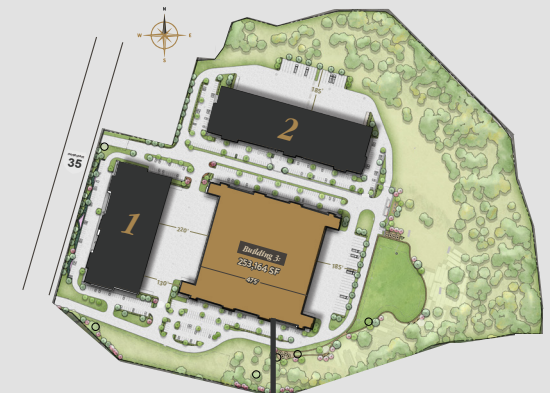
23 Trailer Parking Spaces



BERRY = CREEK

Building 3 - 253,164 SF

Cross Dock Configuration - can demise to +/- 105,000 SF



36' Clear Height



256 Parking Spaces (1.0/1,000 SF)



Spec Office 3,000 SF



40 Dock High Doors (9'x10')



ESFR Fire Sprinkler



4 Ramps with Oversized Doors (12'x14')



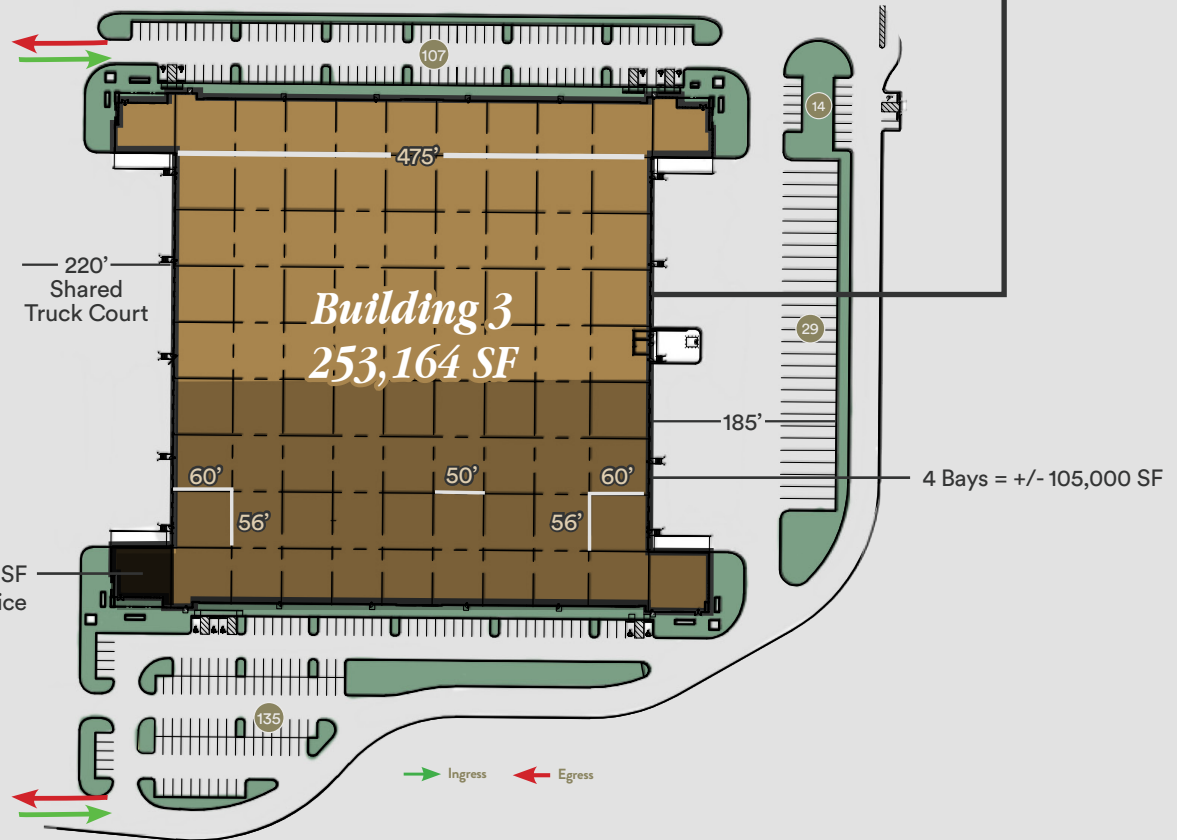
185' Private Truck Court
220' Shared Truck Court



Column Spacing
56'x50' Speed Bays
56'x60'



29 Trailer Parking Spaces



BERRY = CREEK

Strategic Location

The Fastest Growing City in the US

City of Georgetown Population:
75,420 (166% Growth since 2000)

Total Population within 15 minutes: 133,007

Total Population within 60 minutes: 2,851,298



Downtown Austin
30 min | 30 mi



Tesla Giga Factory
32 min | 33 mi



Samsung
23 min | 23 mi

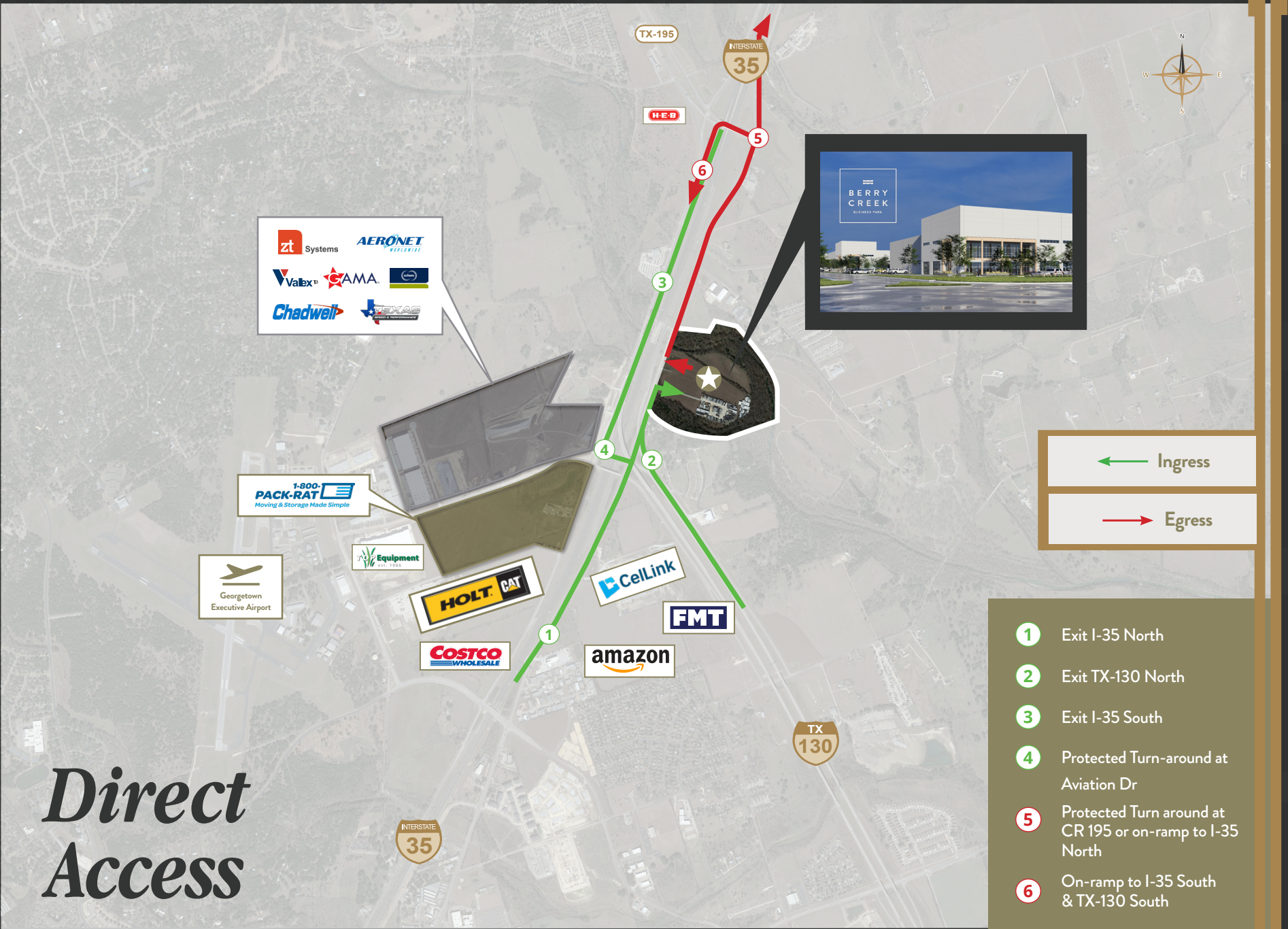


Austin-Bergstrom International Airport
35 min | 35 mi



University of Texas at Austin
30 min | 30 mi





Direct Access

← Ingress

→ Egress

- 1 Exit I-35 North
- 2 Exit TX-130 North
- 3 Exit I-35 South
- 4 Protected Turn-around at Aviation Dr
- 5 Protected Turn around at CR 195 or on-ramp to I-35 North
- 6 On-ramp to I-35 South & TX-130 South

zt Systems AERONET WORLDWIDE

Vallex C.A.M.A. [Logo]

Chadwell TEXAS [Logo]

1-800-PACK-RAT
Moving & Storage Made Simple

Georgetown Executive Airport

Equipment

HOLT CAT

COSTCO WHOLESALE

CellLink

FMT

amazon



BERRY  CREEK
BUSINESS PARK

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