


DELIVERING Q3 2024

DRY CREEK
DISTRIBUTION

NEW CLASS A 619,315 SF

AVAILABLE FOR LEASE | GEORGETOWN, TEXAS

STEWART
DEVELOPMENT + CONSTRUCTION

 **TRANSWESTERN** REAL ESTATE SERVICES

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THE AERIAL

Dry Creek Distribution Center offers immediate IH-35 access with irreplaceable Frontage and visibility. This multi-phase world class development will meet the immediate and future needs of the regions logistics and manufacturing companies.

160 Miles to DFW Northbound

TURN AROUND AT 972 FOR SOUTHBOUND

onx HOMES

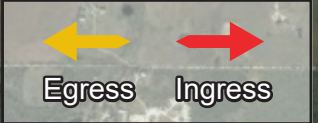
- BUILDING 1
64,053 SF
- BUILDING 2
231,230 SF
- BUILDING 3
185,230 SF
- BUILDING 4
138,801 SF

PHASE II

DRY CREEK
DISTRIBUTION

25 Miles to Austin
120 Miles to San Antonio
280 Miles to Laredo
Southbound

5 MIN TO INTERSECTION 130



32 Min Drive to SAMSUNG
37 Min Drive to TESLA

GEORGETOWN MUNICIPAL AIRPORT

TOP Equipment
est. 1986

HOLT CAT

COSTCO WHOLESALE

amazon

CELLINK
A BICO COMPANY





Building 1

- » 64,053 SF
- » Rear Load
- » 32' Clear Height
- » 133 Parking Spaces
- » ESFR
- » Power: 2,000 AMPS
- » Dock Doors: (17) 8x10 (2) 14x16
- » Ramps: 2
- » Truck Court: 220' Shared

Building 2

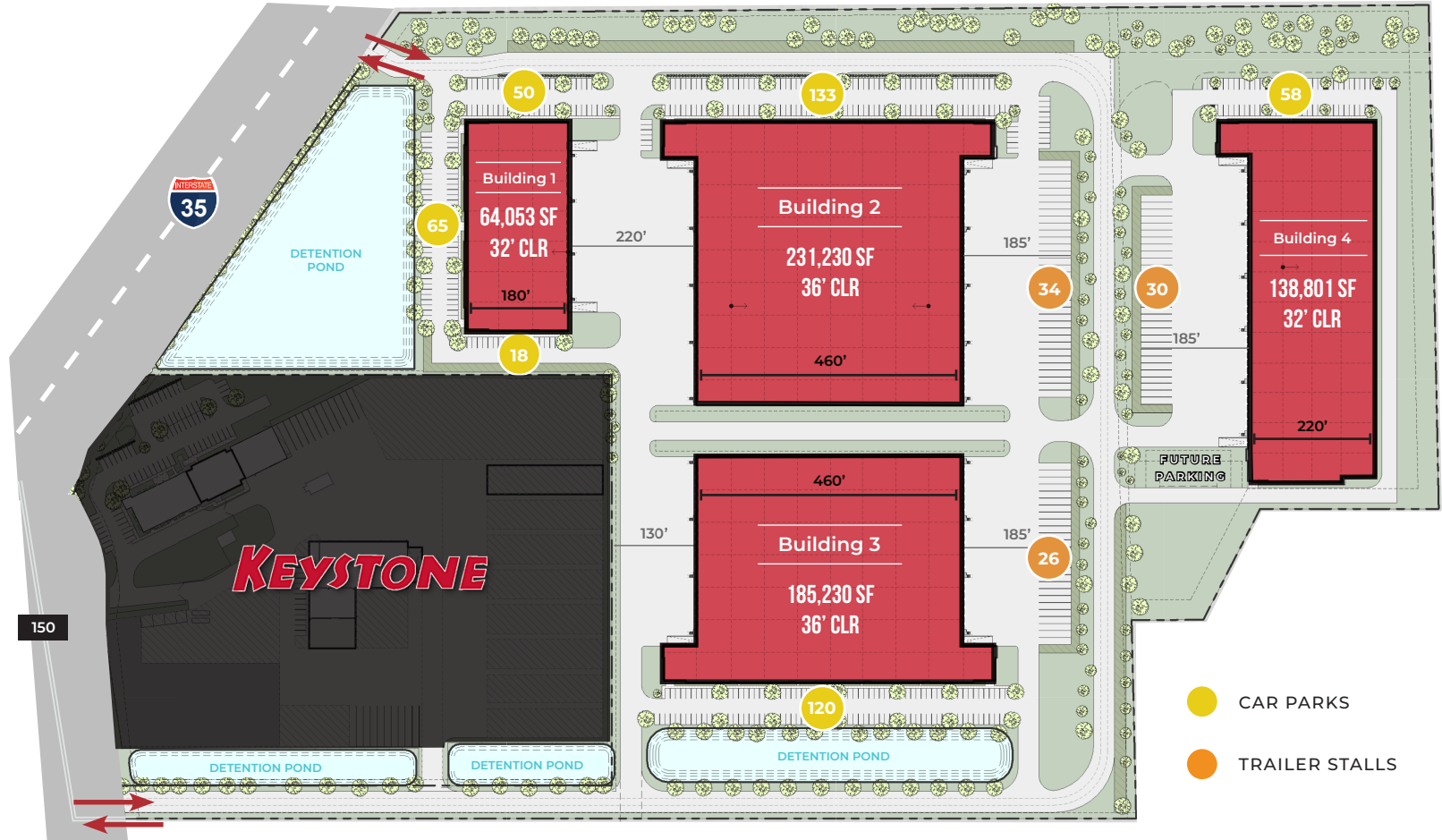
- » 231,230 SF
- » Cross Dock
- » 36' Clear Height
- » 133 Parking Spaces
- » 34 Trailer Stalls
- » ESFR
- » Power: 4,000 AMPS
- » Dock Doors: (96) 8X10 (4) 14X16
- » Ramps: 2
- » Truck Court: 220' Shared, 130' and 185'

Building 3

- » 185,230 SF
- » Cross Dock
- » 36' Clear Height
- » 120 Parking Spaces
- » 26 Trailer Stalls
- » ESFR
- » Power: 2,000 AMPS
- » Dock Doors: (28) 8x10 (2) 14x16
- » Ramps: 2
- » Truck Court: 185'

Building 4

- » 139,801 SF
- » Rear Load
- » 32' Clear Height
- » 58 Parking Spaces
- » ESFR
- » Power: 2,000 AMPS
- » Dock Doors: (17) 8x10 (2) 14x16
- » Ramps: 2
- » Truck Court: 220' Shared



- CAR PARKS
- TRAILER STALLS

» **Construction** Timeline



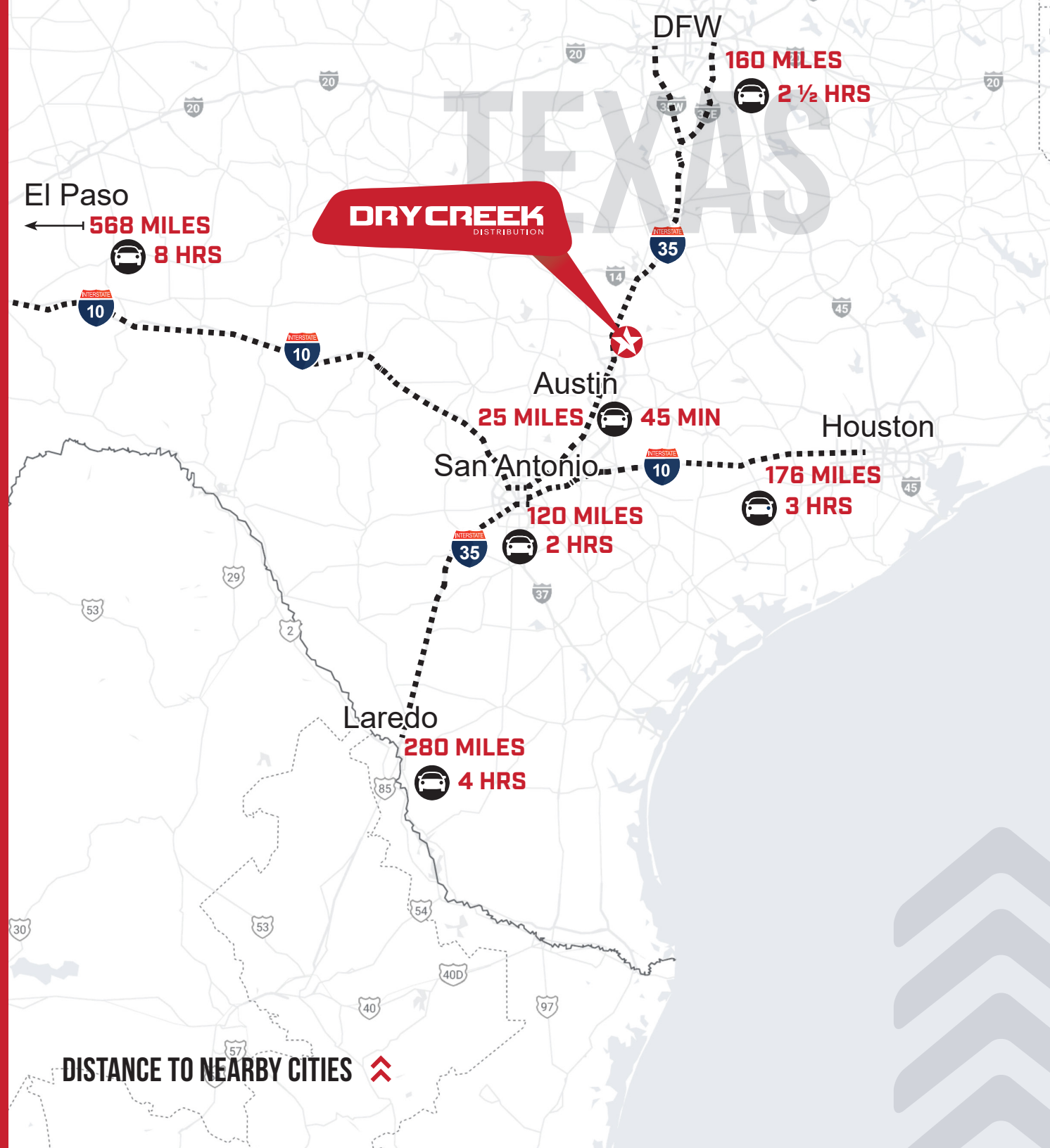
The above schedule are estimated dates provided by Stewart & includes all 4 buildings

THE LOCATION

- » Georgetown is located in central Texas and is 25 miles north of Austin. An award-winning community full of attractions, Georgetown is home to the Most Beautiful Town Square in Texas with a whole lot to offer.

PROPERTY HIGHLIGHTS

- » Dry Creek Distribution will be a state-of-the-art Class A industrial development with direct IH-35 visibility and access. The rear, front, and cross dock loading will allow this project to accommodate a wide variety of industrial events.





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Leasing Information

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