



DRY CREEK
DISTRIBUTION

BUILD TO SUIT OPPORTUNITIES AVAILABLE

NEW CLASS A 619,315 SF

AVAILABLE FOR BUILD TO SUIT | GEORGETOWN, TEXAS



 **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.



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'

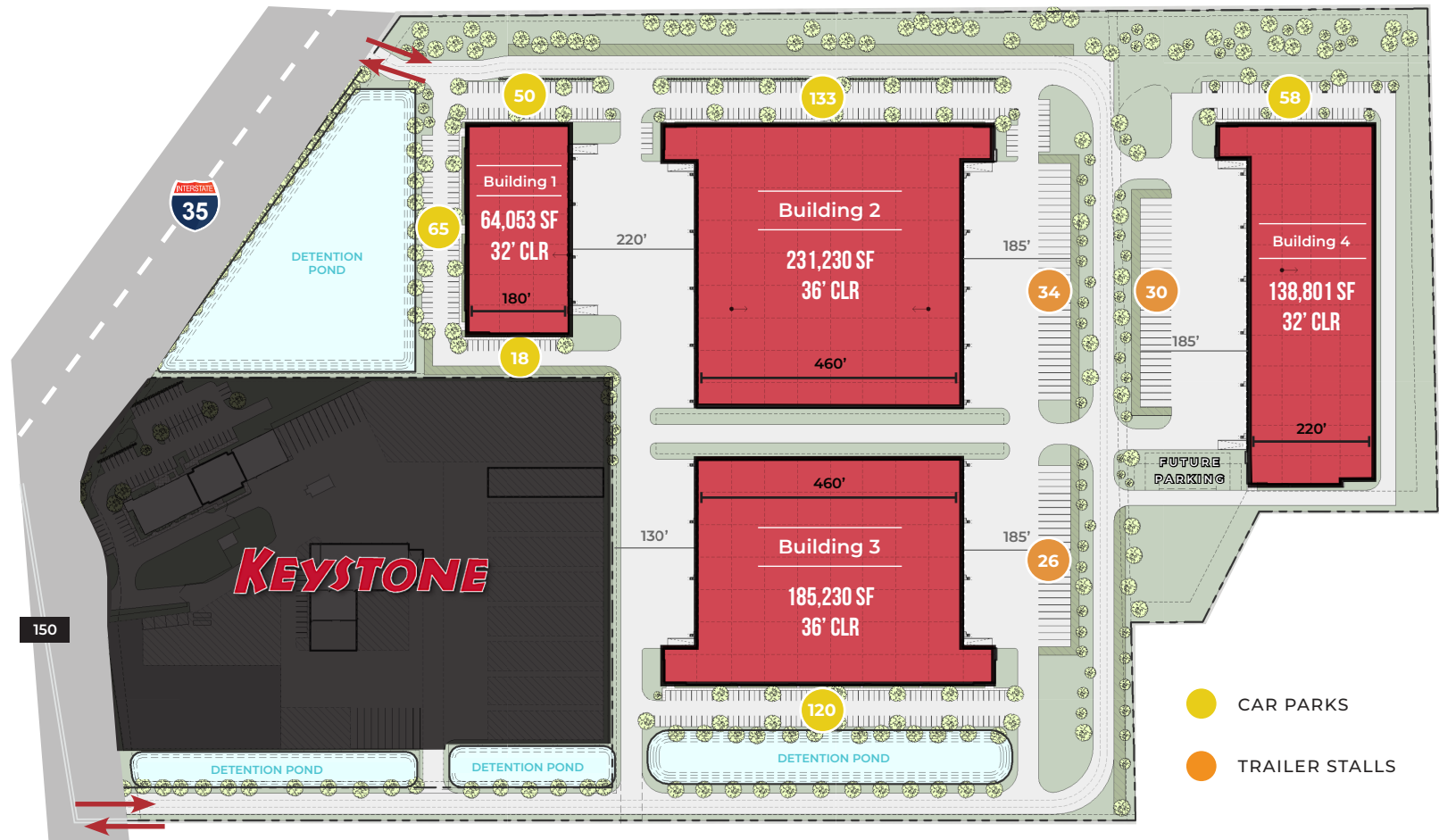
Building 3

- » 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

- » 138,801 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

MASTER PLAN



» Estimated Construction Timeline



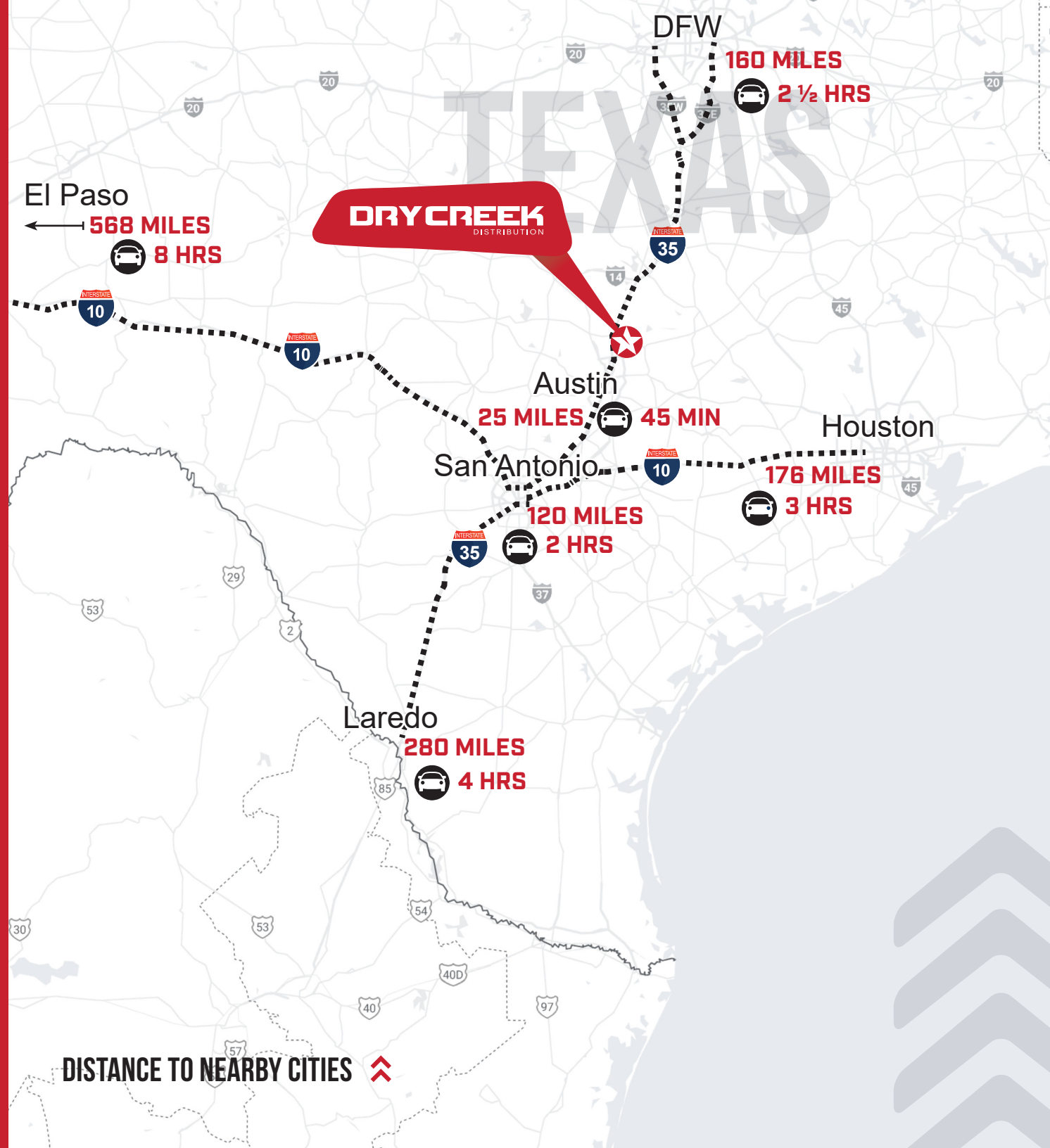
The above schedule are estimated dates provided by Stewart & includes all 4 buildings

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.





AVAILABLE FOR BUILD TO SUITS

DRY CREEK

DISTRIBUTION



Leasing Information

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