



# WOODGATE CORPORATE PARK

4047 AIRPORT RD. BUILDING 2  
GEORGETOWN, TX 78628

# 58,312 SF

AVAILABLE FOR LEASE

CAN BE DEMISED TO 23,000 SF



## Property Highlights:

- >> NEWLY CONSTRUCTED CLASS A INDUSTRIAL WITH GLASS STOREFRONT
- >> REAR LOAD FACILITY
- >> MULTIPLE GLASS STOREFRONTS
- >> ESFR FIRE PROTECTION
- >> EASY ACCESS TO I-35 AND 130 TOLL

### Leasing Information:

**Carter Thurmond**  
210.255.0644  
carter.thurmond@transwestern.com

**Nash Frisbie**  
512.314.5204  
nash.frisbie@transwestern.com

**Bailey Sousa**  
281.757.6228  
bailey.sousa@transwestern.com



## Space Features:



135' TRUCK COURT



160' BUILDING DEPTH



TWO (12'X15') OVERSIZED DOORS WITH RAMPS



ESFR SPRINKLERS



18 DOCK HIGH DOORS



2.06/1,000 SF PARKING

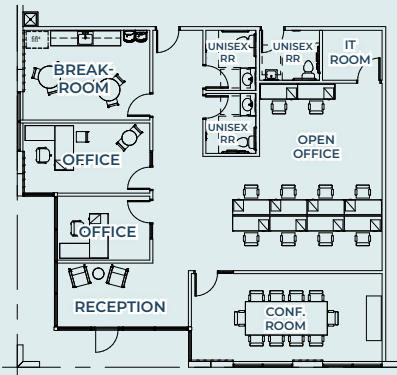


28' CLEAR HEIGHT



52'X50' COLUMN SPACING WITH 60' SPEED BAY

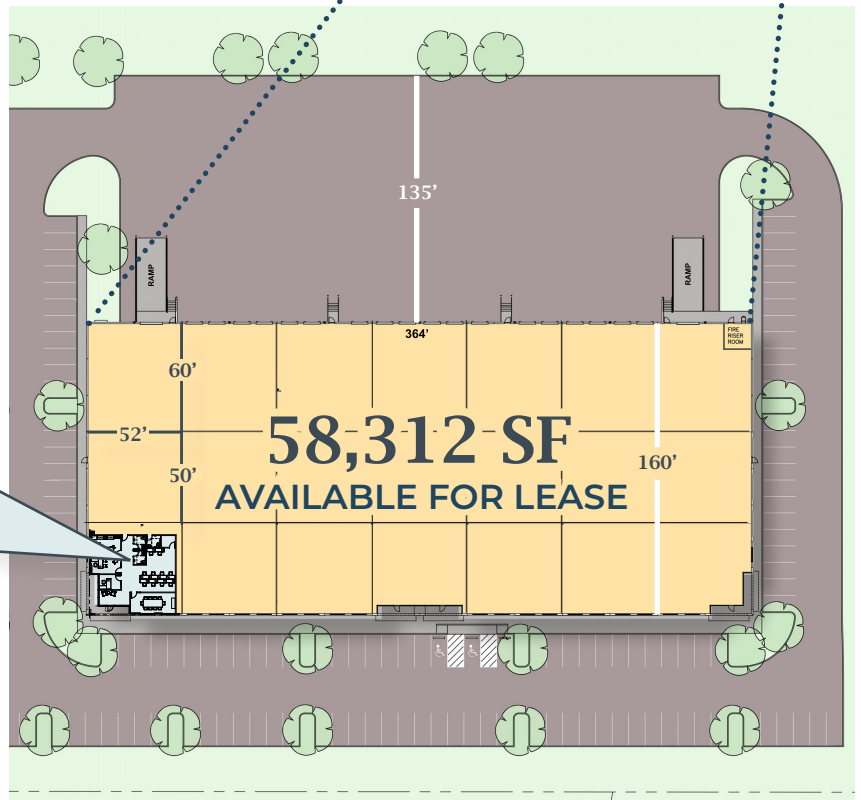
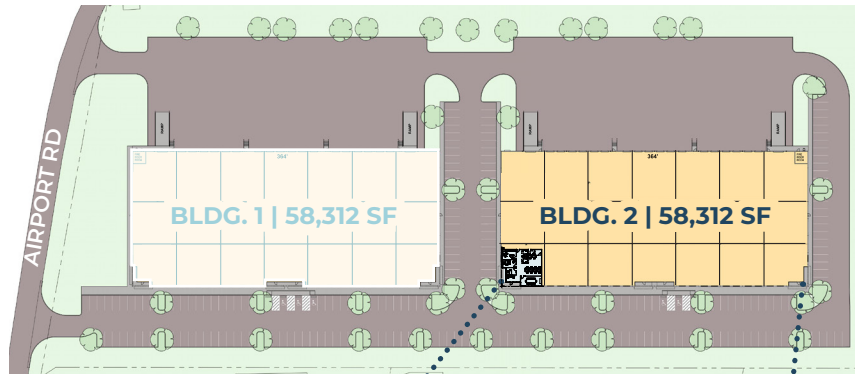
### SPEC OFFICE: 1,981 SF DELIVERING JULY 2024



# BUILDING 2

AVAILABLE FOR LEASE | 58,312 SF

## Site Plan



## Leasing Information:

**Carter Thurmond**  
210.255.0644  
carter.thurmond@transwestern.com

**Nash Frisbie**  
512.314.5204  
nash.frisbie@transwestern.com

**Bailey Sousa**  
281.757.6228  
bailey.sousa@transwestern.com



# BUILDING 2

AVAILABLE FOR LEASE | 58,312 SF

Woodgate Corporate Park allows for multiple points of access to both north and southbound I-35 and SH 130. Woodgate's location and ability to accommodate flexible suite sizes provides the Georgetown market with a Class A Industrial product that caters to the needs of all users.

← - - INGRESS - - → EGRESS

## Aerial Map



### Leasing Information:

Carter Thurmond  
210.255.0644  
carter.thurmond@transwestern.com

Nash Frisbie  
512.314.5204  
nash.frisbie@transwestern.com

Bailey Sousa  
281.757.6228  
bailey.sousa@transwestern.com

TRANSWESTERN

DOGWOOD INDUSTRIAL PROPERTIES