



BUILDING 1

107,904 SF

32' **CLEAR HEIGHT**

174

AUTO PARKING

2,500 AMPS **POWER SPECS**

BUILDING 2

126,616 SF

32' **CLEAR HEIGHT**

150 AUTO PARKING

2.500 AMPS **POWER SPECS**

2,398 SF

180 SPEC OFFICE **BUILDING DEPTH**

41

REAR

LOAD

210' SHARED TRUCK COURT DEPTH **DOCK-HIGH DOORS**

> 2 OVERSIZED **DRIVE-IN DOORS**

BUILDING 3

126,616 SF

32' **CLEAR HEIGHT**

150 **AUTO PARKING**

2.500 AMPS

POWER SPECS

2,398 SF

SPEC OFFICE

41 DOCK-HIGH DOORS

REAR

LOAD

180

BUILDING DEPTH

210' TRUCK COURT DEPTH

2 OVERSIZED

DRIVE-IN DOORS

MO GREEN

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2,398 SF

SPEC OFFICE

DOCK-HIGH DOORS

34

REAR

LOAD

180'

130'

BUILDING DEPTH

2 OVERSIZED

DRIVE-IN DOORS

TRUCK COURT DEPTH

TREY BLASINGAME

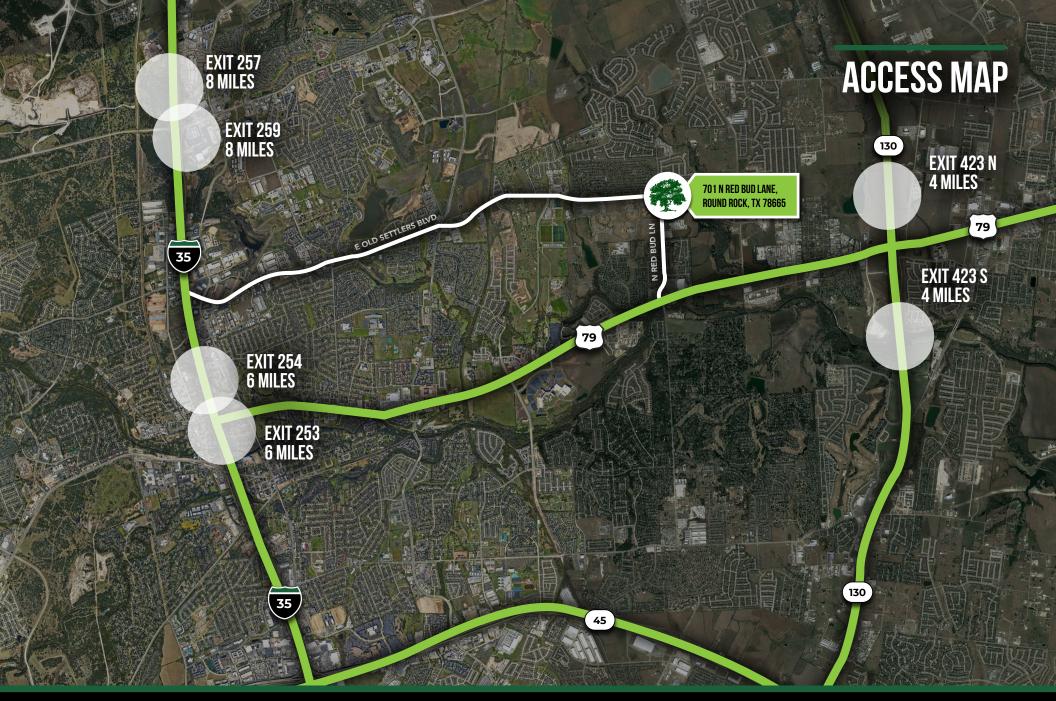
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PROPERTY ADVANTAGES

3 Building Class A Logistics Center

Infill Round Rock Location

Above Market Parking Ratio

20 minutes from Samsung Taylor (15 miles)

25 minutes from downtown Austin (25 miles)

27 minutes from Tesla (27 miles)

Ideal location for distribution and light manufacturing companies

Access to dense labor supply and rapidly growing population

Triple Freeport Zone

Settlers Park Business Center is located in the heart of the booming city of Round Rock, TX. This project consists of 3 premier logistics buildings that will be capable of servicing the greater north Austin submarkets. In addition, Settlers Park Business Center will be able to accommodate a wide range of tenant sizes with easy access to 3 major highways of Austin, Hwy 79, IH-35, and US-130.





Developed by:



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