

SPRINGBROOK SOUTH COMMERCE CENTER

LAND/
BUILD TO SUIT
SITES

25 ACRES AVAILABLE | up to 301,510 SF

18100 Schultz Lane, Pflugerville, TX 78660



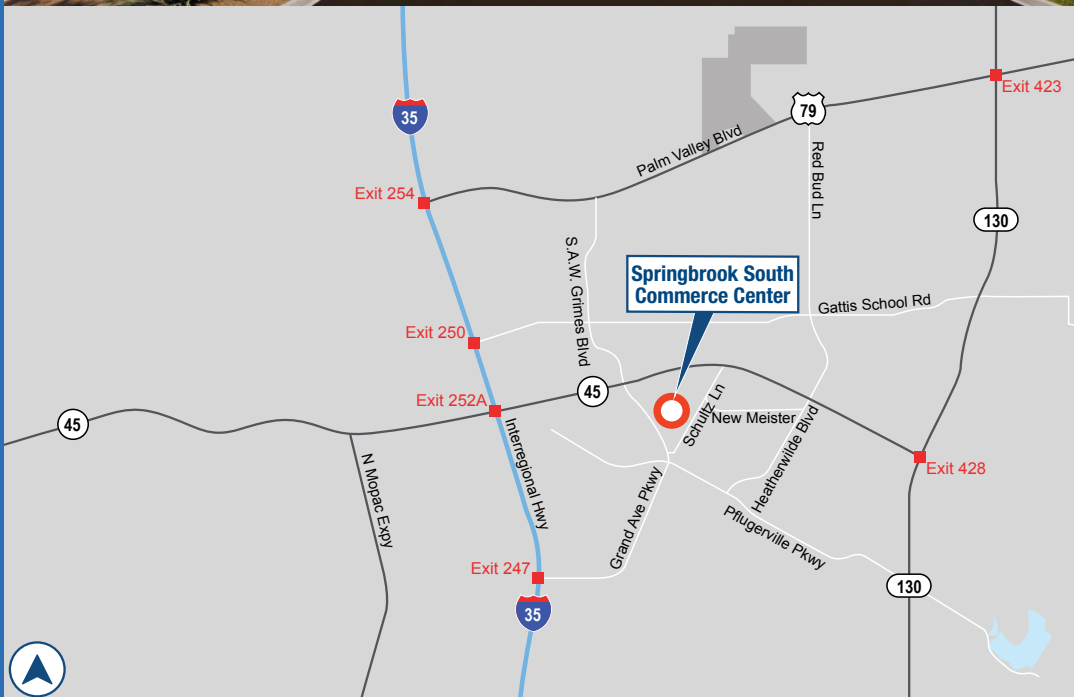
- New Class-A Warehouses
- Current zoning for Light Industrial
- Ideal site for local and regional distribution



SITE INFORMATION



Springbrook South Commerce Center is a 25.35-acre park located within the City of Pflugerville. Current zoning is Light Industrial, which allows warehouse/light manufacturing uses as well as administrative/medical office, research/development, or technical school. We are pursuing LEED® Certification for Springbrook South Commerce Center.



DRIVING DISTANCES

METRO AREAS

Round Rock.....	4.8 miles
Downtown Austin	21.6 miles
San Antonio	103 miles
Houston	163 miles
Dallas	183 miles

MAJOR ROADS

Hwy 45	1 mile
I-35	4 miles
Hwy 130	3.6 miles
MoPac Expressway.....	5.6 miles

AIR

Austin Executive Airport.....	9.2 miles
Austin Int'l Airport.....	26.8 miles

POINTS OF INTEREST

Dell World Headquarters.....	3.1 miles
Samsung Austin Campus.....	15 miles
The Domain.....	12 miles
Univ. of Texas at Austin.....	16 miles

PROPOSED BUILDINGS

up to 301,510 TOTAL SQUARE FEET



BUILDING A

AVAILABLE SPACE:	15,120 SF to 44,150 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	324' x 140'
COLUMN SPACING:	40' x 54'
DOCK DOORS:	17
DRIVE-IN DOORS:	2
AUTO PARKING:	148 spaces
TRUCK COURT:	130'

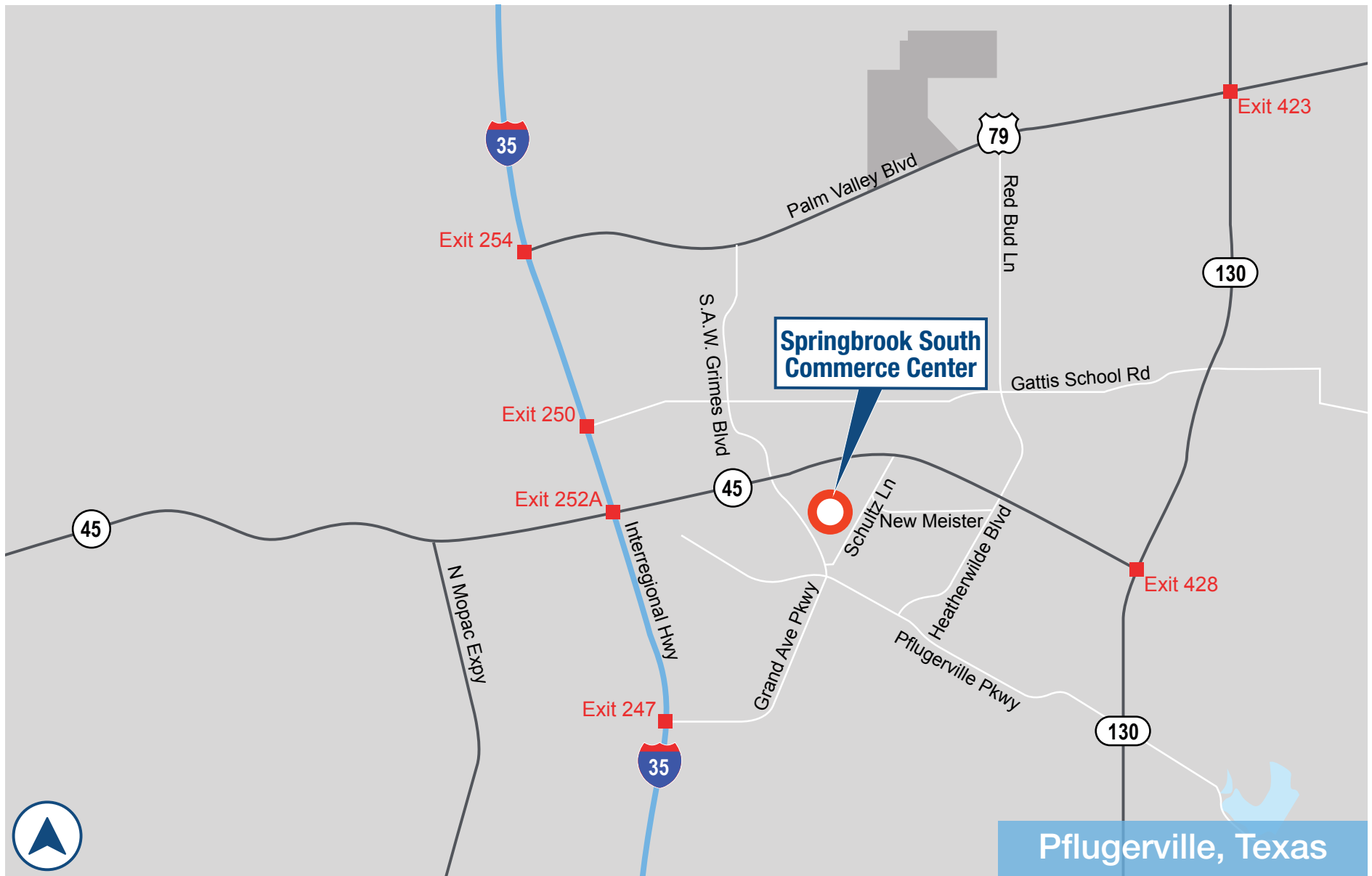
BUILDING B

AVAILABLE SPACE:	22,680 SF to 74,000 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	540' x 140'
COLUMN SPACING:	40' x 54'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
AUTO PARKING:	163 spaces
TRUCK COURT:	130'

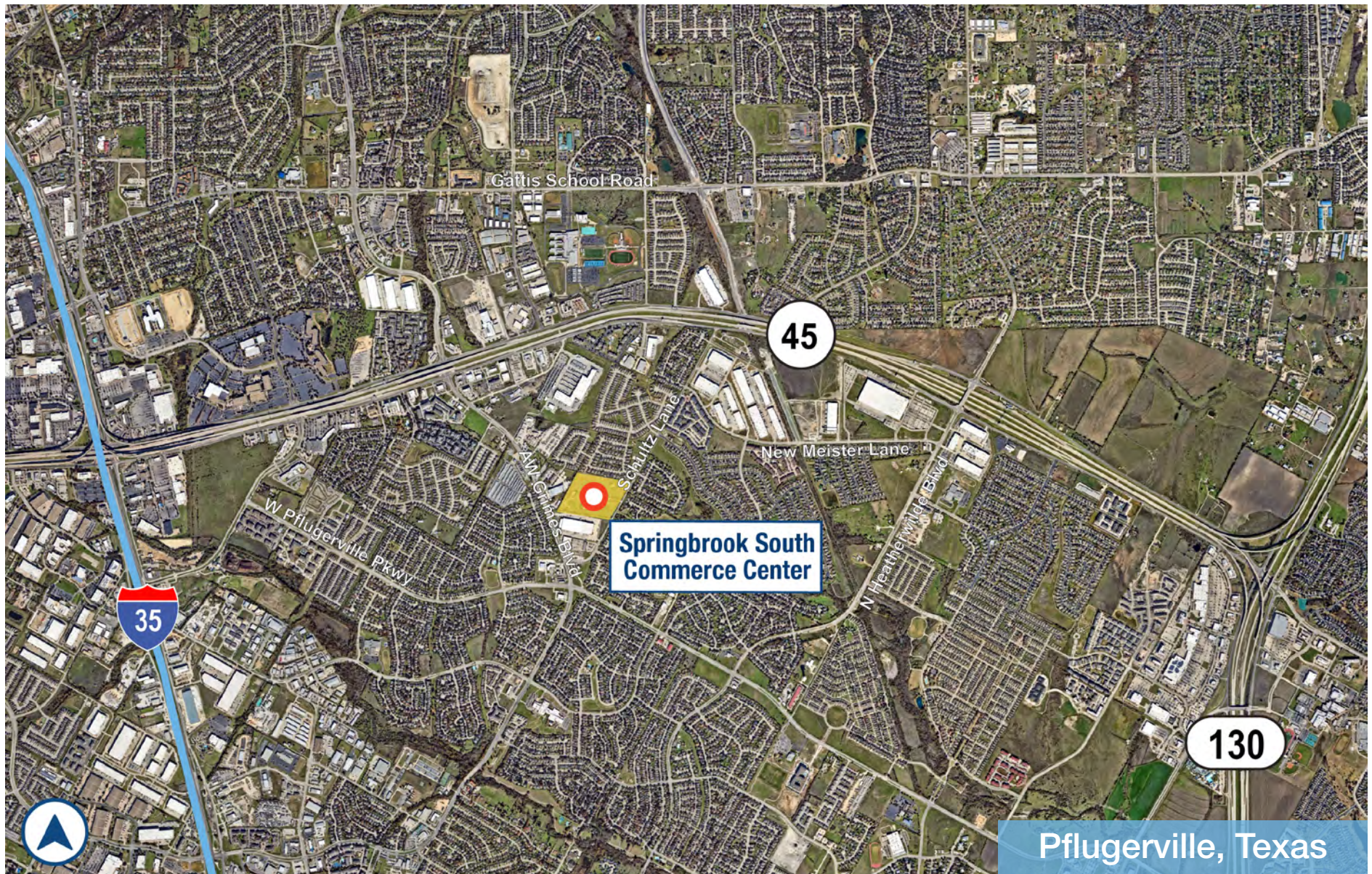
BUILDING C

AVAILABLE SPACE:	46,224 SF to 183,360 SF
CLEAR HEIGHT:	36'
DIMENSIONS:	864' x 214'
COLUMN SPACING:	52' x 54'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
AUTO PARKING:	277 spaces
TRAILER PARKING:	55 stalls
TRUCK COURT:	185'

SITE LOCATION



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For more information, or to set up a tour, please contact:

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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