

SUNRISE COMMERCE CENTER BUILDING A

AVAILABLE
NOW

FOR LEASE | 175,172 SF AVAILABLE

3800 Sunrise Road, Round Rock, TX 78665



[View Virtual Tour](#)

- New Class-A Warehouse
- Less than 1 mile from I-35
- Ideal site for local and regional distribution



 **IDI Logistics**

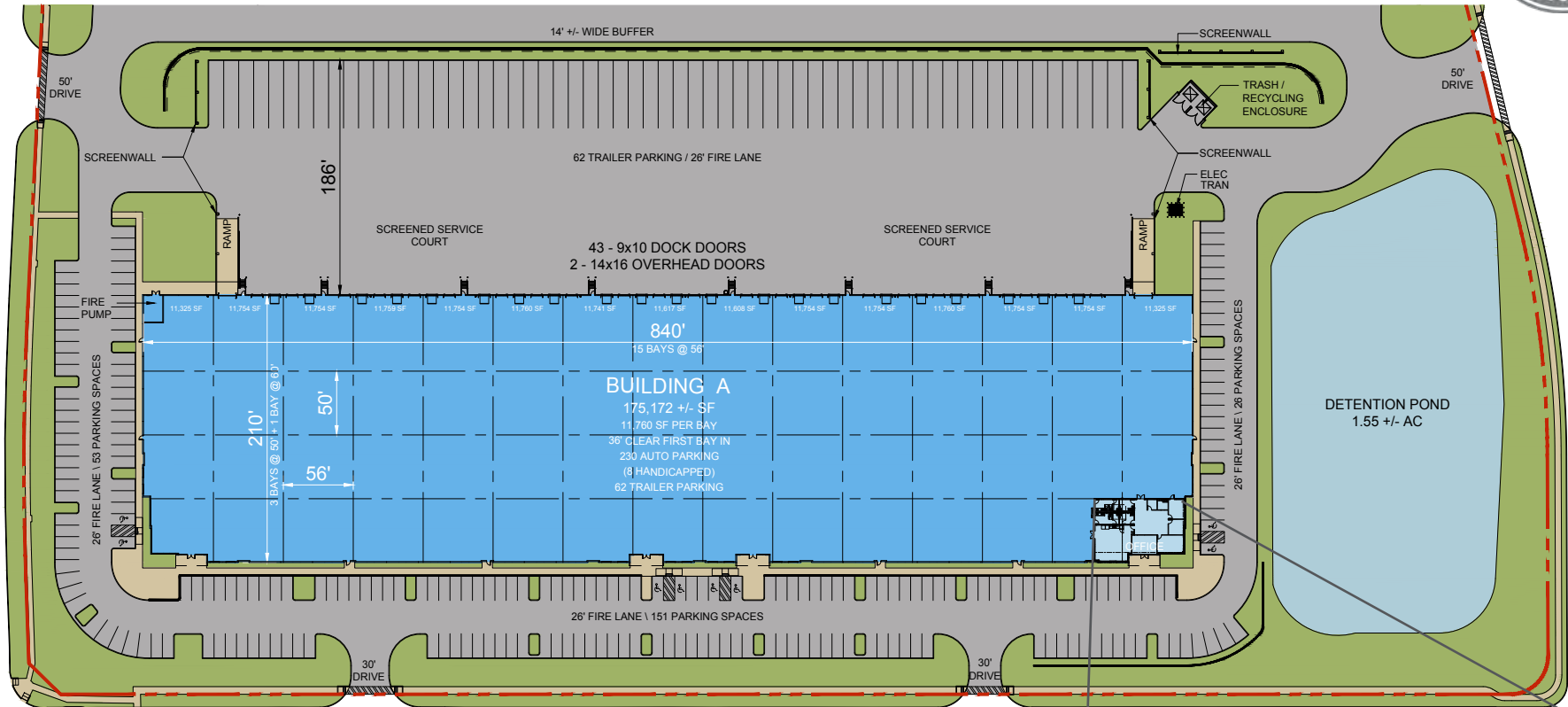
STREAM

PARK INFORMATION



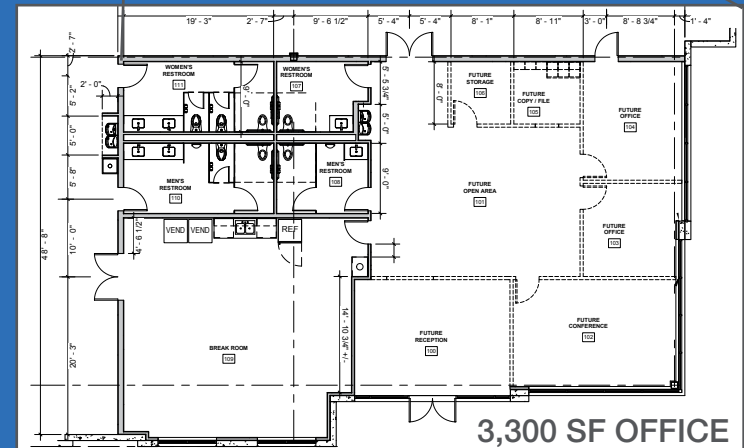
Sunrise Commerce Center is a 37-acre master-planned park located less than one mile from I-35 in Round Rock, TX. This is IDI's newest development on the I-35 corridor. The park offers many amenities for prospective tenants including varying clear heights, trailer parking, and excellent ingress and egress to service the greater Round Rock and Austin Areas.

175,172 AVAILABLE SQUARE FEET

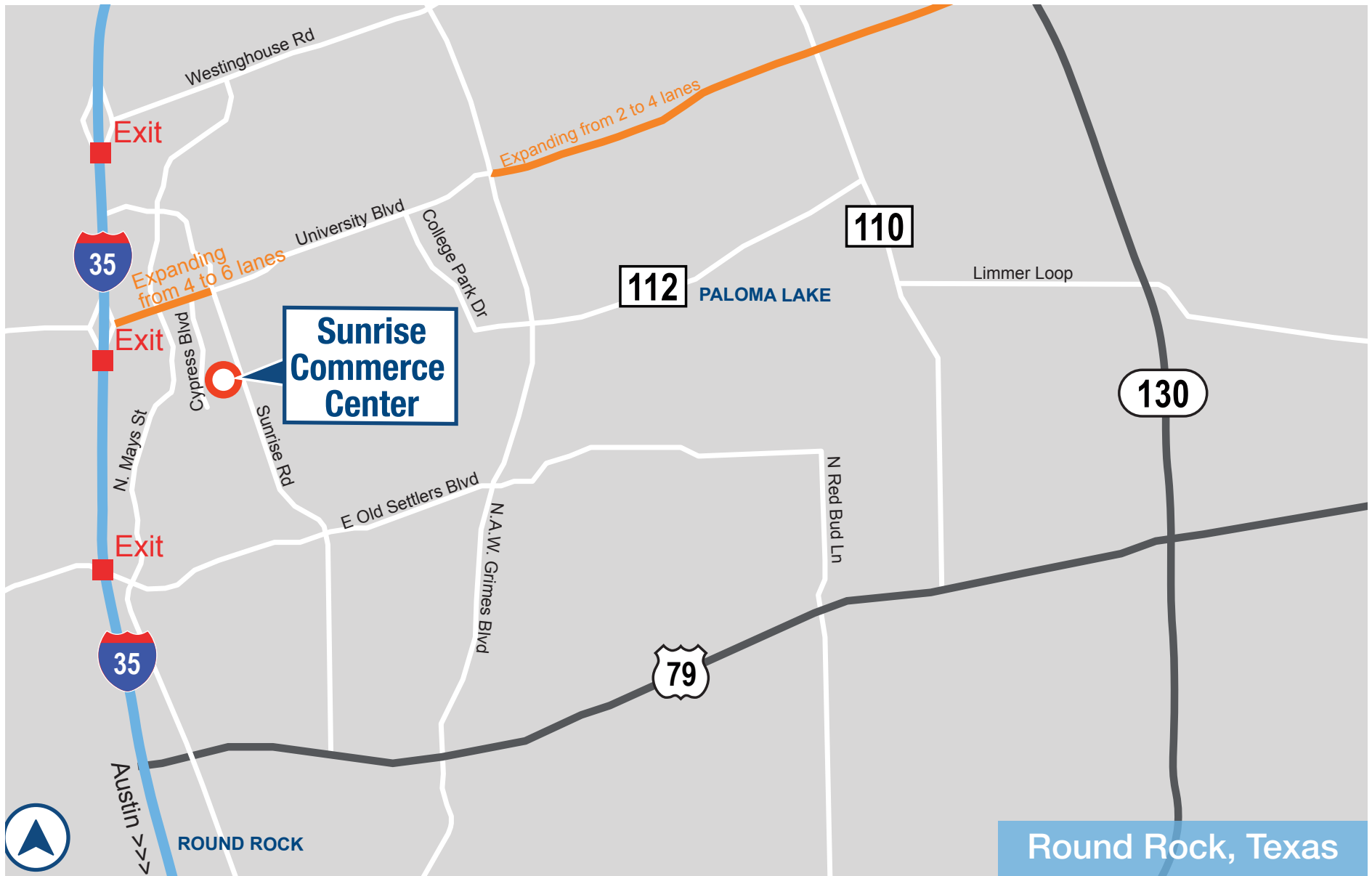


DIVISIBLE TO:	47,040 SF
OFFICE SPACE:	3,300 SF
CLEAR HEIGHT:	36'
DOCK DOORS:	43 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
DOCK PACKAGES:	21: 6' x 8' 40 lb. levelers
LOADING:	Rear-load

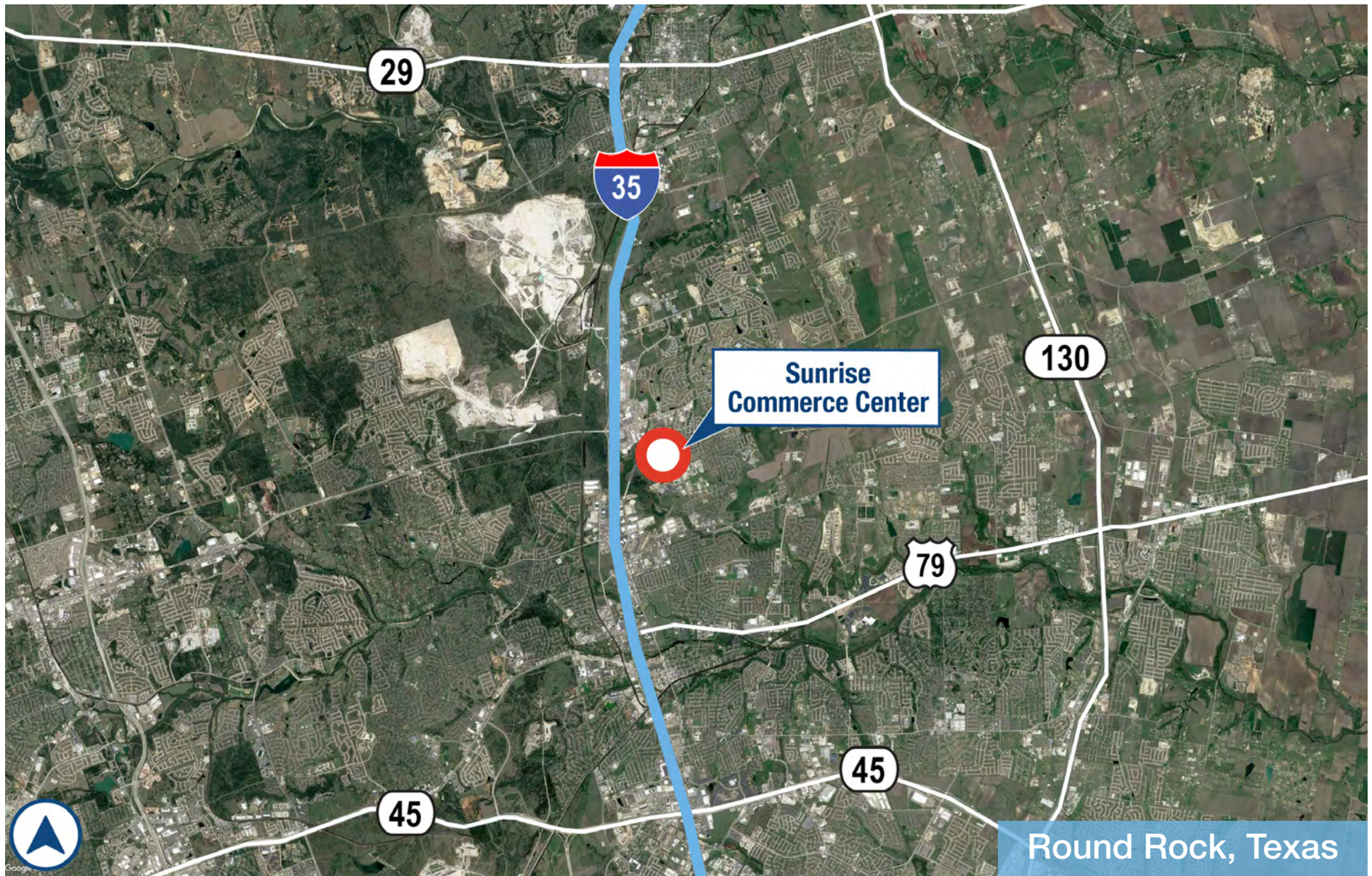
COLUMN SPACING:	56' x 50'
DIMENSIONS:	840' x 210'
TRUCK COURT:	186'
AUTO PARKING:	230 spaces
TRAILER PARKING:	62 stalls
LIGHTING:	LED high bay lights with motion sensors
FIRE SPRINKLER:	ESFR



PARK LOCATION



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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