

cross•point

BUILDING 1

3,700 SF OFFICE | 204,208 SF | 204,208 SF Available

N I-35/FM 972
GEORGETOWN, TEXAS

DEVELOPMENT BY

JACKSONSHAW

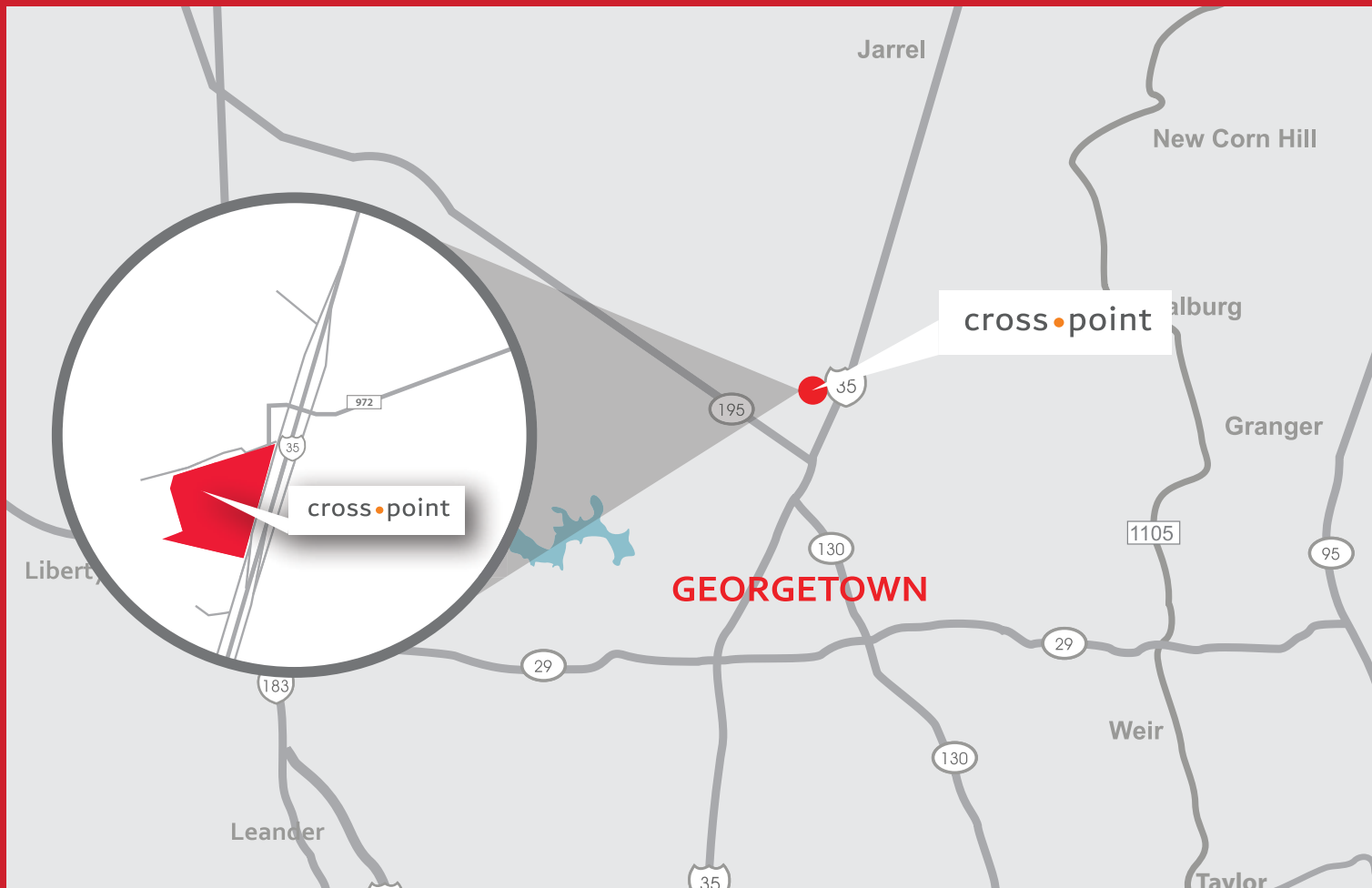
PHASE 1

3 BUILDINGS | 488,758 SF

PHASE 2

2 BUILDINGS | 1,211,722 SF

CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 2-buildings totaling 1,211,722 SF. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with I-35 frontage and easy access to I35, SH-130, and to the entire Austin MSA.



cross•point

- » LOCATION
- » INGRESS-EGRESS
- » SITE PLAN - PH I
- » BUILDING 1
- » AMENITIES
- » DRIVE TIMES
- » CAPABILITIES

FOR LEASING INFORMATION

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JACKSONSHAW

cross•point

972

195

35

130

BERRY CREEK

Georgetown Executive Airport

INGRESS

EGRESS

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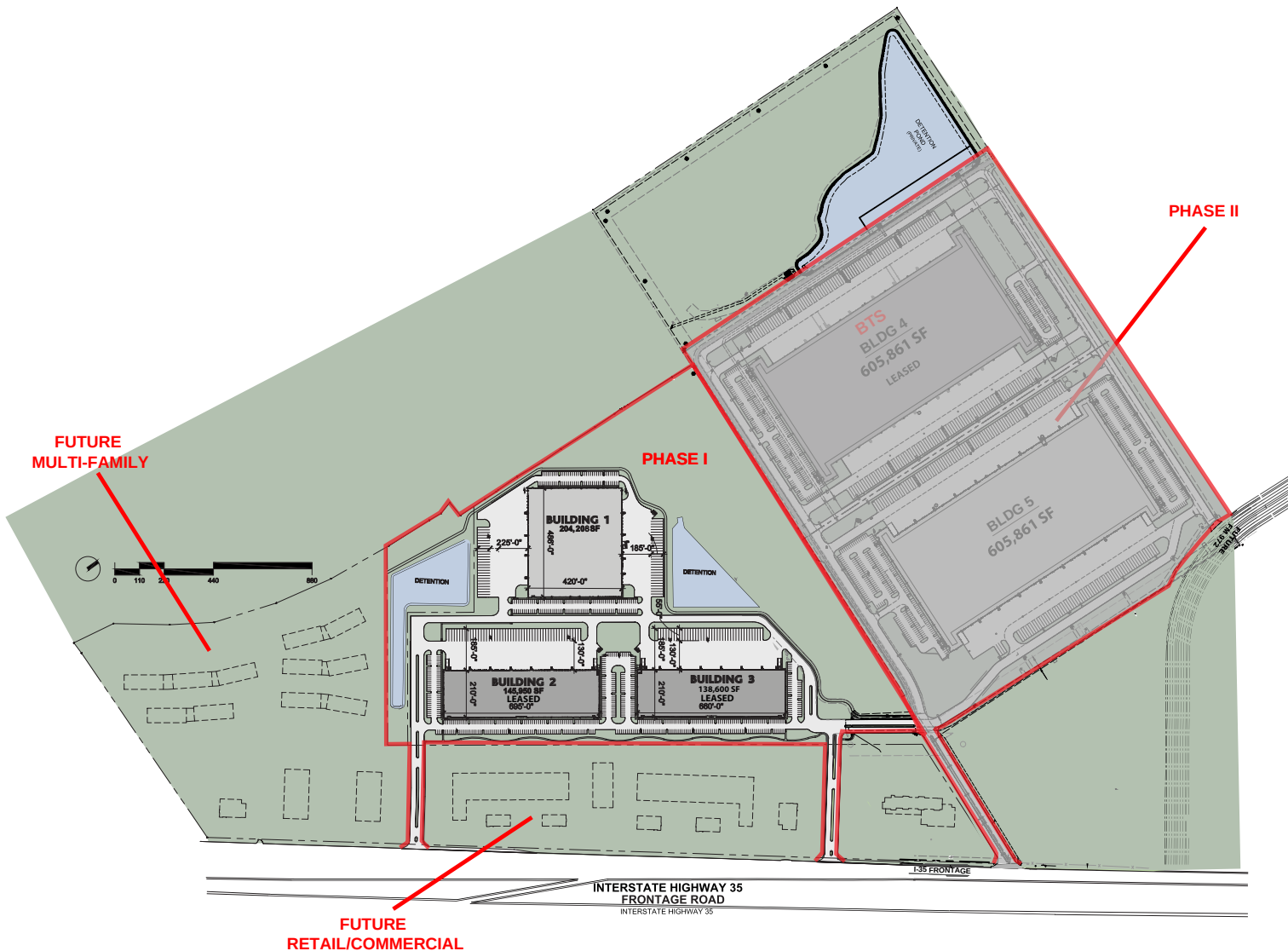
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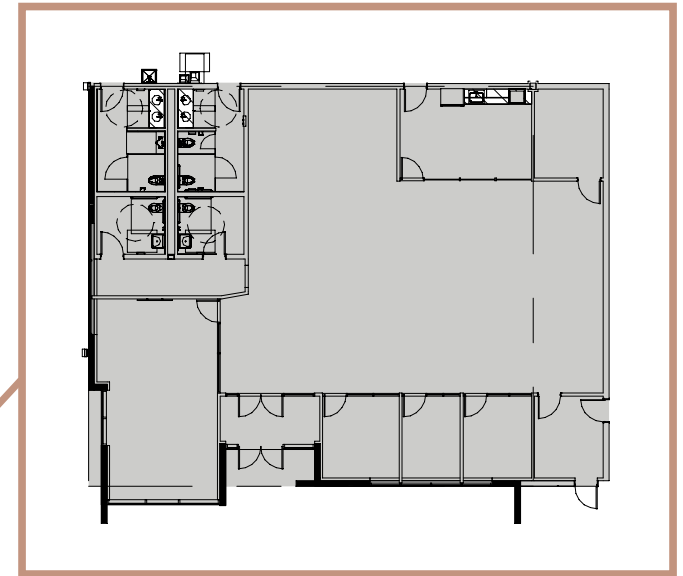
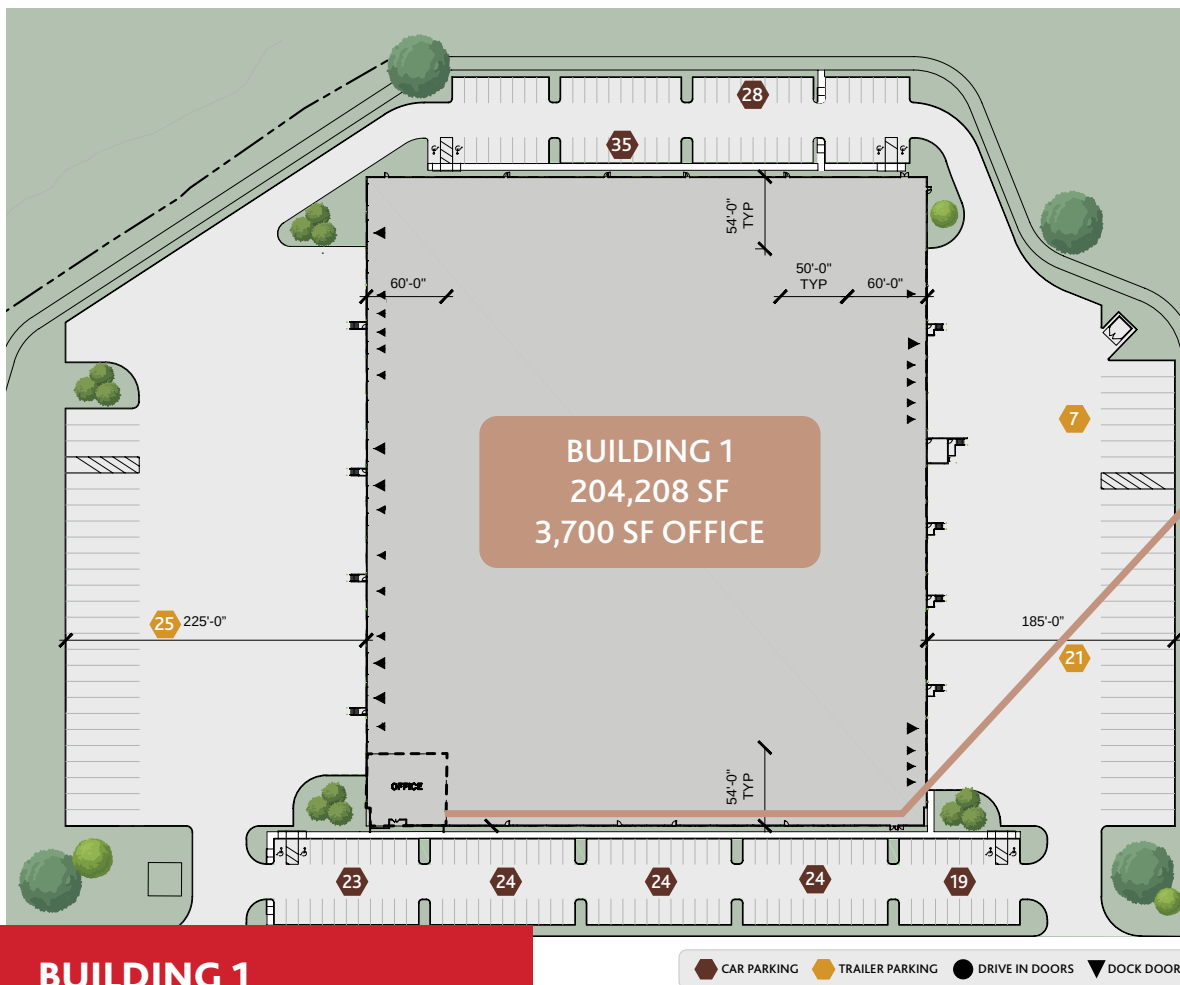
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PHASE 1

3 BUILDINGS | 488,758 SF | 204,208 SF Available



BUILDING 1

BUILDING SIZE:	204,208 SF	MIN. CLEAR HEIGHT:	36'
OFFICE SF:	3,700 SF*	TYPICAL BAY:	54' X 50'
BUILDING DIMENSIONS:	420' X 486'	PARKING SPACES (APPROX.):	184
DOCK DOORS:	18 - 9'X10' & 5 - 12'X14'**	TRAILER PARKING (APPROX.):	55
DRIVE-IN DOORS:	2	POWER:	1500 KVA / 3000 AMPS
TRUCK COURT:	185'+	SLAB:	7" SLAB ON GRADE
FIRE PROTECTION:	ESFR	OTHER IMPROVEMENTS:	LED WAREHOUSE LIGHTS, INTERIOR WHITE BOXED, FENCED W/ GATES + GUARD SHACK

* WITH TWO (2) REMOTE RESTROOMS

** MORE DOCK DOORS CAN BE ADDED

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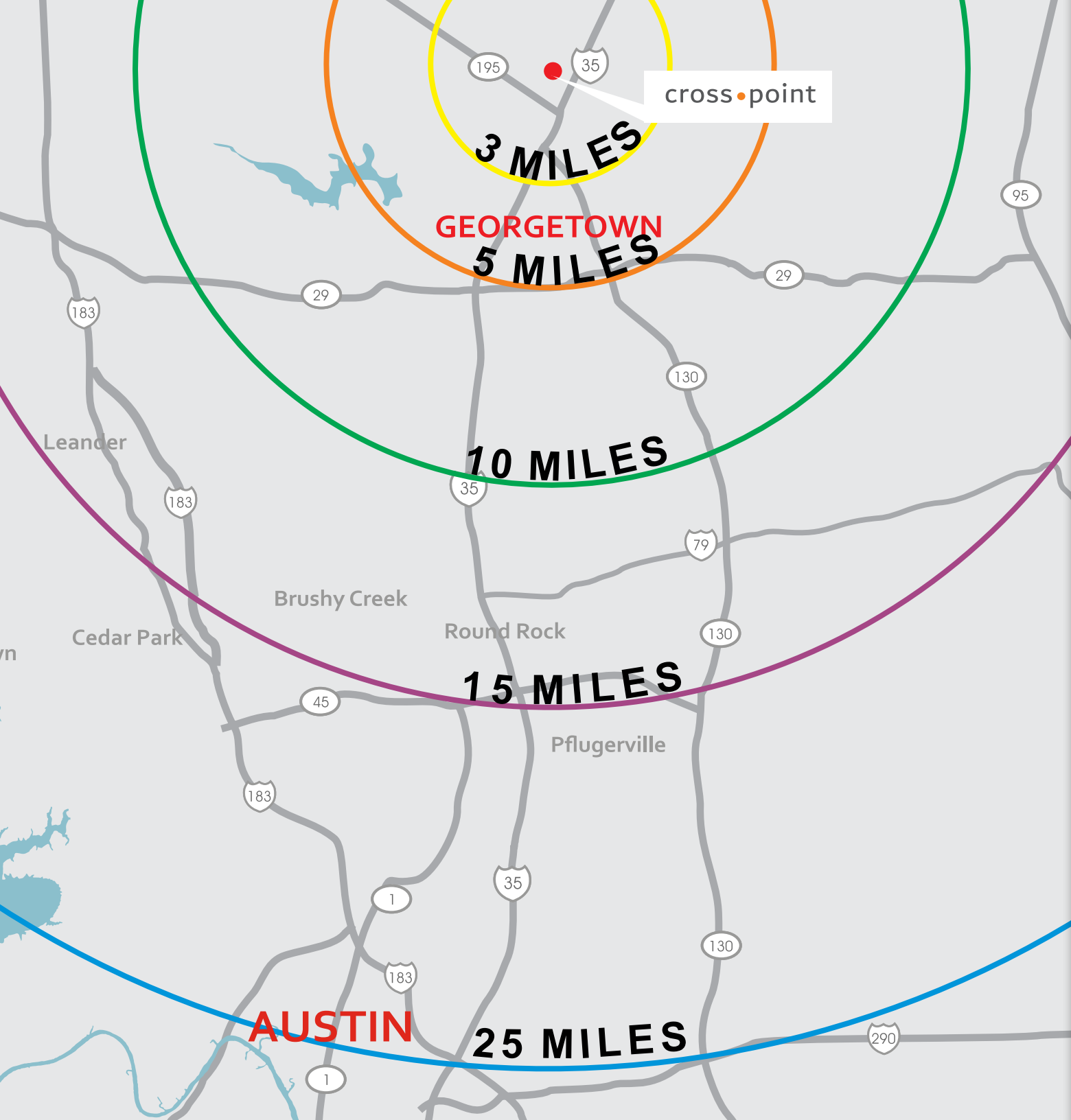
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YOU NEED A **TRENDSETTER,** **INNOVATOR AND SHAPER**

Since 1972, our mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters and shapers of the markets we do business, acknowledged by peers, partners and lenders as an industry leading innovator.

JACKSONSHAW



54

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY

3.8

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

65

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS

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