

cross•point

BUILDING 5

Cross Dock | 605,861 SF | 605,861 SF Available

N I-35/FM 972
GEORGETOWN, TEXAS

DEVELOPMENT BY

JACKSONSHAW

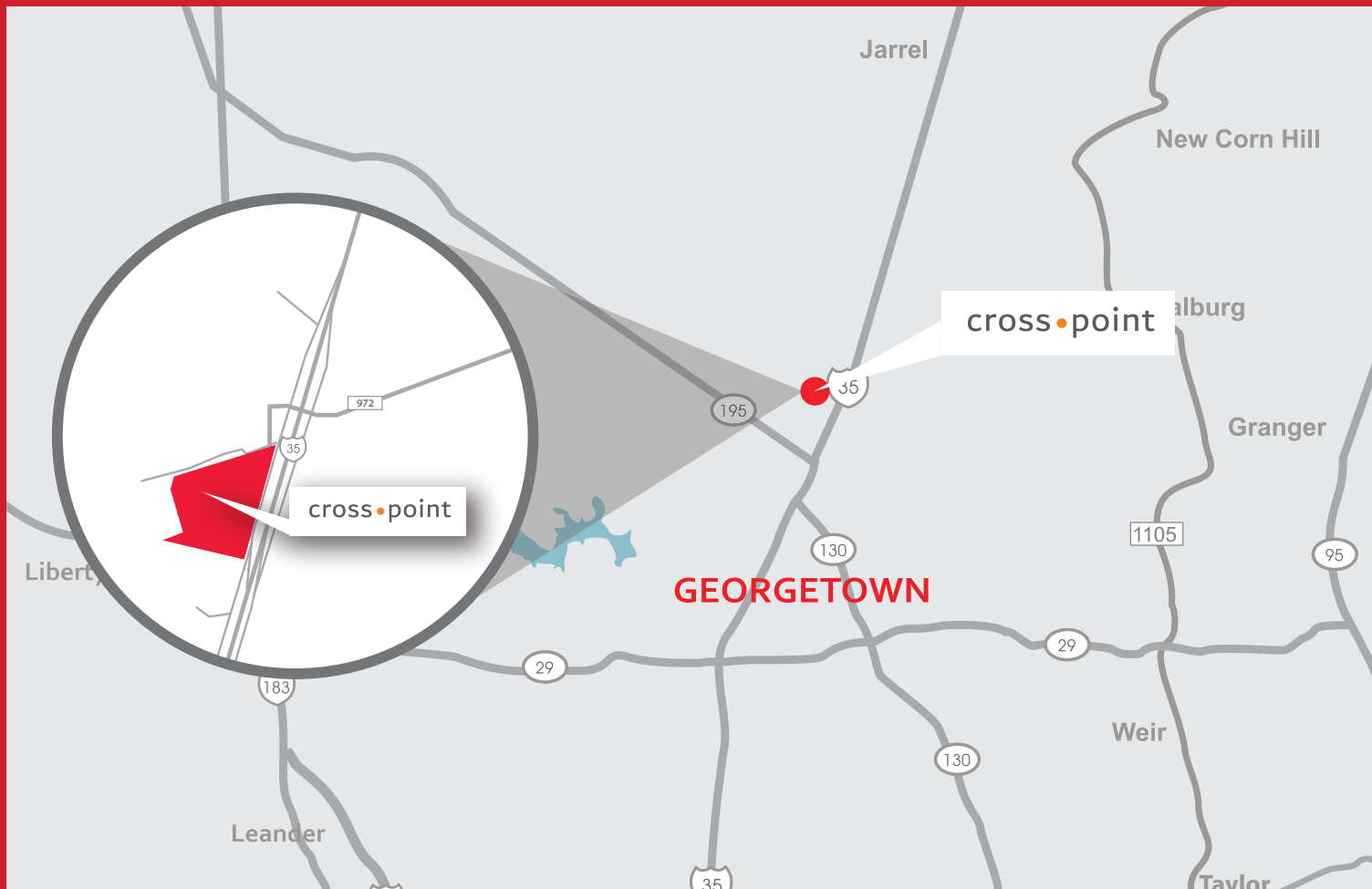
PHASE 1

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.



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- » LOCATION
- » INGRESS-EGRESS
- » SITE PLAN - PH II
- » BUILDING 5
- » AMENITIES
- » DRIVE TIMES
- » CAPABILITIES

FOR LEASING INFORMATION

LEE & ASSOCIATES

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cross•point

972

195

35

130

BERRY CREEK

Georgetown Executive Airport

INGRESS

EGRESS

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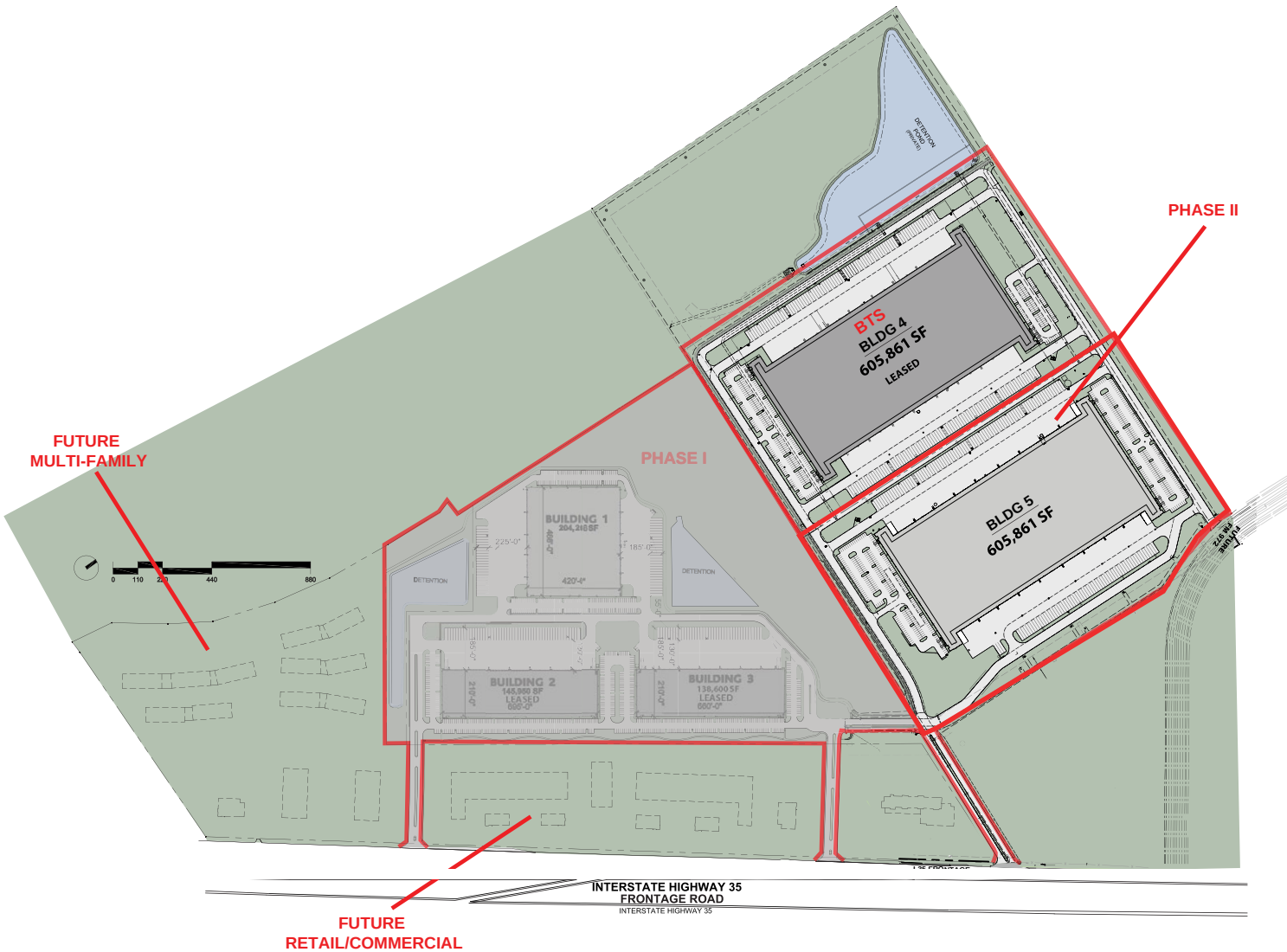
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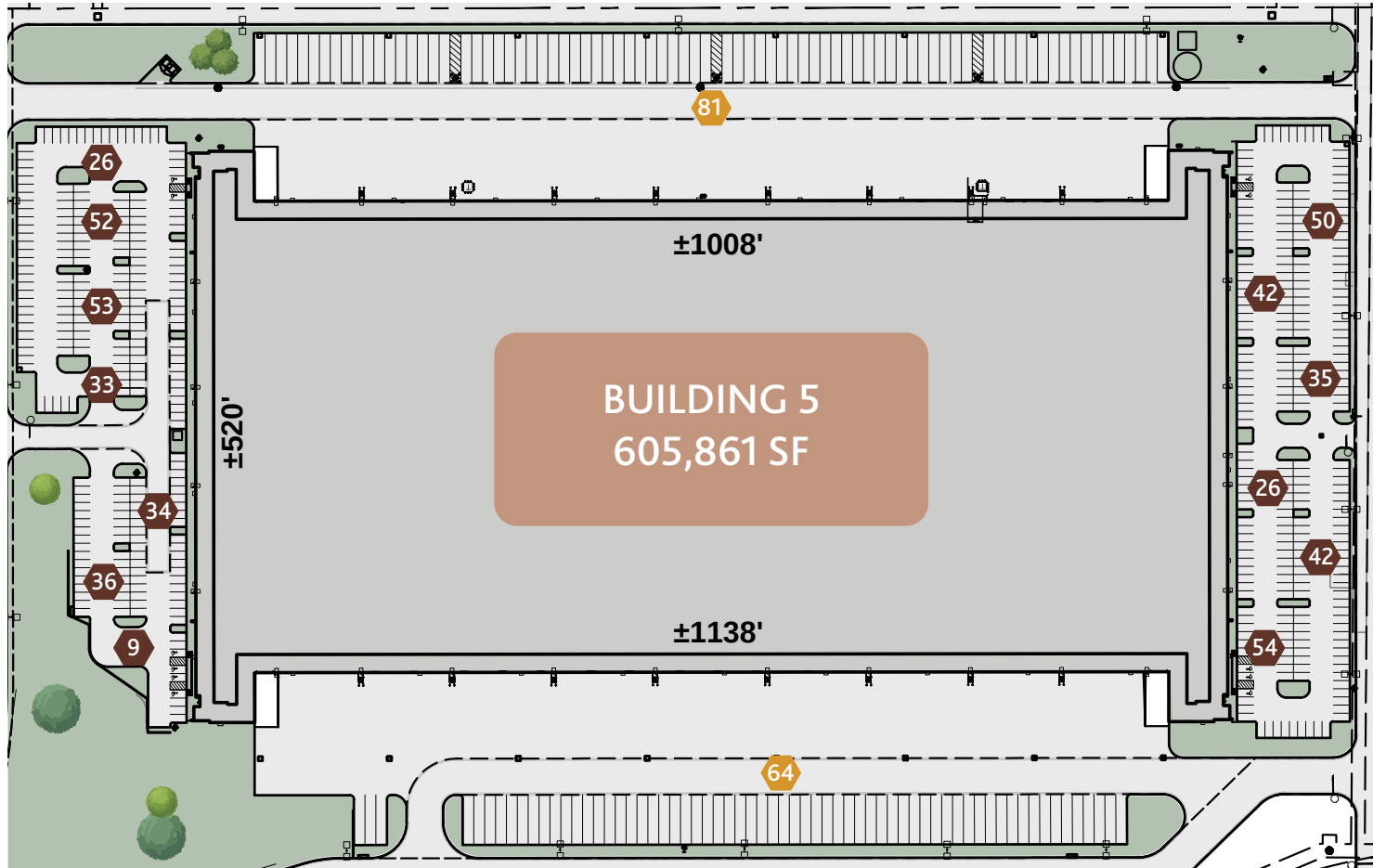
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PHASE 2

2 BUILDINGS | 1,211,722 SF | 605,861 SF Available



BUILDING 5

CROSS DOCK

BUILDING SIZE:	605,861 SF	WAREHOUSE LIGHTING:	LED, 30 FC
AVAILABLE SF:	605,861 SF	DRIVE IN DOORS:	(4) 18 X 20 OVERSIZED
DIMENSIONS:	1138' X 520'	TRAILER PARKS:	162
DOCK DOORS:	40*	CAR PARKS:	+500
TYPICAL COLUMN SPACING:	56X50	POWER:	(1) 2500 KVA TRANSFORMER
CLEAR HEIGHT:	40'		WITH 4000 AMPS WITH ABILITY TO UPGRADE

*WITH PUNCH OUTS TO ADD ~ 80 MORE

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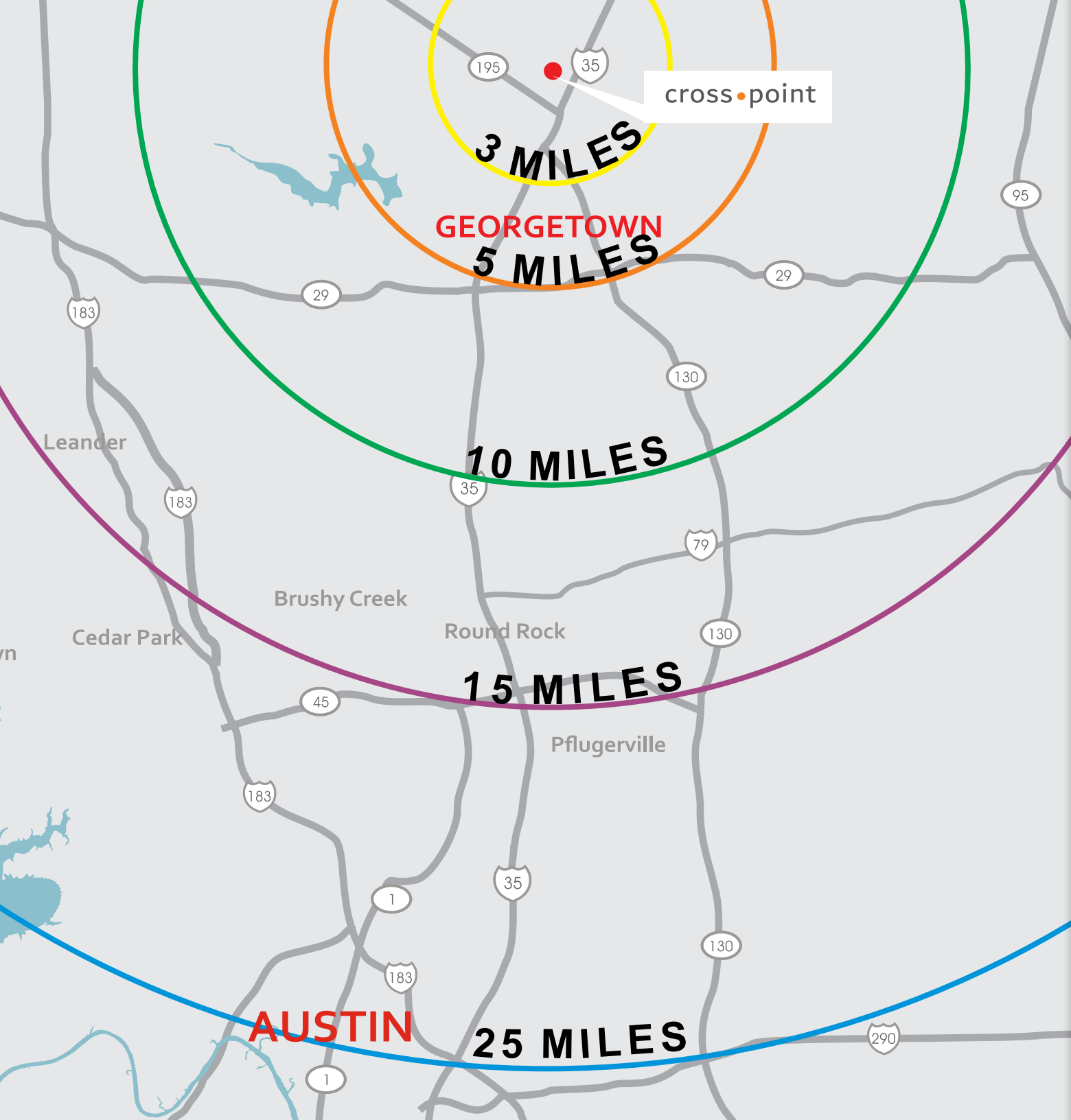
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YOU NEED A **TRENDSETTER,** **INNOVATOR AND SHAPER**

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

[VIEW JACKSONSHAW INDUSTRIAL BROCHURE](#)