

1803 TITAN DRIVE

GEORGETOWN, TEXAS 78628

100,165 SF
AVAILABLE FOR LEASE

Building 4 at NorthPark35

MO GREEN

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TREY BLASINGAME

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KBC ADVISORS | AUSTIN

5000 Plaza on the Lake, Suite 225
Austin, TX 78746



ZHN INVESTMENT



PROPERTY

OVERVIEW

TOTAL SIZE

100,165 SF

SPEC SUITE

2,495 SF

COLUMN SPACING

52' x 54'

BUILDING TYPE

Rear Load

CLEAR HEIGHT

32'

TRUCK COURT

135'

RAMPS

2

DOCK DOORS

20

BUILDING DEPTH

275'

PARKING

67 Spaces

POWER

2,400 amps
(expandable)

INSULATION

R-25
(HVAC Ready)

SPRINKLERS

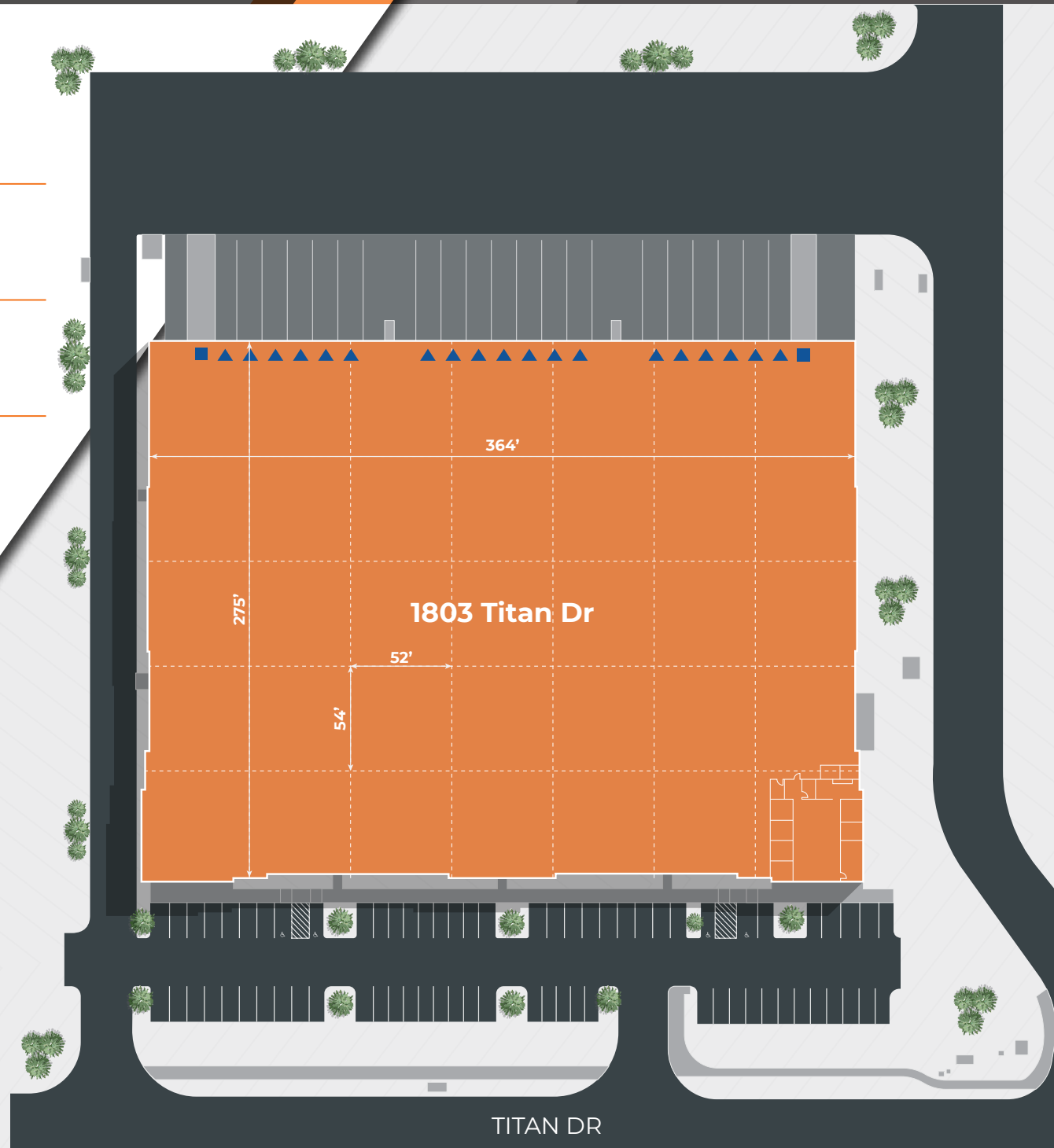
ESFR

YEAR BUILT

2024



- ▲ DOCK DOOR
- DRIVE-IN DOOR



PARK OVERVIEW

SENOX

PARK TENANTS

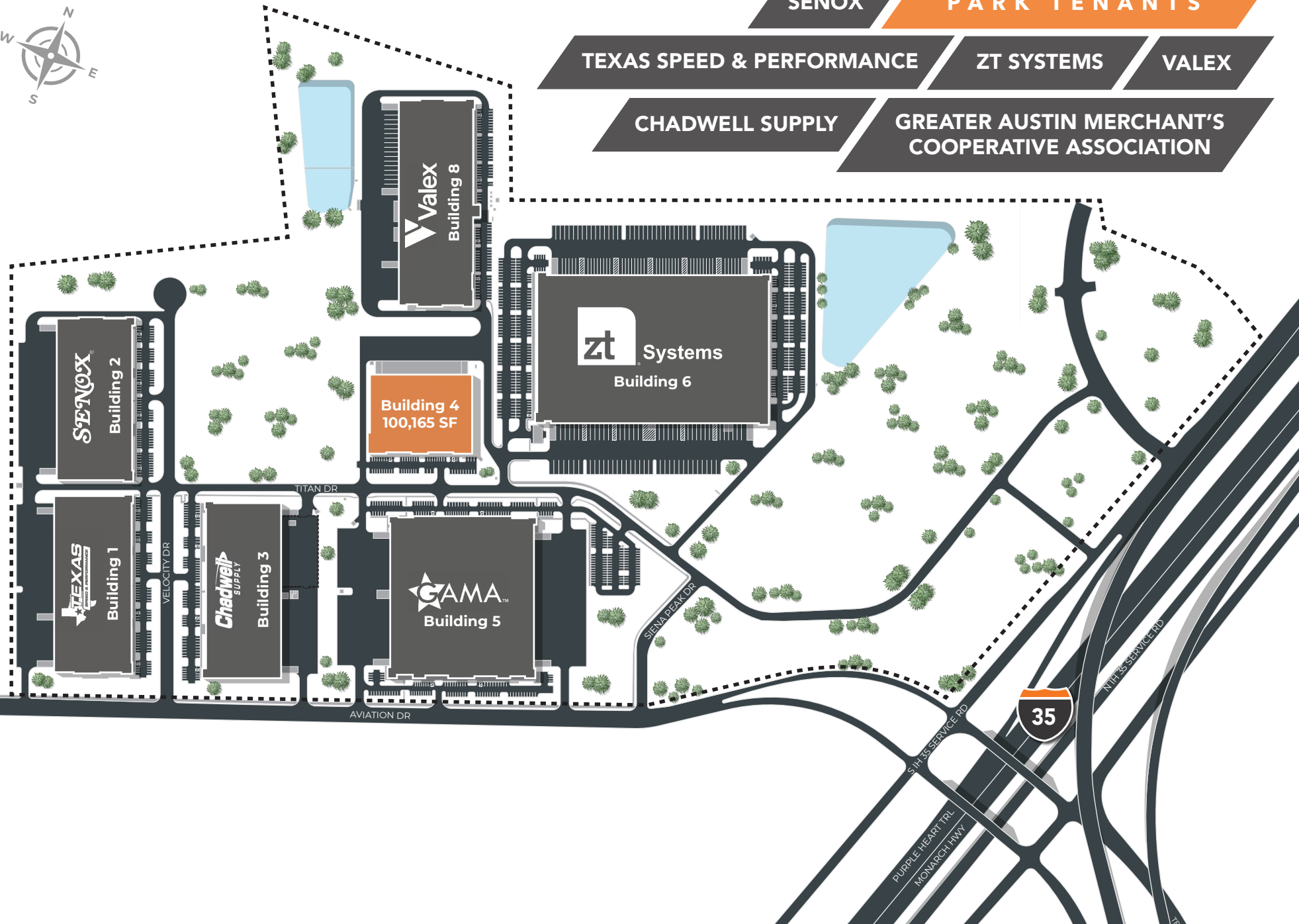
TEXAS SPEED & PERFORMANCE

ZT SYSTEMS

VALEX

CHADWELL SUPPLY

GREATER AUSTIN MERCHANT'S
COOPERATIVE ASSOCIATION



PROPERTY PHOTOS



INGRESS

EGRESS

NEARBY TENANTS

AMAZON
CELLINK
HANWHA GROUP
BAER ENGINEERING

DRIVE TIMES

-  **ROUND ROCK**
10 MILES | 12 MINS
-  **SAMSUNG (TAYLOR)**
20 MILES | 25 MINS
-  **SAMSUNG**
23 MILES | 25 MINS
-  **THE DOMAIN**
25 MILES | 25 MINS
-  **APPLIED MATERIALS**
30 MILES | 25 MINS
-  **DOWNTOWN AUSTIN**
32 MILES | 30 MINS
-  **TESLA GIGAFACTORY**
35 MILES | 35 MINS
-  **TEMPLE/BELTON**
35 MILES | 30 MINS
-  **ABIA AIRPORT**
40 MILES | 40 MINS

Direct access to IH-35 and the 130 Toll Road

Close to retail, dining, healthcare,
and educational institutions **within 10-mile radius**

Situated in Georgetown, one of the **fastest-growing U.S. Cities**, adding **10,000+ residents** in a single year

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ZHN INVESTMENT

