

# PLUM CREEK

## INDUSTRIAL CENTER

19200 Marketplace Avenue, Building 2, Kyle, TX 78640

» 49,337 SF AVAILABLE WITH 3,341 SF OFFICE » 1,000 AMPS OF POWER & 16 TRAILER STALLS



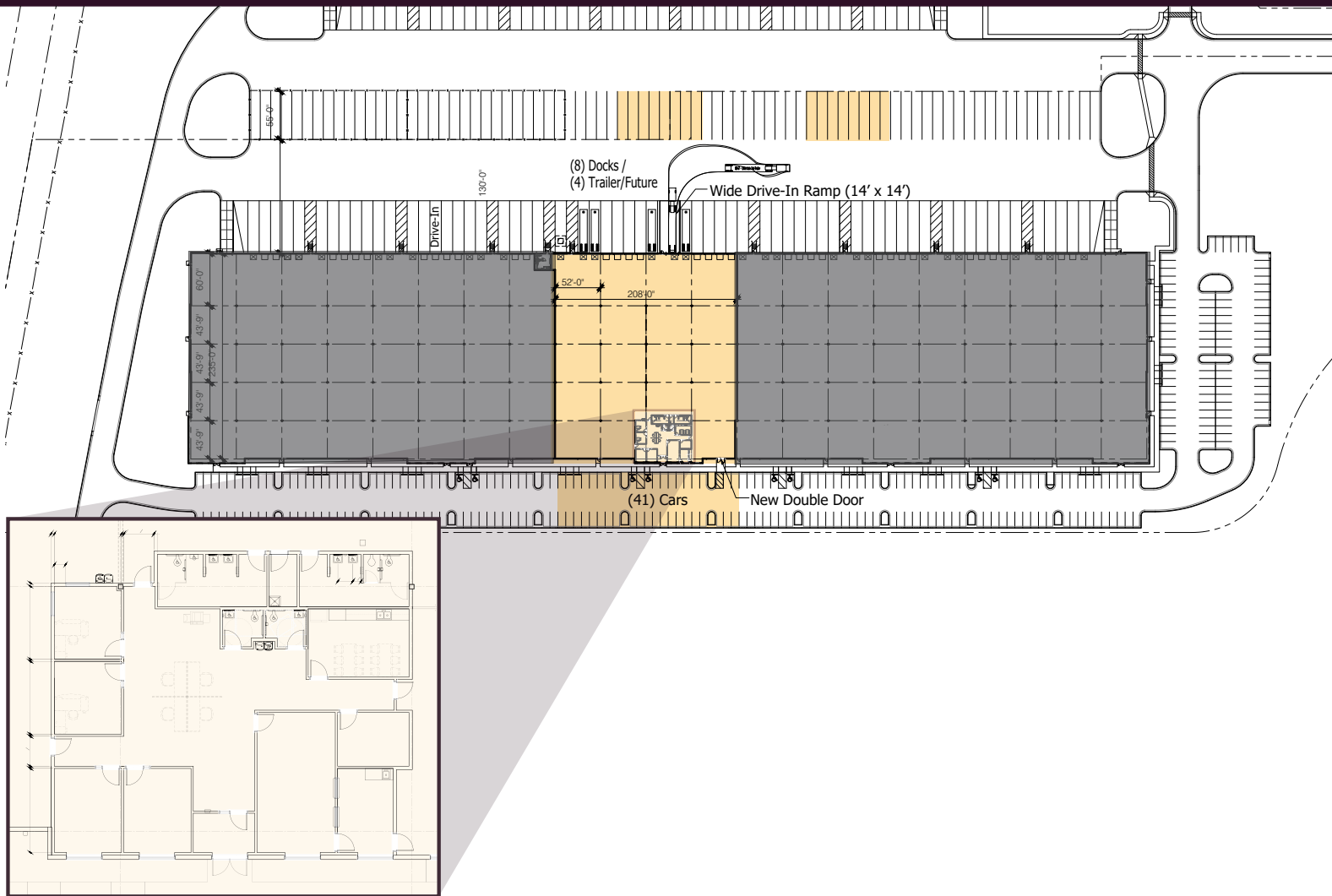
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NorthPoint  
DEVELOPMENT

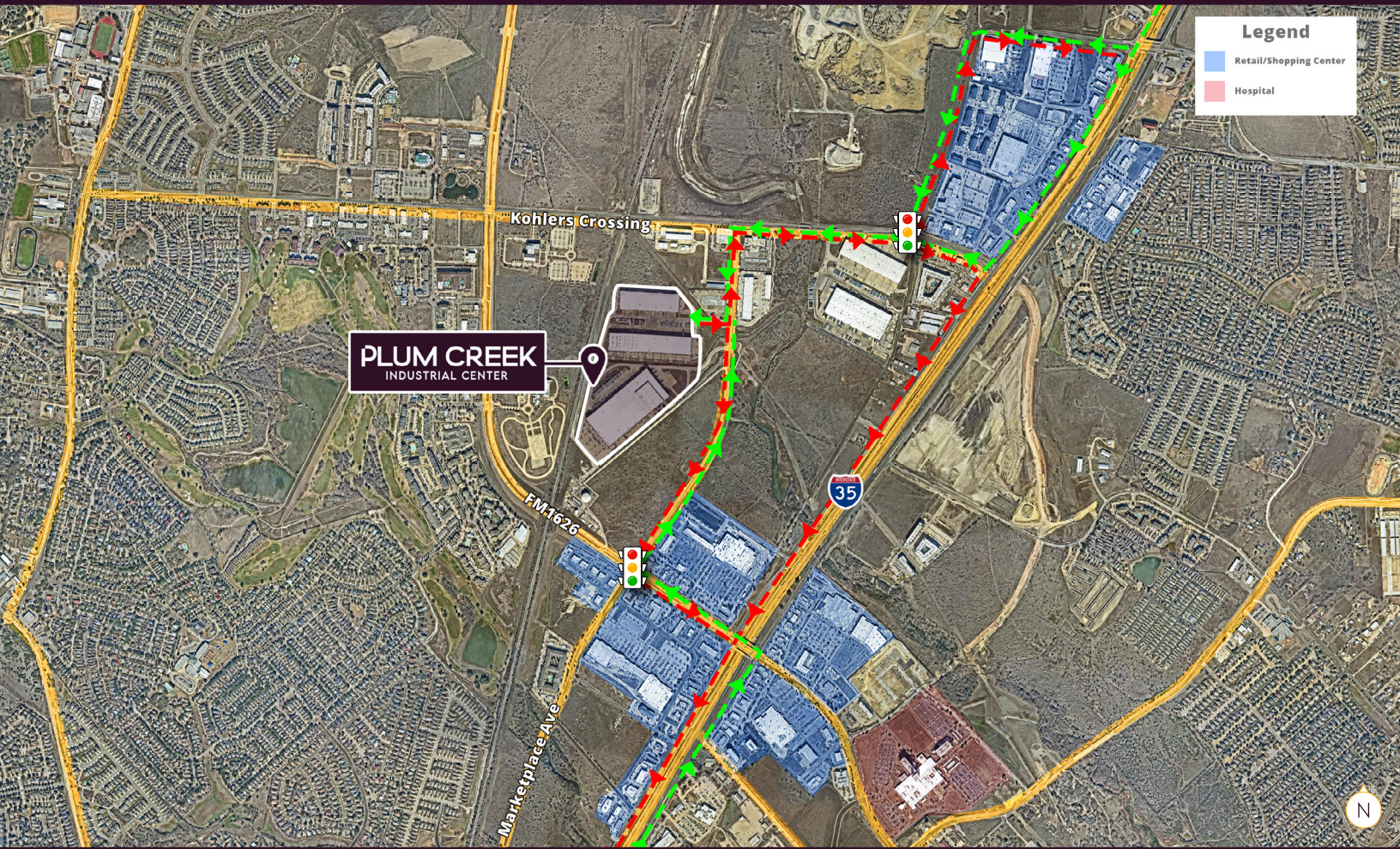
# BUILDING 2 SPECS



## BUILDING 2 FEATURES

<b>BUILDING SF</b>	258,884 SF: 49,337 SF Available	<b>SPEC OFFICE</b>	3,341 SF
<b>CLEAR HEIGHT</b>	36'	<b>DOCK DOORS</b>	8 (9' x 10'); Expandable to 13
<b>BUILDING DEPTH</b>	235' Deep	<b>DRIVE-IN DOORS</b>	1 (14' x 14')
<b>CONFIGURATION</b>	Rear Load	<b>TRAILER PARKING</b>	16 Stalls
<b>CONSTRUCTION</b>	Tilt-up Concrete	<b>AUTO PARKING</b>	41 Spaces
<b>COLUMN SPACING</b>	43'9" x 52' Typical	<b>FIRE PROTECTION</b>	ESFR
<b>SPEED BAY SPACING</b>	60' X 52'	<b>LIGHTING</b>	LED with Sensors
<b>TRUCK COURT DEPTH</b>	130'	<b>POWER</b>	480V 3-Phase, 1,000 Amps

# MASTER PLAN



## 1,000 Amps of 480V 3-Phase Power

Space is ready for advanced manufacturing requirements.



## Distribution Ready with 16 Trailer Stalls

Mechanical pit levelers on every door and a unique 14' x 14' drive-in.



## Class-A Industrial Building with 36' Clear Height

with full dock packages, LED lighting, and Class A finishes throughout.



## Abundant Retail and Entertainment Options Nearby

71 retailers within 1 mile of site.



## Prime Labor Market

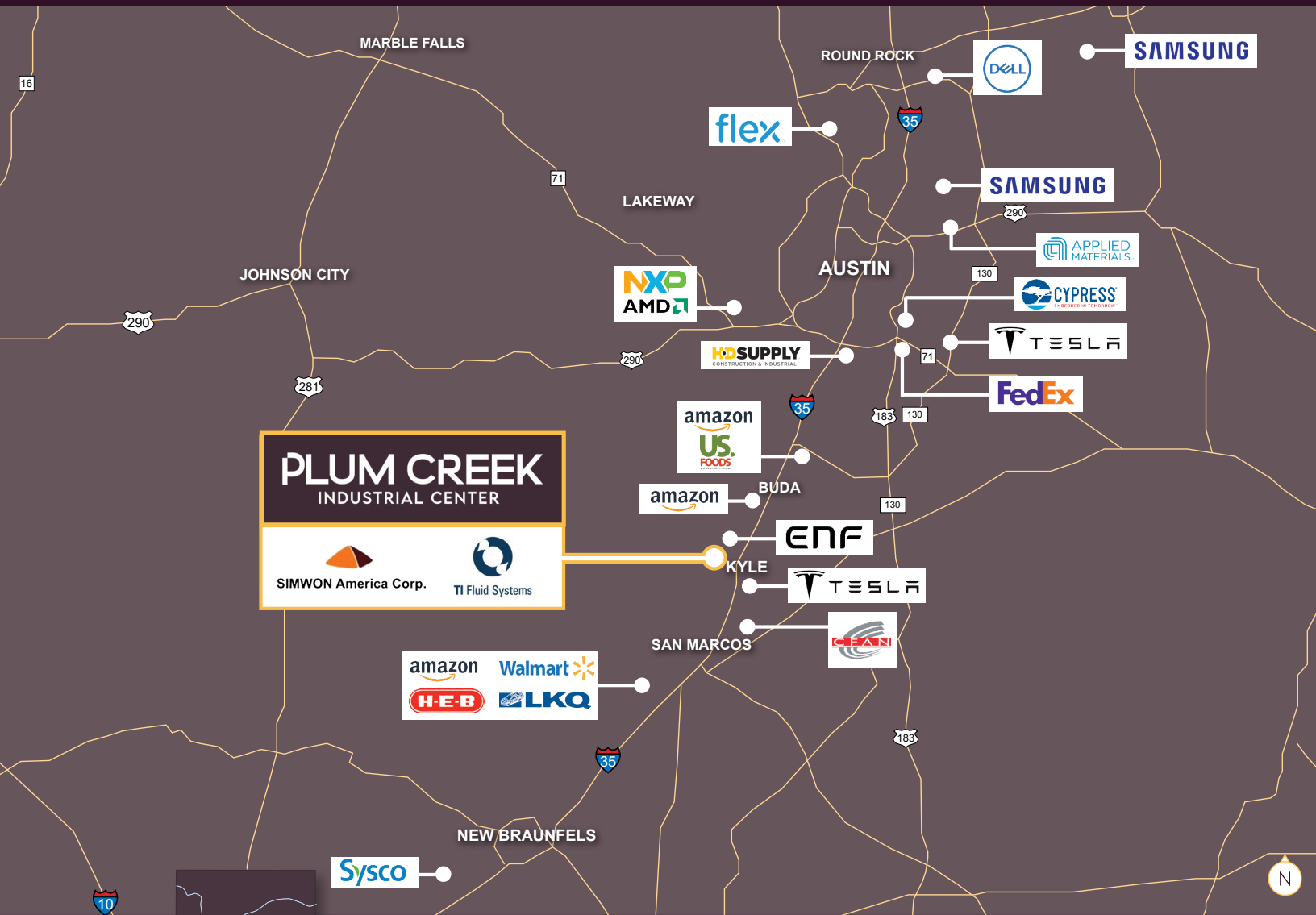
with a growing, affordable labor base in close proximity.



## Triple Freeport Tax Exempt

All three local taxing authorities (city, county, and school district) waive inventory taxes on eligible goods that move into and out of Texas within 175 days.

# LOCATION



## One Minute Access

to the I-35 Frontage Road



## Excellent Proximity to Tesla

Giga Texas is 27.7 miles and approximately 34 minutes from Plum Creek



## Strategically Located

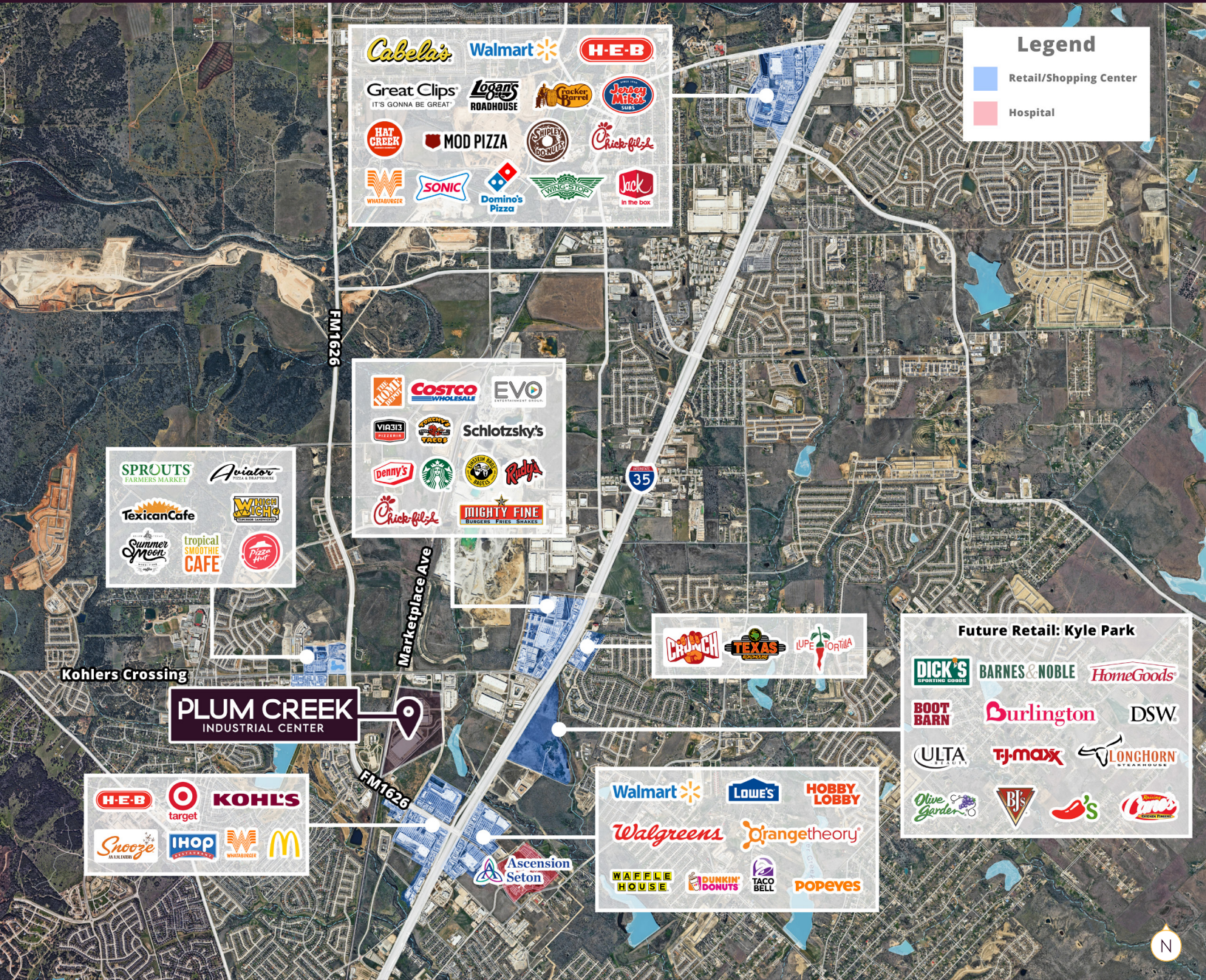
in the increasingly populated Austin-San Antonio Corridor (3.9 million residents)



## Proximity to Major Cities

Austin: 20 miles, 22 minutes  
 San Antonio: 61 miles, 1 hour  
 Houston: 177 miles, 2 hours 45 minutes  
 Dallas: 214 miles, 3 hours 15 minutes

# NEARBY RETAIL



**71 Retailers**  
within one mile



**6,055 Population**  
within one mile



**6 Shopping Centers**  
within one mile

# LABOR MARKET

## Labor Market Advantage

Plum Creek Industrial Center offers superior labor market fundamentals compared to other regional alternatives in the Austin metro. With a warehouse worker labor pool of nearly 55,000 people and a net surplus of 5,000 workers, the site delivers the workforce depth and availability that distribution, fulfillment, and advanced manufacturing operations require.

The 25-minute drive time catchment area features a 90% working age participation rate, a 3.1% unemployment rate, and more than 30,000 underemployed blue-collar workers actively seeking full-time opportunities. A robust pipeline of 36,000 part-time college students adds additional flexibility for shift-based staffing. Competitive wage rates further enhance the location's appeal for cost-conscious operators.

## Warehouse Worker Labor Pool Density



Location	Warehouse Worker Labor Pool	Labor Supply/Demand	Working Age Participation	Unemployment Rate	Blue Collar Underemployed	Avg. Forklift Operator Wage	Avg. Fulfillment Specialist Wage
<b>Plum Creek</b>	<b>54,128</b>	<b>+4,923 Surplus</b>	<b>90%</b>	<b>3.1%</b>	<b>30,026</b>	<b>\$19.54</b>	<b>\$16.47</b>
Southeast Austin, TX	27,949	-16,287 Deficit	96%	3.5%	30,167	\$25.09	\$20.40
San Marcos, TX	25,030	-1,743 Deficit	82%	3.6%	16,497	\$23.63	\$19.36
New Braunfels, TX	23,539	-2,394 Deficit	77%	3.8%	14,303	\$21.75	\$17.79

■ Better Conditions   
 ■ Moderate Conditions   
 ■ Less Desirable Conditions

## Plum Creek Advantages



**Large**

warehouse worker labor pool



**5,000**

regional warehouse labor supply/demand surplus



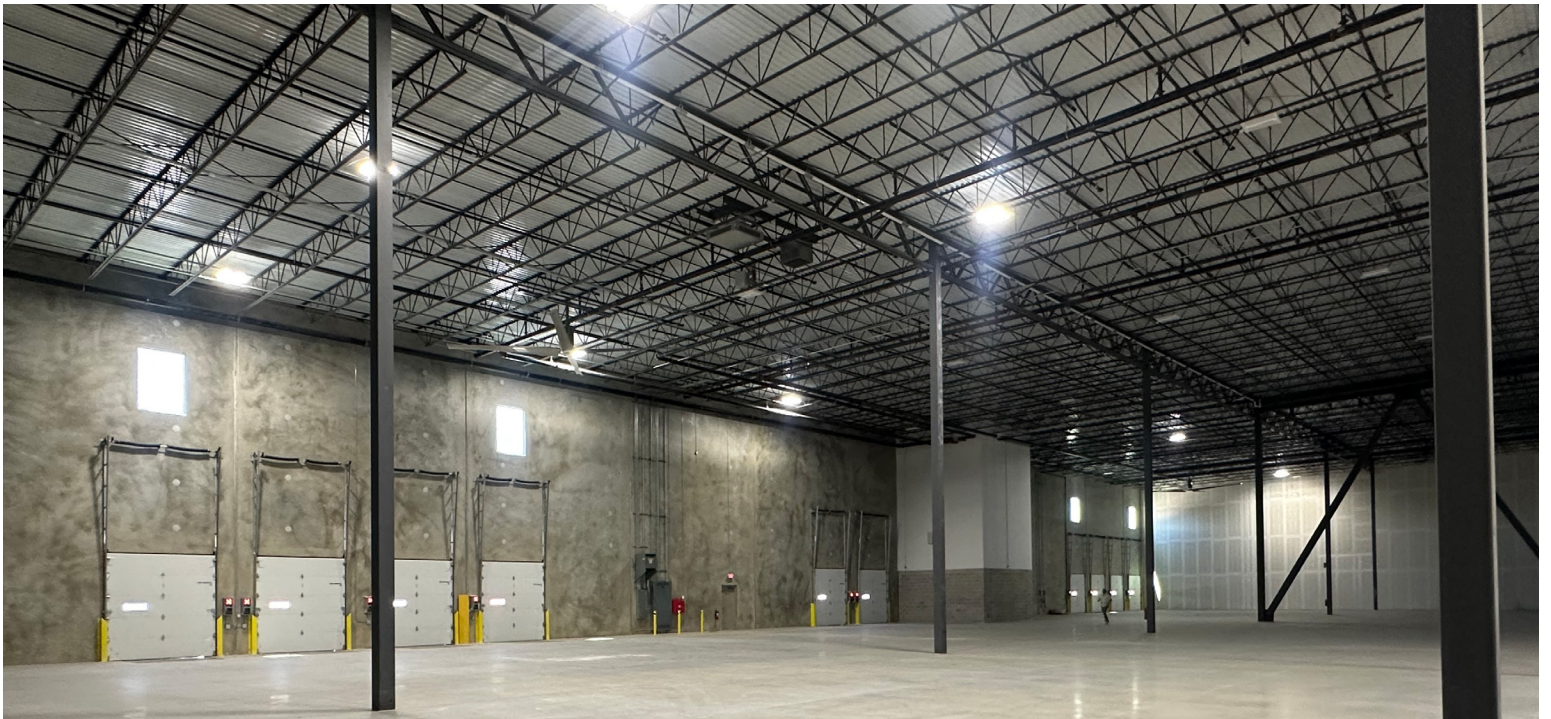
**Captive**

and local employee base



**High**

blue collar underemployment



*\*Disclaimer: sample building finishes shown*

# PLUM CREEK

## INDUSTRIAL CENTER

### LEASING CONTACTS

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