


WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,803 - 74,404 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

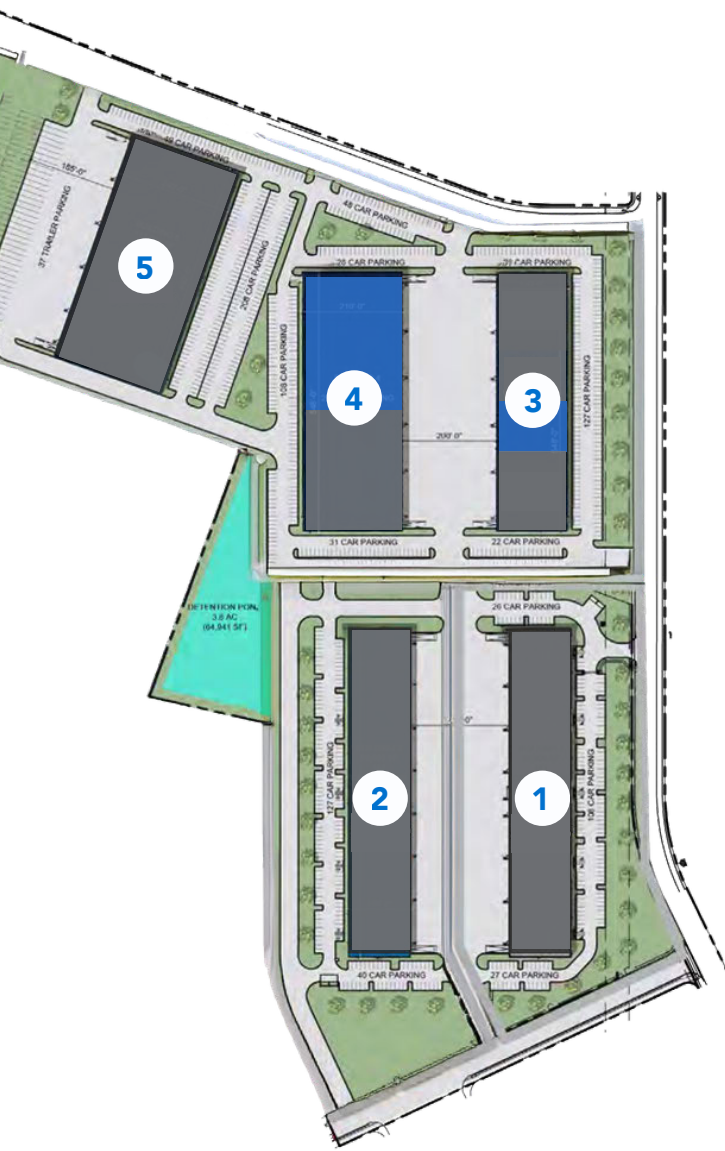
GREYSTAR™

 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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Whisper 35 is a multi-phase development offering up to +/-500,000 SF of Class A Industrial product. Located right off I-35 in the rapidly growing Hays County and I-35 Corridor, Whisper 35 offers a unique opportunity to serve both Austin and San Antonio, and everything in between.



BUILDING 1:
FULLY LEASED
90,000 SF

BUILDING 2:
FULLY LEASED
89,988 SF

BUILDING 3:
AVAILABLE
16,803 SF

BUILDING 4:
AVAILABLE
57,601 SF

BUILDING 5:
FULLY LEASED
117,936 SF



BUILDING 3: 82,077 SF

16,803 SF AVAILABLE

2,500 SF SPEC SUITE DELIVERED

+/-32' CLEAR HEIGHT

548' X 150' BUILDING DIMENSIONS

2.2/1,000 PARKING RATIO

BUILDING 4: 115,080 SF

57,601 SF AVAILABLE

+/-32' CLEAR HEIGHT

548' X 210' BUILDING DIMENSIONS

1.9/1,000 PARKING RATIO

BUILDING 3

BUILDING 3: 82,077 SF

TOTAL AVAILABLE SF: 16,803 SF

SPEC SUITE: +/-2,500 SF

150' BUILDING DEPTH

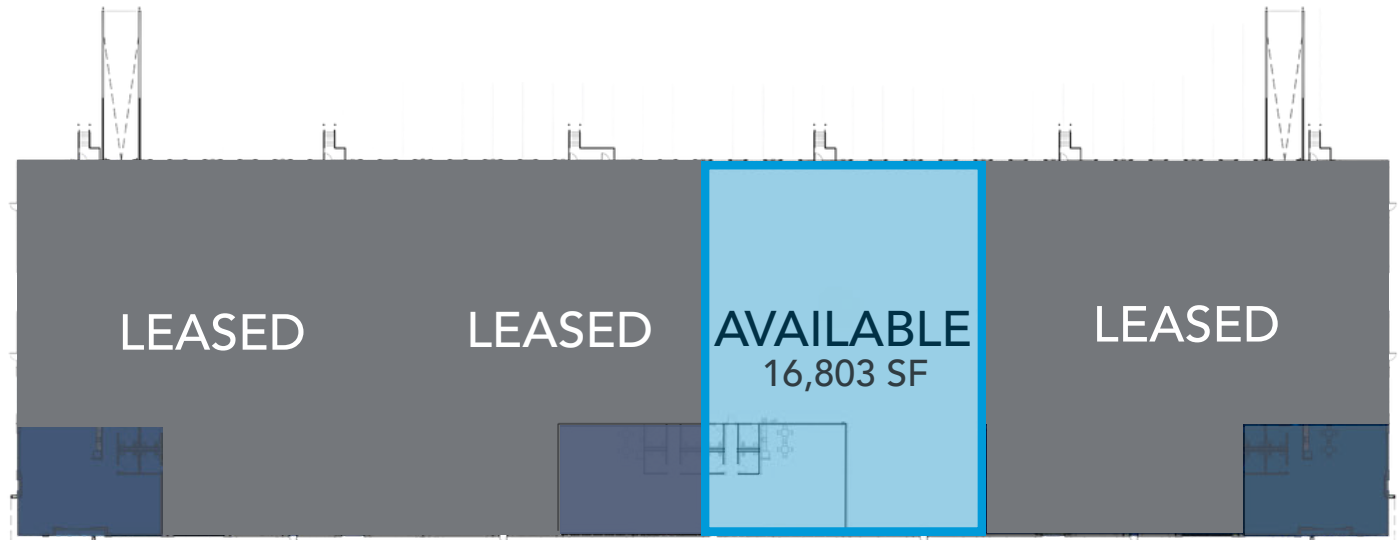
+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

6 DOCK-HIGH DOORS

RAMP CAN BE ADDED

2.2/1,000 PARKING RATIO



BUILDING 4

BUILDING 4: 115,080 SF

TOTAL AVAILABLE SF: 57,601 SF

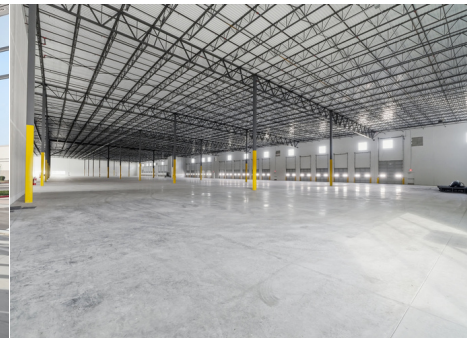
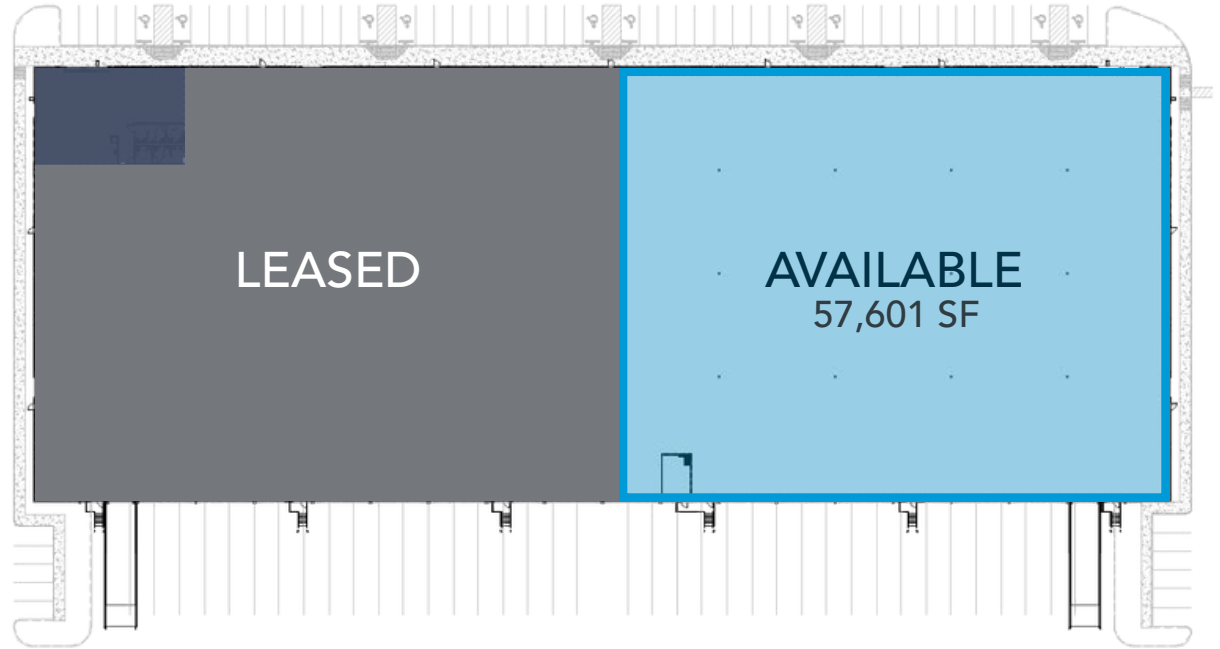
210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

DOCK HIGH/END CAP RAMPS

1.9/1,000 PARKING RATIO





EXIT RAMP TO
I35 FRONTAGE RD

This aerial map shows a highway interchange. A red line outlines a specific area containing several large industrial buildings. A blue line with arrows indicates the flow of traffic. Labels in white boxes with black text point to specific features: 'EXIT RAMP TO I35 FRONTAGE RD' at the top, 'ON RAMP TO NORTH I35 FRONTAGE RD' in the middle, and 'EXIT RAMP TO I35 FRONTAGE ROAD' at the bottom. Street names 'YARRINGTON RD', 'SUSURRO PKWY', 'FORTUNA RD', and 'OPPORTUNITY BLVD' are also labeled. The surrounding area includes residential neighborhoods, green fields, and several ponds.

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

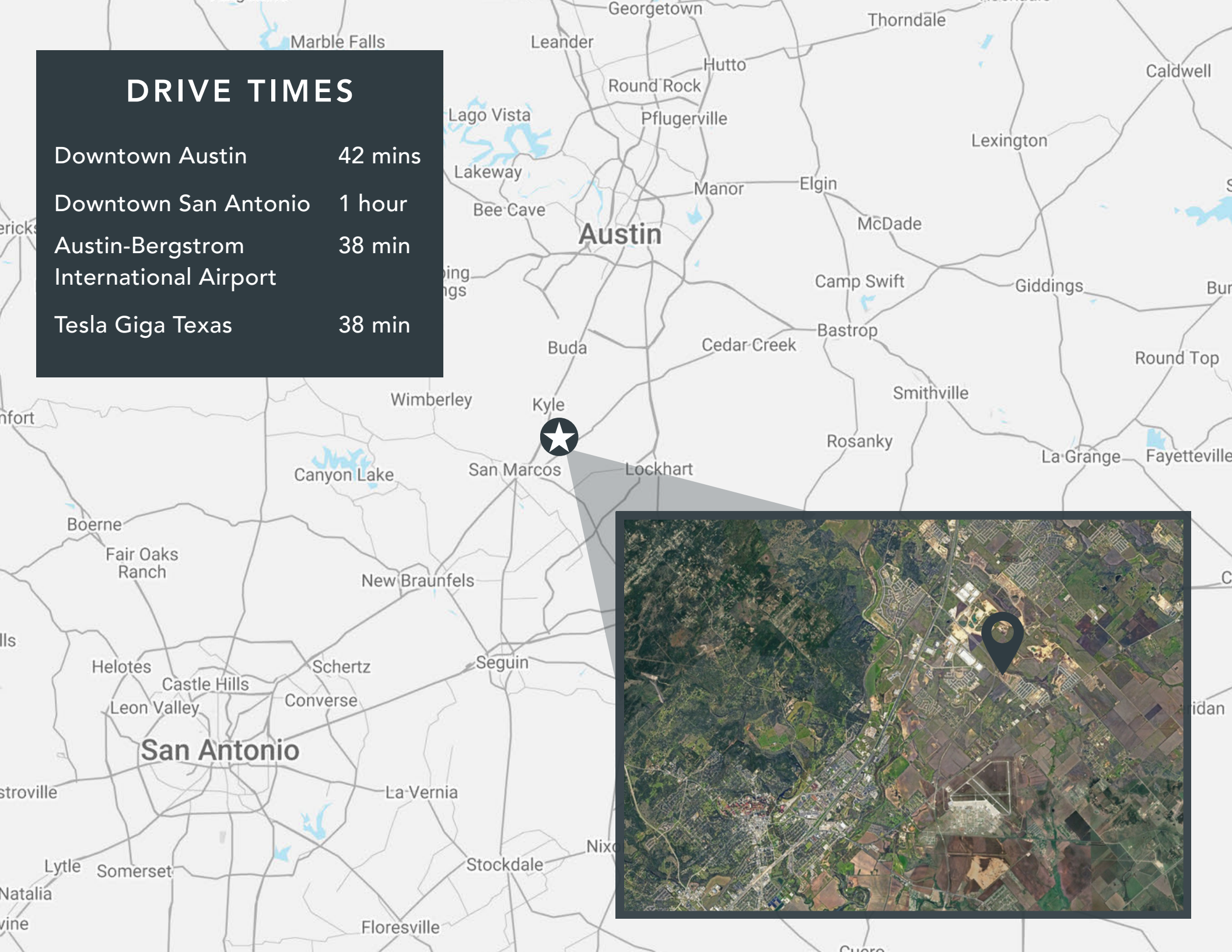
FORTUNA RD

OPPORTUNITY BLVD



DRIVE TIMES

Downtown Austin	42 mins
Downtown San Antonio	1 hour
Austin-Bergstrom International Airport	38 min
Tesla Giga Texas	38 min





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