

SPRINGBROOK SOUTH COMMERCE CENTER

LAND/
BUILD TO SUIT
SITES

25 ACRES AVAILABLE | up to 301,510 SF

18100 Schultz Lane, Pflugerville, TX 78660



- New Class-A Warehouses
- Current zoning for Light Industrial
- Ideal site for local and regional distribution



 **IDI Logistics**

STREAM



Springbrook South Commerce Center is a 25.35-acre park located within the City of Pflugerville. Current zoning is Light Industrial, which allows warehouse/light manufacturing uses as well as administrative/medical office, research/development, or technical school. We are pursuing LEED® Certification for Springbrook South Commerce Center.



ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



AVAILABLE SPACE

25 ACRES - up to 301,510 SF

Building Specifications:

BUILDING A

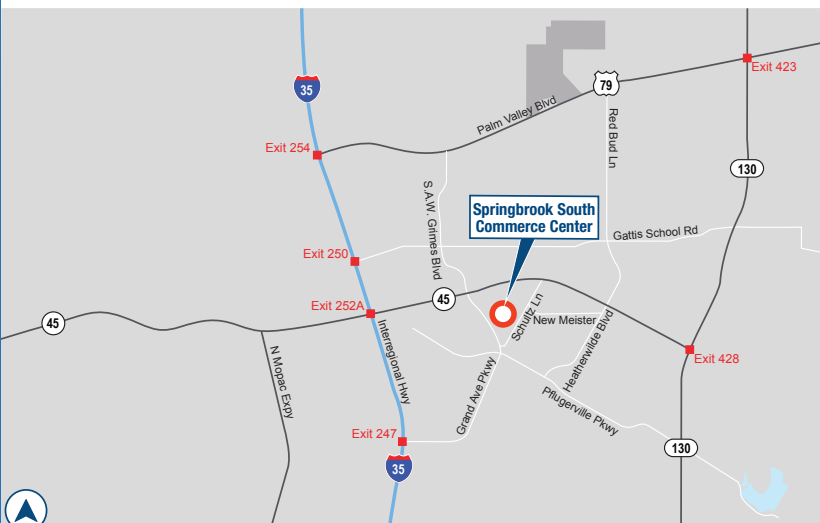
AVAILABLE SPACE:	15,120 SF to 44,150 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	324' x 140'
COLUMN SPACING:	40' x 54'
DOCK DOORS:	17
DRIVE-IN DOORS:	2
AUTO PARKING:	148 spaces
TRUCK COURT:	130'

BUILDING B

AVAILABLE SPACE:	22,680 SF to 74,000 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	540' x 140'
COLUMN SPACING:	40' x 54'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
AUTO PARKING:	163 spaces
TRUCK COURT:	130'

BUILDING C

AVAILABLE SPACE:	46,224 SF to 183,360 SF
CLEAR HEIGHT:	36'
DIMENSIONS:	864' x 214'
COLUMN SPACING:	52' x 54'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
AUTO PARKING:	277 spaces
TRAILER PARKING:	55 stalls
TRUCK COURT:	185'



PARK LOCATION

DRIVING DISTANCES

METRO AREAS

Round Rock4.8 miles
Downtown Austin21.6 miles
San Antonio103 miles
Houston163 miles
Dallas183 miles

MAJOR ROADS

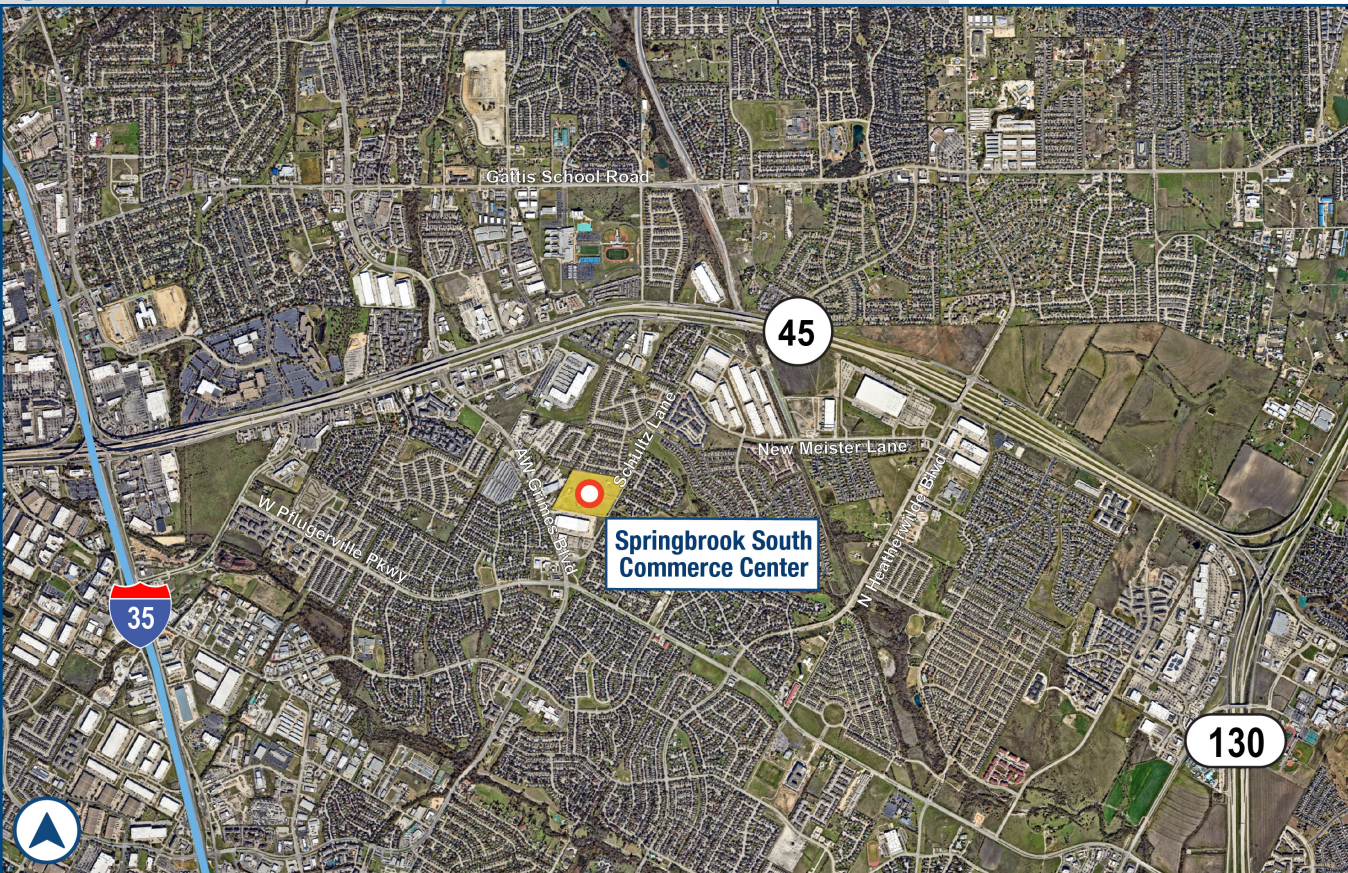
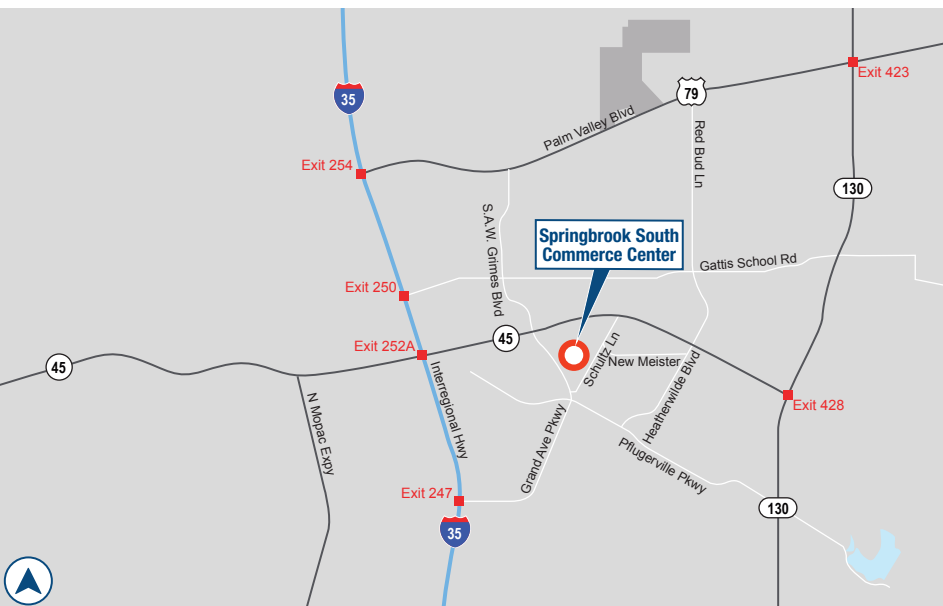
Hwy 451 mile
I-354 miles
Hwy 1303.6 miles
MoPac Expressway5.6 miles

AIR

Austin Executive Airport9.2 miles
Austin Int'l Airport26.8 miles

POINTS OF INTEREST

Dell World Headquarters3.1 miles
Samsung Austin Campus15 miles
The Domain12 miles
Univ. of Texas at Austin16 miles



For more information, or to set up a tour, please contact:

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[Learn More Here](#)



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