

SUNRISE COMMERCE CENTER BUILDING B

AVAILABLE
NOW

FOR LEASE | 59,274 SF AVAILABLE

2380 Oakmont Drive, Round Rock, TX 78665



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- New Class-A Warehouse
- Less than 1 mile from I-35
- Ideal site for local and regional distribution



 **IDI Logistics**

STREAM



Sunrise Commerce Center is a 37-acre master-planned park located less than one mile from I-35 in Round Rock, TX. This is IDI's newest development on the I-35 corridor. The park offers many amenities for prospective tenants including varying clear heights, trailer parking, and excellent ingress and egress to service the greater Round Rock and Austin Areas.



ABOUT IDI LOGISTICS

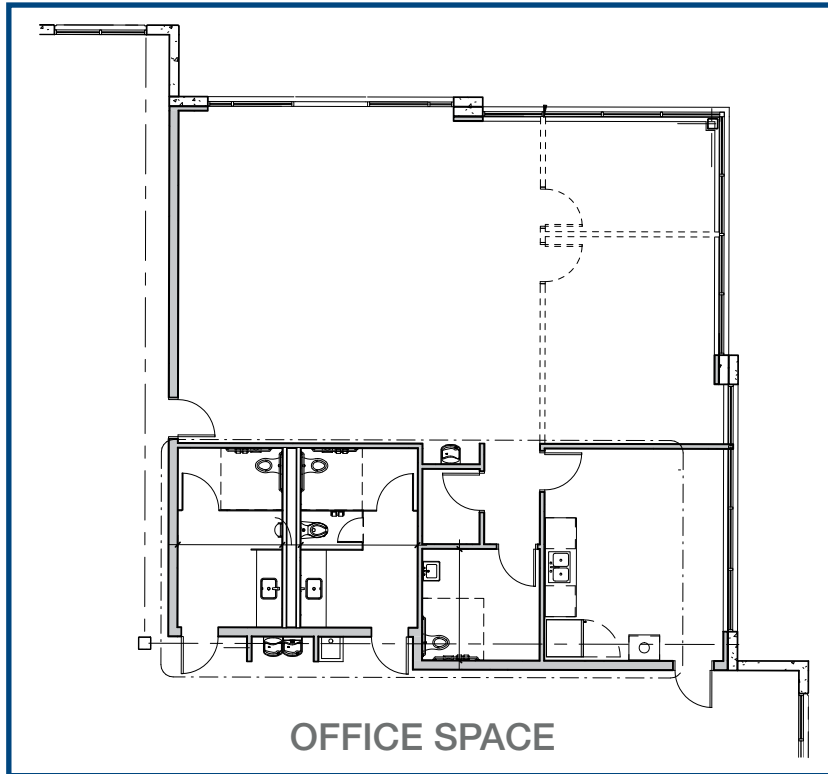
IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

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

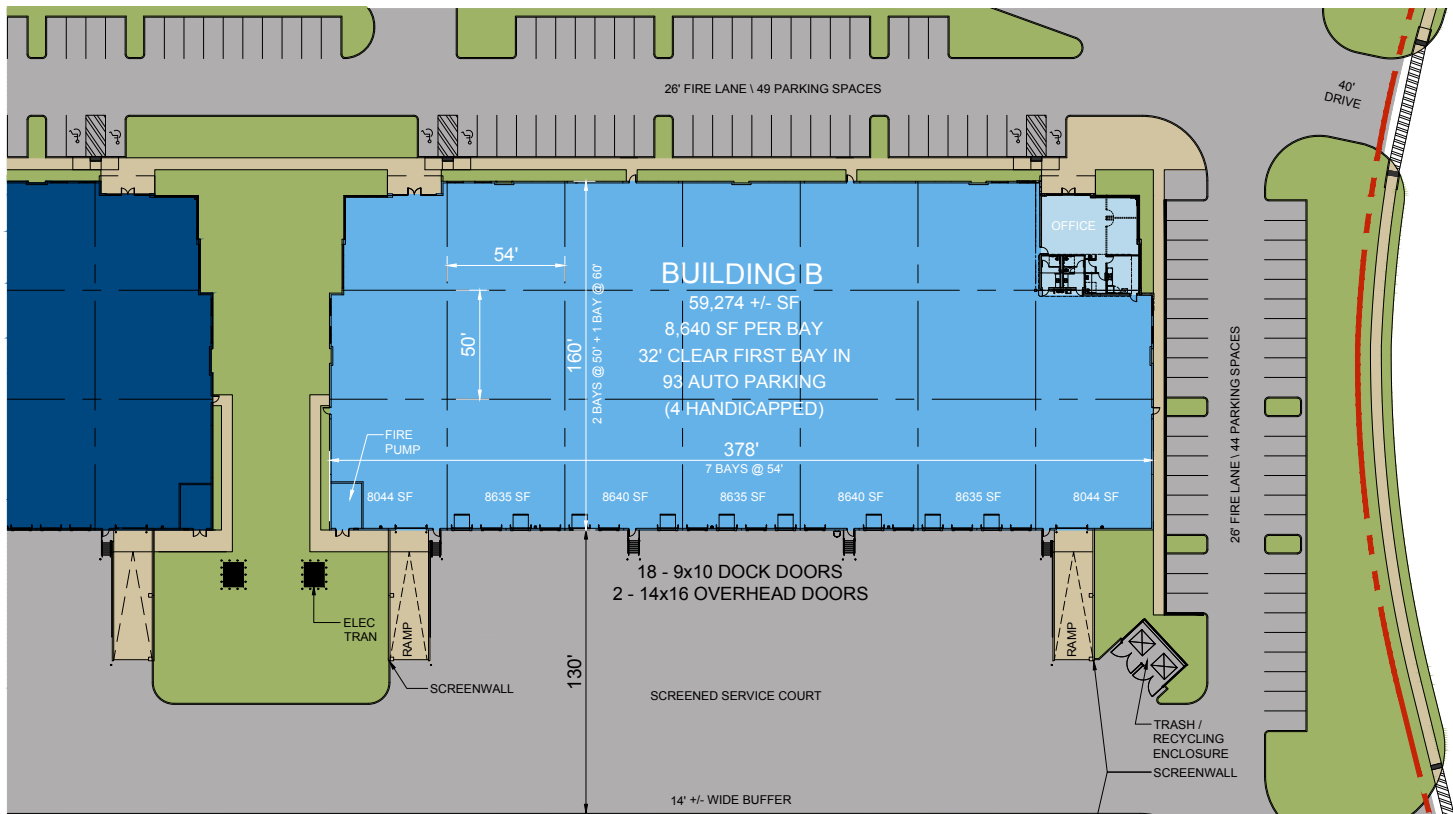


AVAILABLE SPACE

59,274 SQUARE FEET

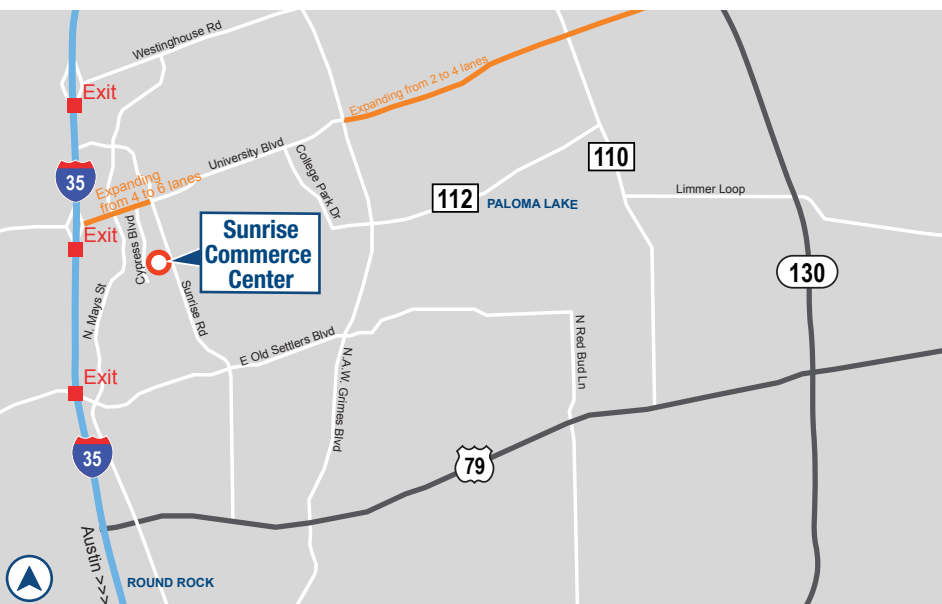


DIVISIBLE TO:	23,319 SF
OFFICE SPACE:	2,000 SF
CLEAR HEIGHT:	32'
DOCK DOORS:	18 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
DOCK PACKAGES:	9: 6' x 8' 40 lb. levelers
LOADING:	Rear-load
COLUMN SPACING:	54' x 50'
DIMENSIONS:	378' x 160'
TRUCK COURT:	130'
AUTO PARKING:	93 spaces
LIGHTING:	LED high bay lights with motion sensors
FIRE SPRINKLER:	ESFR
LEED® SILVER CERTIFIED	



PARK LOCATION

DRIVING DISTANCES



METRO AREAS

Downtown Austin	23 miles
San Antonio	117 miles
Houston	170 miles
Dallas	176 miles

MAJOR ROADS

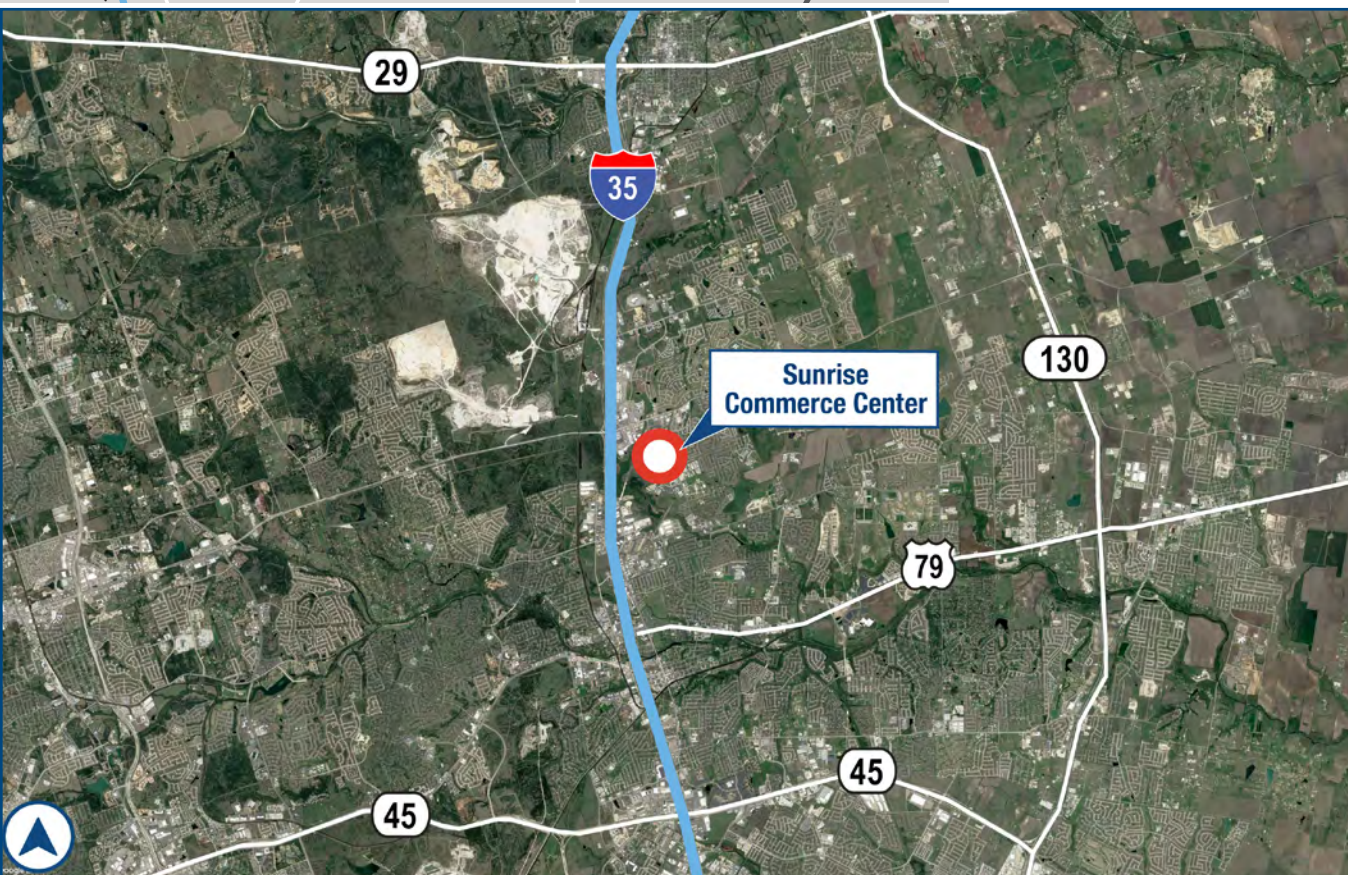
I-35	0.6 miles
Hwy 79	2.6 miles
Hwy 45	6.2 miles
Hwy 130	6.6 miles

AIR

Austin Executive Airport.....	17 miles
Austin Int'l Airport.....	28 miles

POINTS OF INTEREST

Dell World Headquarters.....	13 miles
The Domain.....	14 miles
Samsung Austin Campus.....	15 miles
Univ. of Texas at Austin.....	21 miles



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

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[Learn More Here](#)



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