

NORTHPARK35 BUILDING 9

A PROJECT BY TITAN DEVELOPMENT

DEVELOPED BY



LEASED BY



A 283K SF Industrial Building in
a Proven Location in Georgetown



205 Siena Peak Drive
Georgetown, Texas 78628



ABOUT THE BUILDING

BUILDING 9 OPPORTUNITY

283,390 SF Rear Load

CONSTRUCTION UNDERWAY

Groundbreaking: August 2026

Delivery: April 2027

HEAVY POWER CAPABILITIES

Up to 10MW available with future Georgetown Power substation going in on-site

AN ESTABLISHED INDUSTRIAL LOCATION

This building is part of NorthPark35, a premier Georgetown industrial development

IDEAL LOCATION & ACCESS

Strategically situated at the intersection of IH-35 and SH-130, with excellent access to both major thoroughfares

INCENTIVES

Triple Freeport Tax Exempt

EXPERIENCED DEVELOPER

Developed by Titan Development

FULL PARK SITE PLAN



CONSTRUCTION UNDERWAY

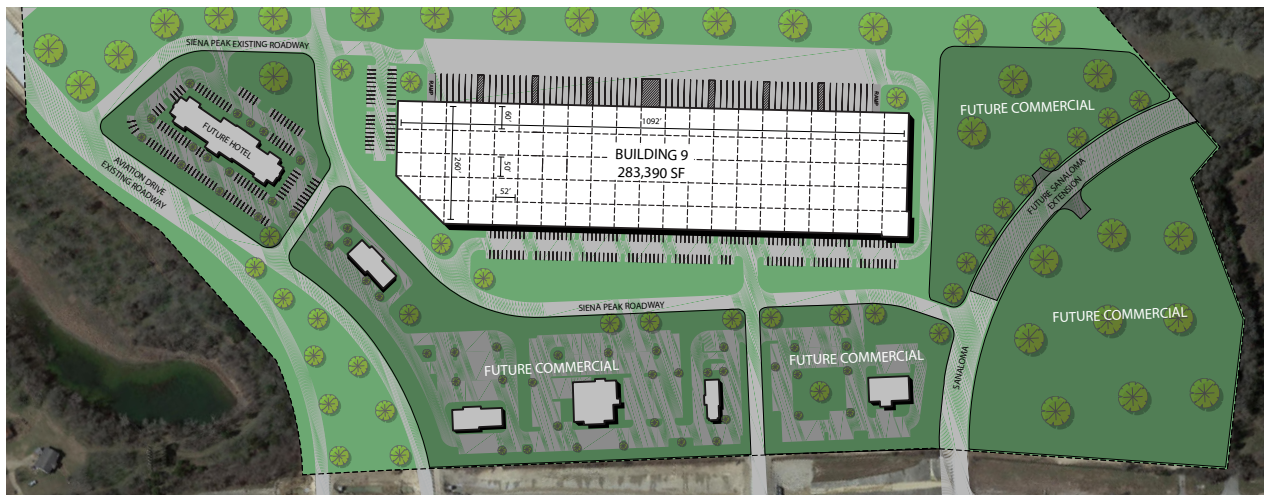
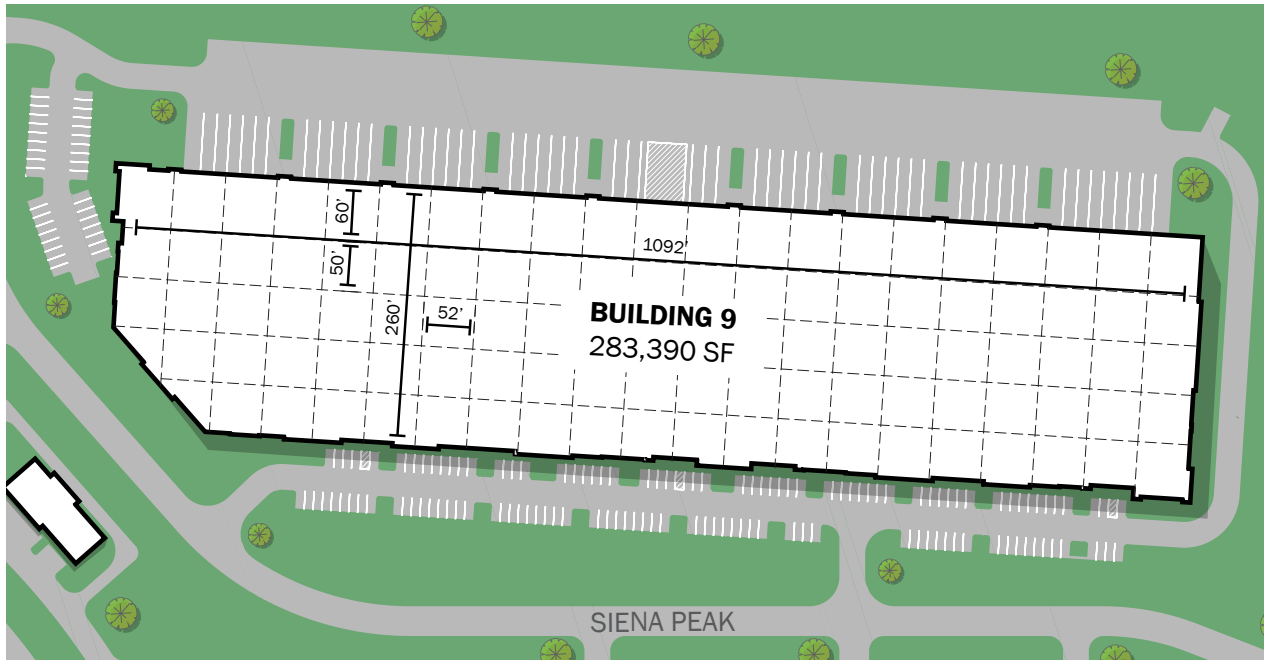
Photos from August 2026



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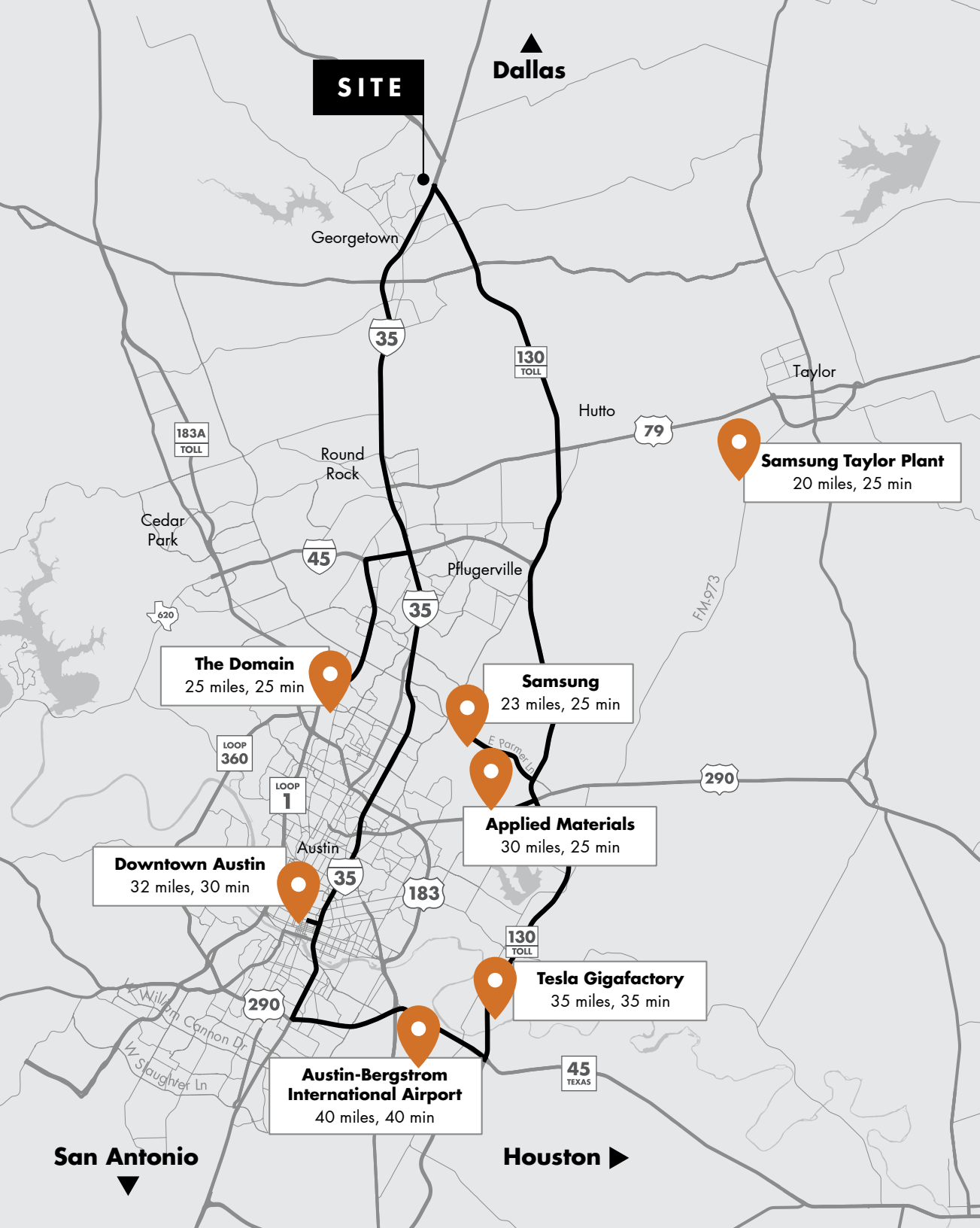
UNDER CONSTRUCTION

BUILDING 9



AVAILABLE SPACE	283,390 SF
DIVISIBLE TO	± 50,000 SF
BUILDING TYPE	Rear Load
BUILDING SIZE	260' x 1092'
COLUMN SPACING	52' x 50' Typical 60' Speed Bay
CLEAR HEIGHT	32'
RAMPS	2
DOCK DOORS	63
TRUCK COURT	135'
AUTO PARKING	174 Spaces
TRIPLE FREEPORT TAX EXEMPT	Yes
SPRINKLERS	ESFR
POWER	3,000 Amps (up to 10MW available)

BUILDING 9

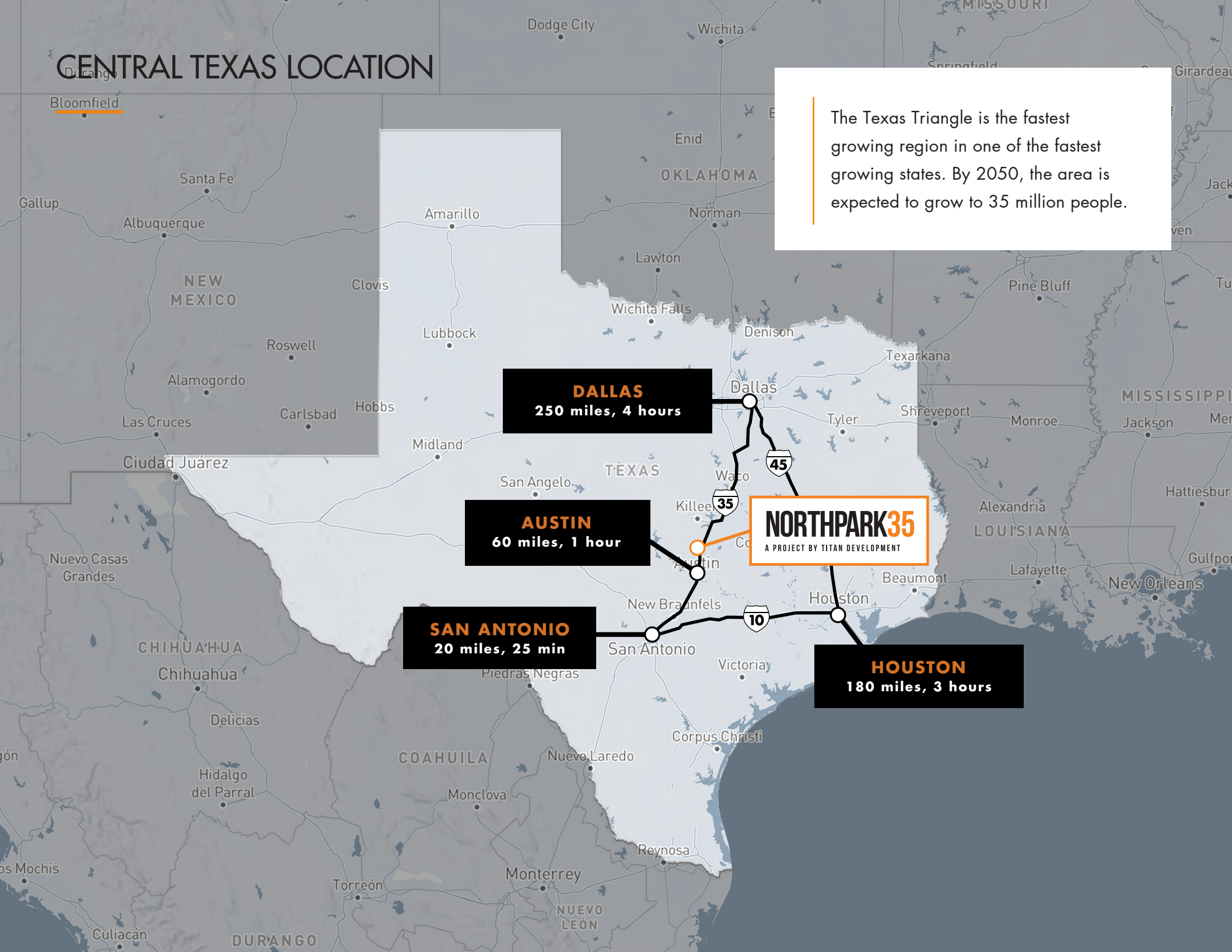


PROXIMITY

Destination	Distance	Drive Time
Round Rock	10 mi.	12 min.
Samsung (Taylor)	20 mi.	25 min.
Samsung (Austin)	23 mi.	25 min.
The Domain	25 mi.	25 min.
Applied Materials	30 mi.	25 min.
Downtown Austin	32 mi.	30 min.
Tesla Gigafactory	35 mi.	35 min.
Temple/Belton	35 mi.	30 min.
ABIA Airport	40 mi.	40 min.
San Antonio	110 mi.	1.5 hours
Dallas/Ft. Worth	165 mi.	2.5 hours
Houston	175 mi.	3 hours

CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.





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