

Prologis Northwest Depot

**READY-TO-GO
INDUSTRIAL SITE**



1204 BMC DR, CEDAR PARK, TX 78613



Ready from the Start

With a site that has cleared predevelopment and is ready to break ground, Prologis Northwest Depot offers a remarkable opportunity for businesses that think ahead. Combining advanced sustainable design with unrivaled highway connectivity, the site is strategically positioned in Cedar Park's industrial core, giving companies the power to move faster, expand smarter, and operate more efficiently. Additionally, the property benefits from Triple Freeport tax exemption and is located within a Foreign Trade Zone, providing significant financial advantages for businesses. With the ability to deliver in approximately 12 months from lease execution—timing that can be adjusted based on the level of tenant customization needed—Prologis Northwest Depot is designed to meet the evolving demands of modern industrial users.

Highlights



Build-to-suit opportunity



20 miles to Downtown Austin



Within 3 hours of Dallas, Houston and San Antonio



Access to Prologis Essentials Platform



Renewable energy and efficient design for a carbon-neutral facility

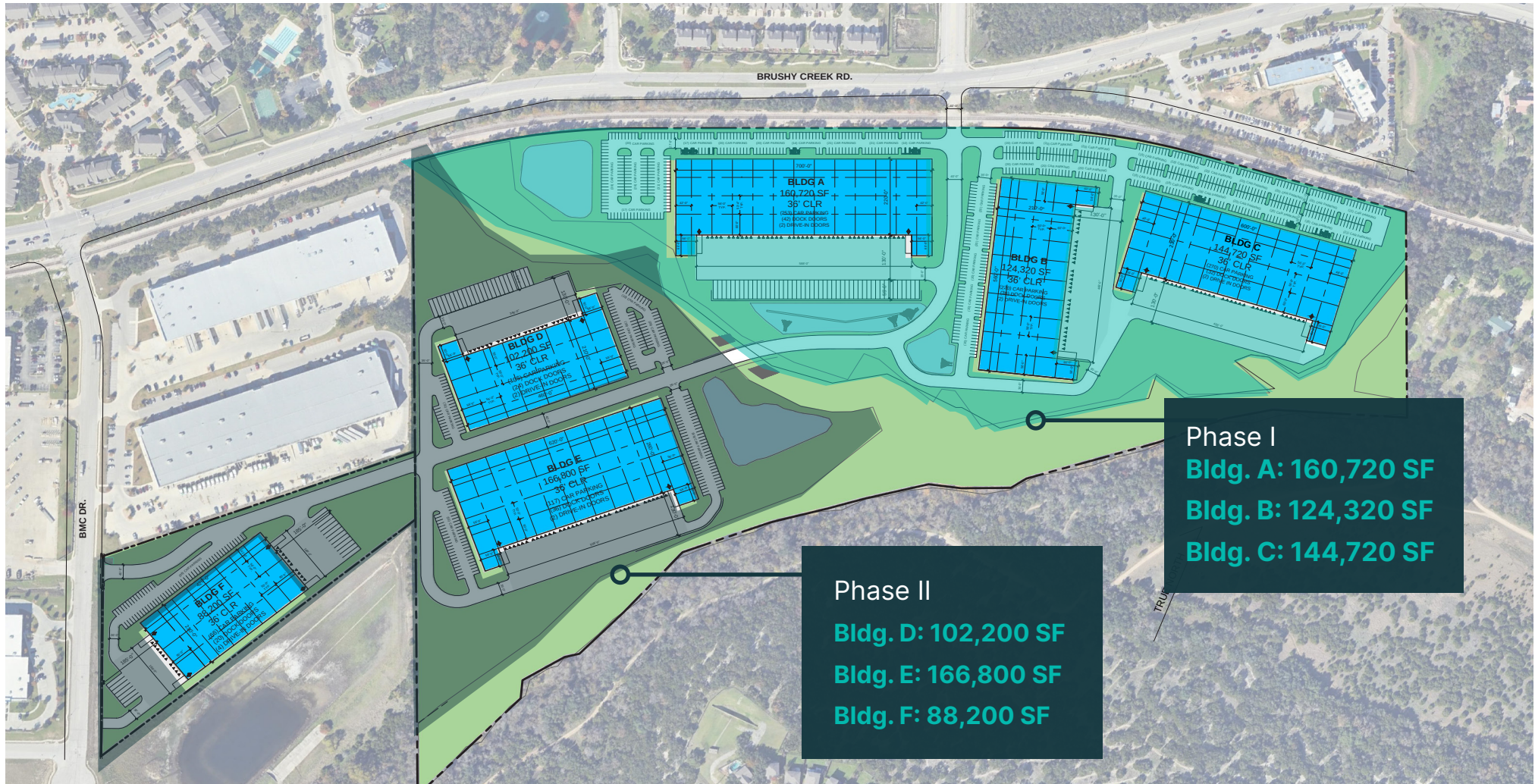


Direct access to I-35, Loop 1 and Hwy 45 via Hwy 183



Connected to a skilled and expanding workforce

Master Plan



Site Plan

PHASE I Building A: 160,720SF

Facility Specs

160,720 SF available

Build-to-suit office

36' clear height

56' x 50' typical column spacing

60' staging bays

40 dock doors

2 drive-in doors

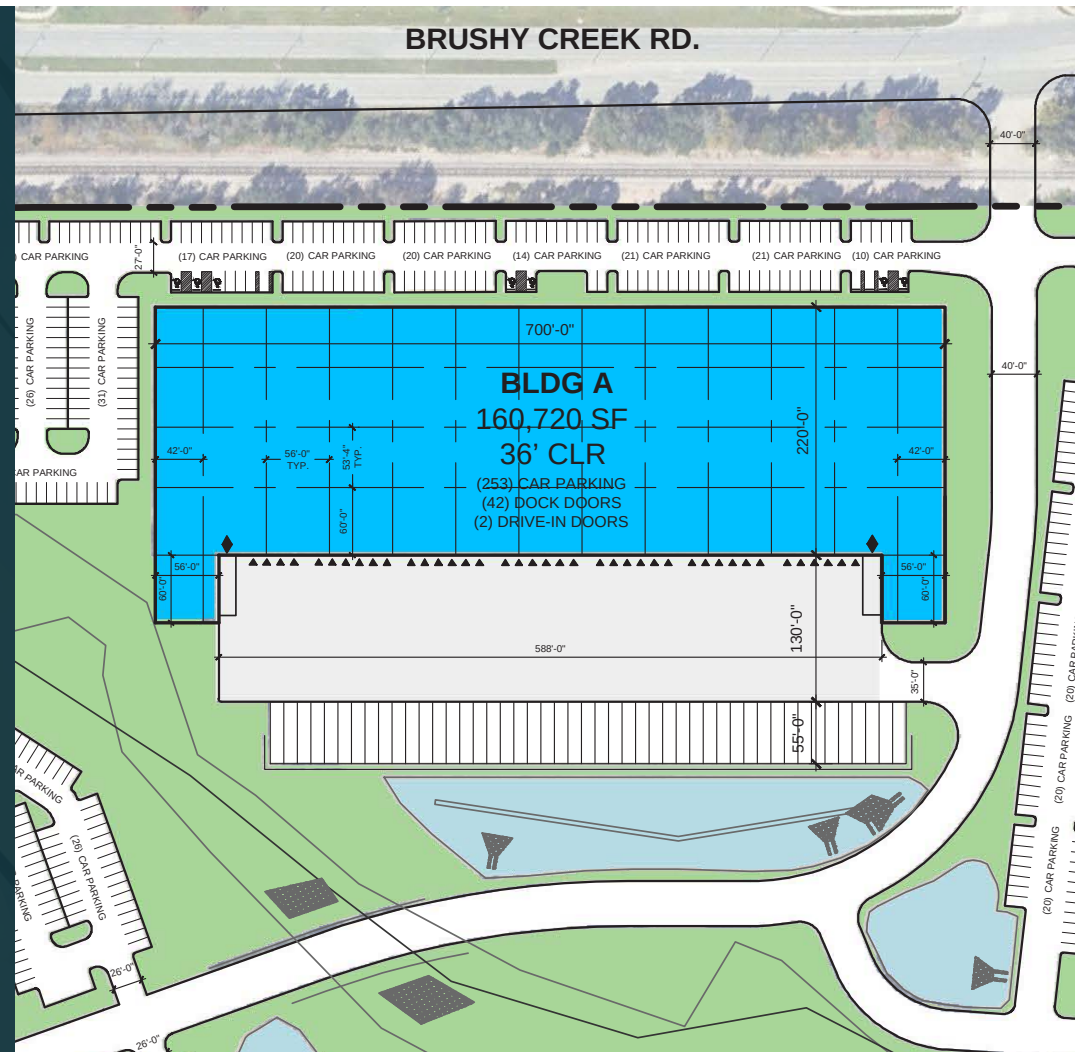
ESFR sprinkler system

253 car parking spaces

47 trailer parking spaces

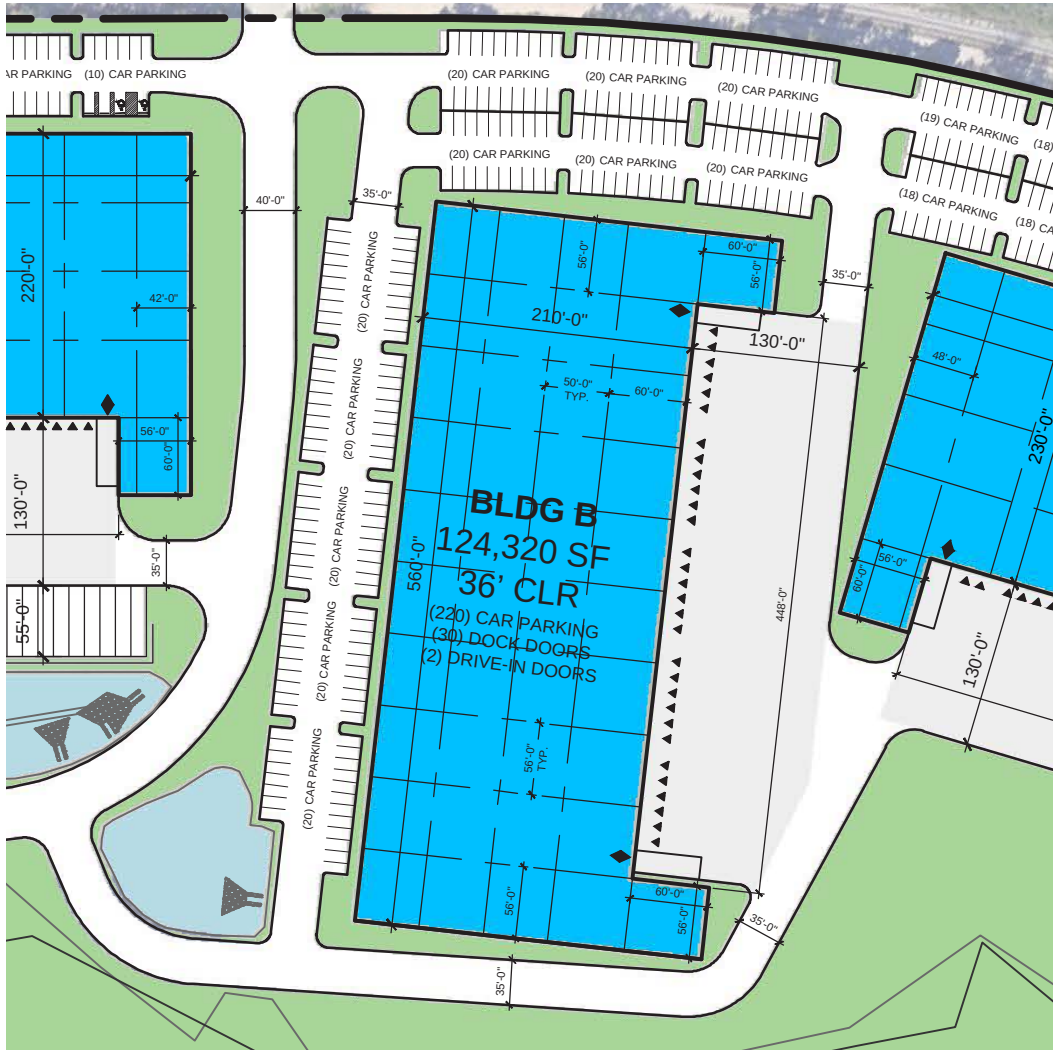
185' truck court

3,000 Amp 480/277V
3ph power to the shell



Site Plan

PHASE I Building B: 124,320 SF



Facility Specs

124,320 SF available

Build-to-suit office

36' clear height

56' x 50' typical column spacing

60' staging bays

30 dock doors

2 drive-in doors

ESFR sprinkler system

220 car parking spaces

130' truck court

3,000 Amp 480/277V 3ph power to the shell

Site Plan

PHASE I Building C: 144,720 SF

Facility Specs

144,720 SF
available

Build-to-suit office

36' clear height

56' x 57' typical
column spacing

60' staging bays

32 dock high doors

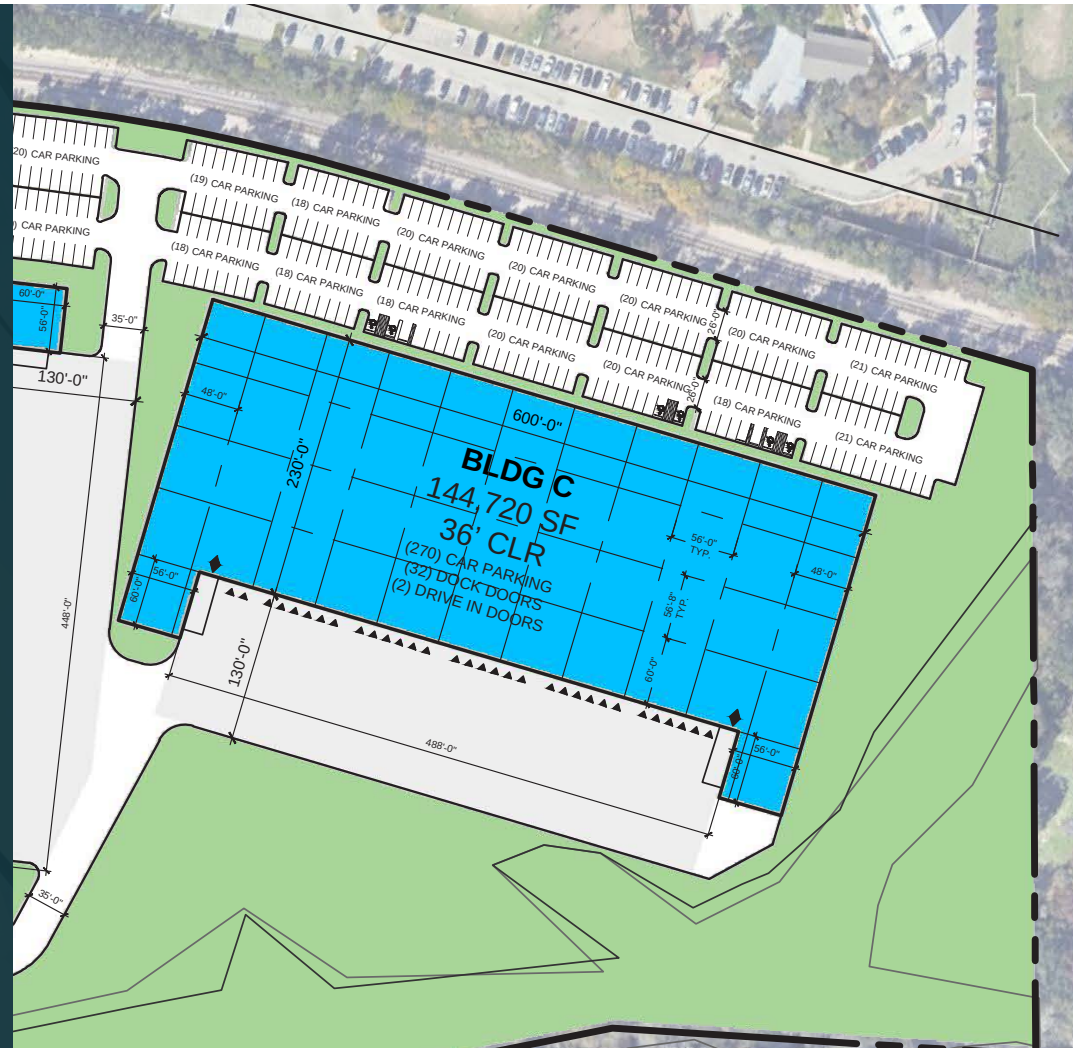
2 drive-in doors

ESFR sprinkler
system

270 car
parking spaces

128' truck court

3,000 Amp 480/277V 3ph power to the shell



Prologis Essentials

Powered by Prologis' global strength, the Essentials platform delivers bold solutions that help fulfillment centers conquer challenges, adapt fast and lead with confidence.



Operations

- » Forklifts and Aerial Equipment
- » Racking and Mezzanines
- » Conveyors and Pick Modules
- » Generators
- » Fans and Cooling Systems
- » Office Furniture and Design
- » Dock Doors and Levelers
- » Moving & Relocation
- » Liquidation
- » Rack Buy-Back



Energy & Sustainability

- » SolarSmart
- » Energy Storage / Resale
- » Smart Metering
- » Energy and Carbon Management
- » Carbon Credits / Offsetting
- » Renewable Energy Credits
- » Power Purchase Agreements
- » Smart Lighting
- » LED Retrofits
- » Energy Efficiency Retrofits
- » Innovation in Sustainable Logistics



Mobility

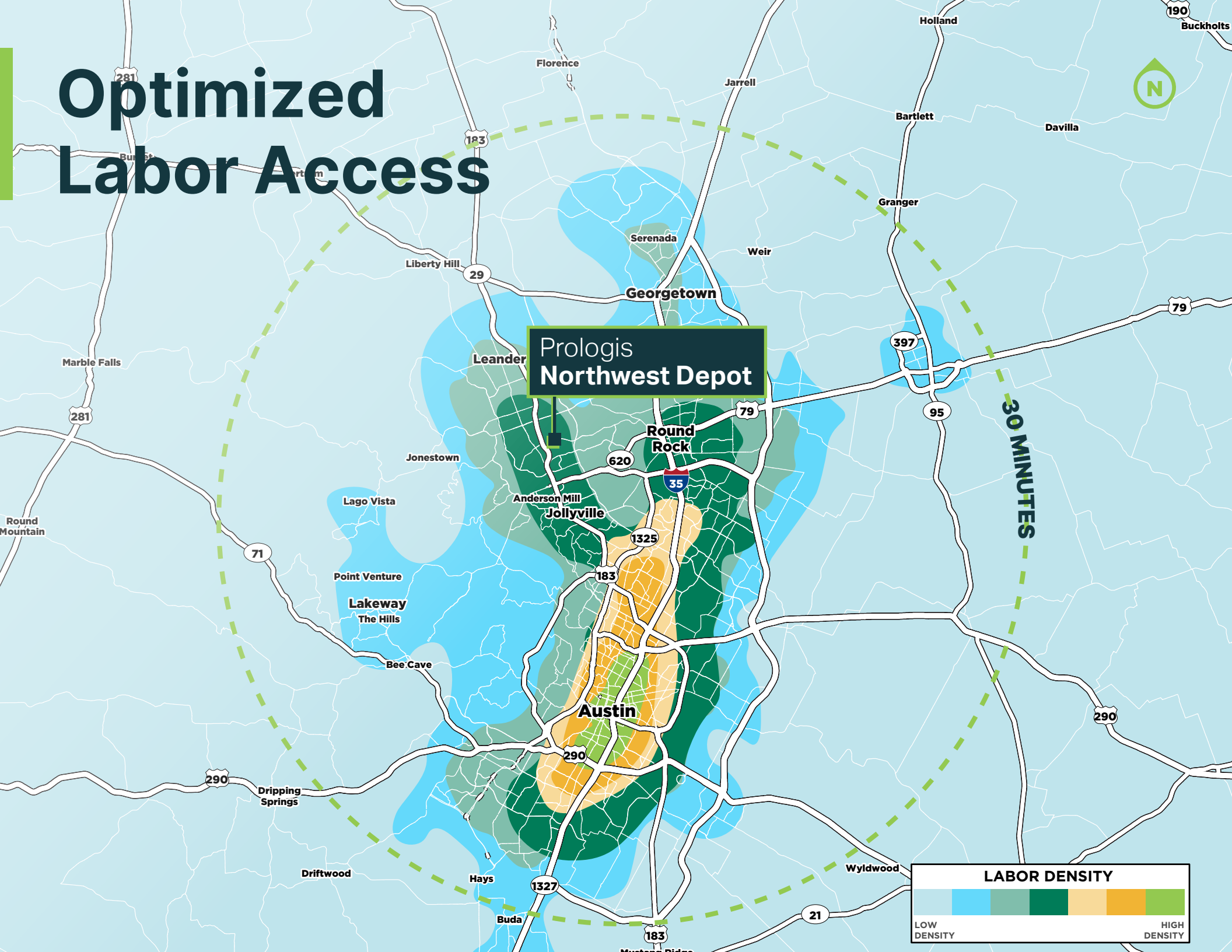
- » EV Charging
- » Fleet Electrification
- » Autonomous Yard Trucks
- » Freight Marketplace
- » Last Mile Routing
- » Fleet Management



Workforce

- » Robotics and Automation
- » Prologis CWI
- » Training & Certification
- » Productivity & Safety Wearables
- » Talent Hiring & Retention Platform

Optimized Labor Access



Texas-Sized Access

Control your distribution with seamless connectivity to Texas' biggest economic hubs, all within a single day's drive.

Destinations

Austin:
18 mins

Corpus Christi:
3 hrs 30 mins

Dallas:
2 hrs 45 mins

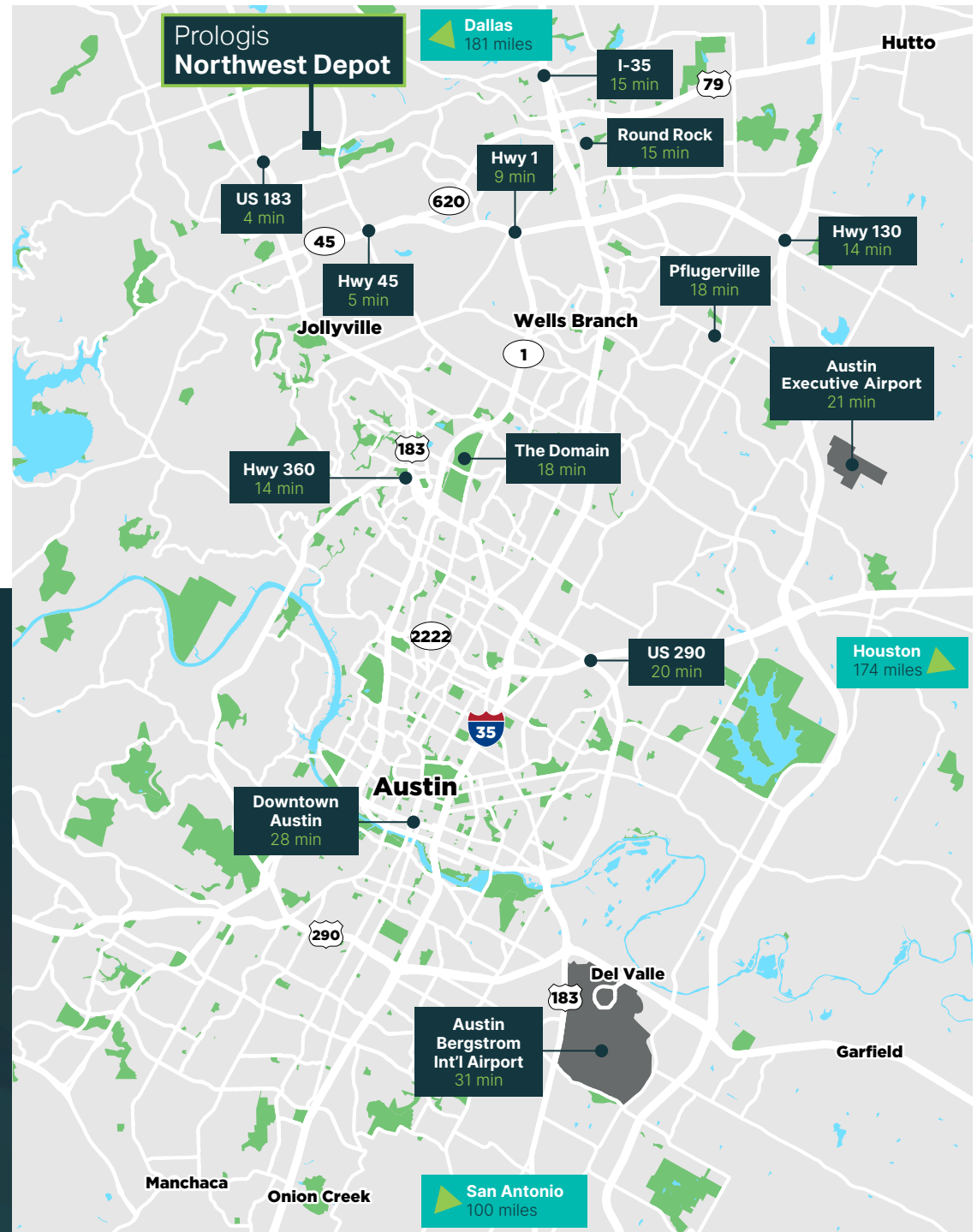
El Paso:
8 hrs 50 mins

Fort Worth:
2 hrs 40 mins

Houston:
2 hrs 40 mins

Laredo:
3 hrs 50 mins

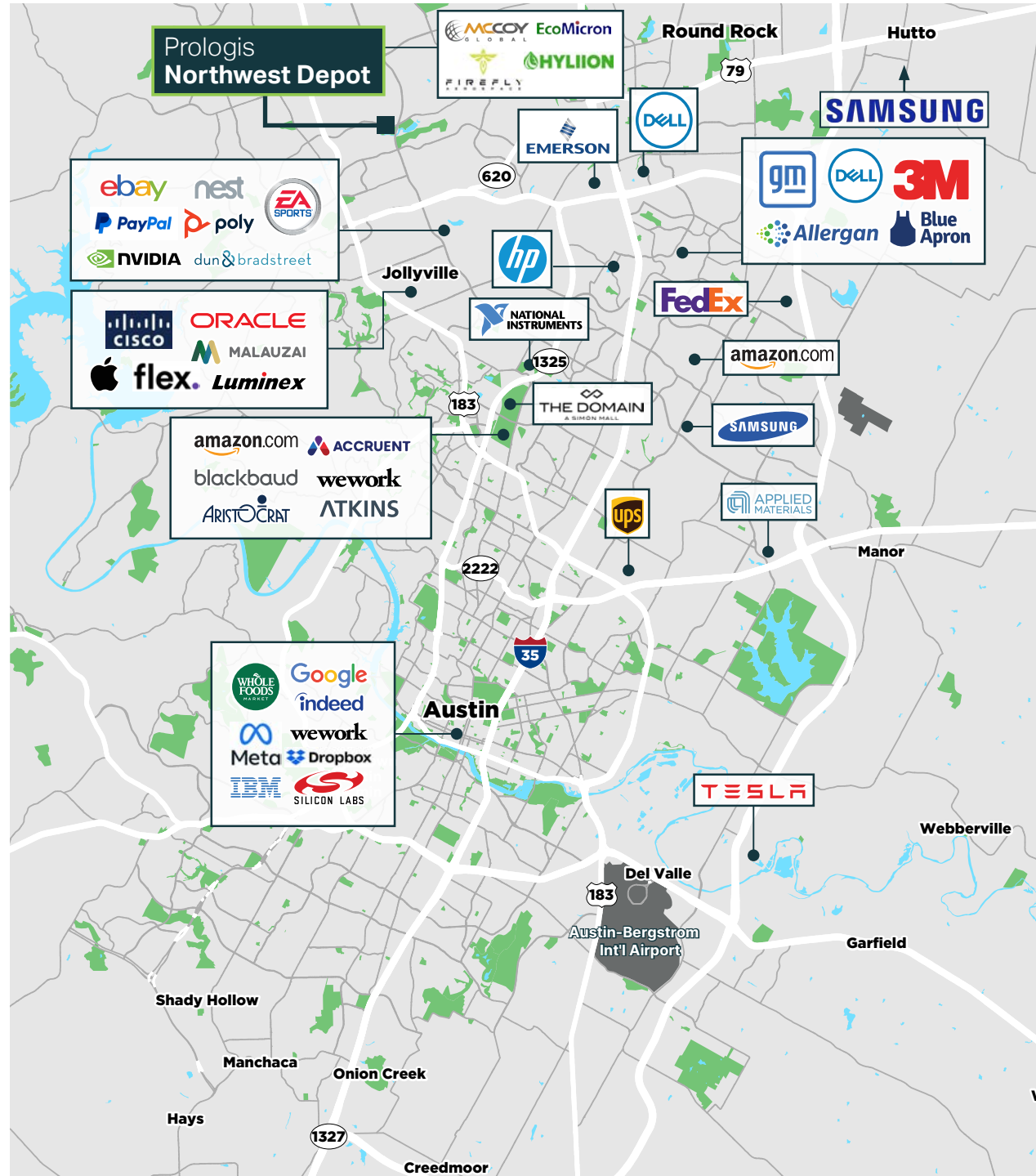
San Antonio:
1 hr 30 mins



Where Leaders Build

From well-established headquarters to pioneering startups, the greater Austin region is a hub for companies shaping the future of aerospace, defense, manufacturing and technology.

This vibrant ecosystem provides the premier environment for businesses to innovate, collaborate, and drive the industries of tomorrow.



Austin MSA Benefits

2020 Total Population

2,283,371

2024 Total Population

2,550,817

2024 Total Daytime Population

2,563,311

Average Household Income

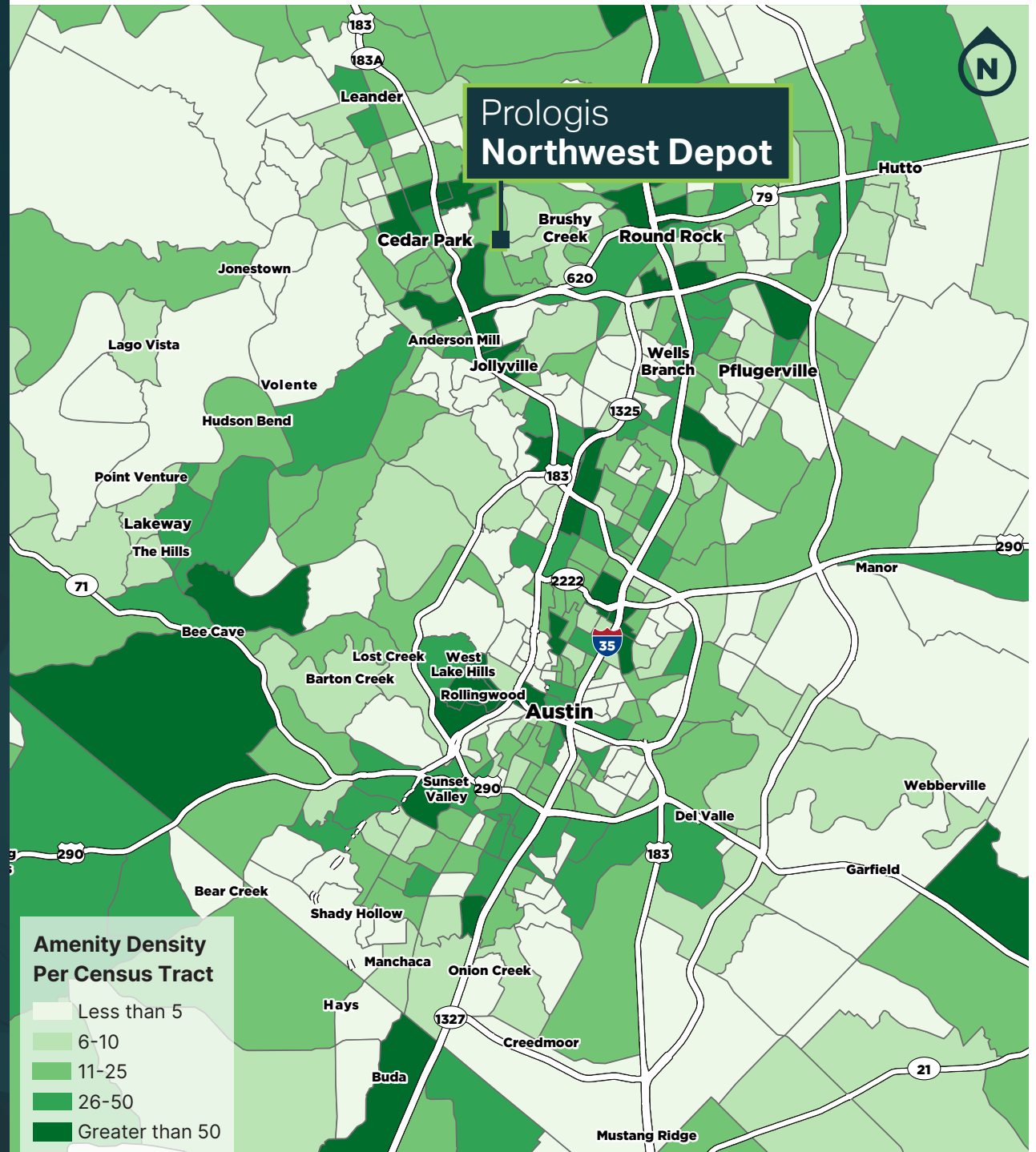
\$139,662

Bachelor's Degree

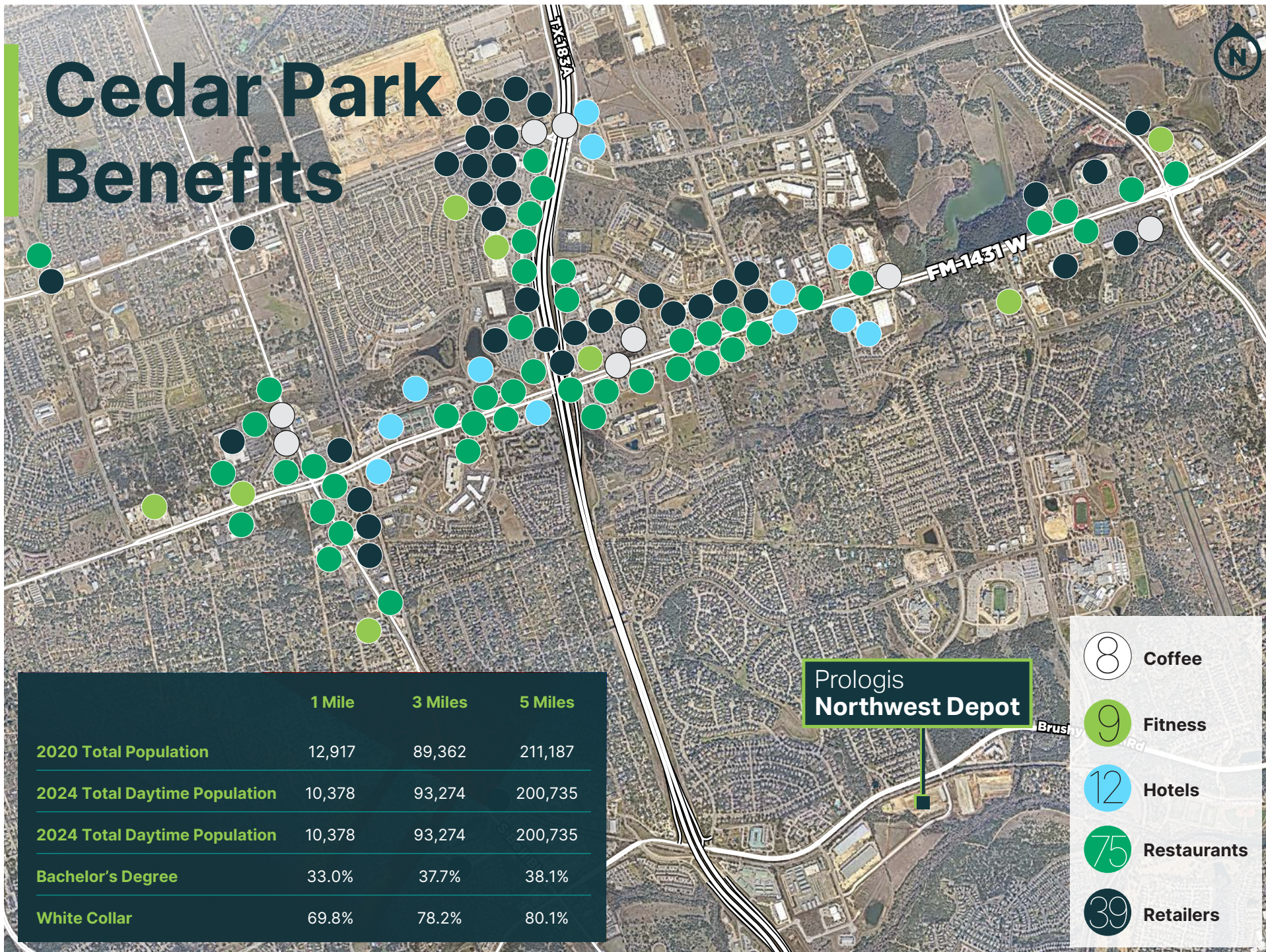
33.1%

White Collar

71.9%



Cedar Park Benefits



Where Talent Meets Ambition

Your next phase of growth starts with the right people. Cedar Park gives you access to a skilled workforce supported by nearly 50 colleges and universities within 50 miles, ensuring your business is always equipped for what's next.



#11 Best City to Do Business in Texas

30-Minute Drive Radius



\$145,091

**Average
Household Income**



605,241

**College Educated
Population**



1,587,954

**Total
Population**

Stability You Can Build On

Prologis leads the way in global logistics, delivering smarter, more resilient supply chain solutions. As the top owner and developer of modern logistics real estate, Prologis provides integrated services that drive efficiency and performance.

Prologis Northwest Depot

For more information, contact:

BRIAN LIVERMAN

Executive Director

Direct: +1 512 814 3402

brian.liverman@cushwake.com

MATT JACOBS

Director

Direct: +1 512 222 0960

matthew.jacobs@cushwake.com

WHITNEY WILLIAMSON

VP, Market Officer

Direct: +1 972 884 9244

wwilliamson@prologis.com

