

SUNRISE COMMERCE CENTER BUILDING A

AVAILABLE
NOW

FOR LEASE | 175,172 SF AVAILABLE

3800 Sunrise Road, Round Rock, TX 78665



[View Virtual Tour](#)

- 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

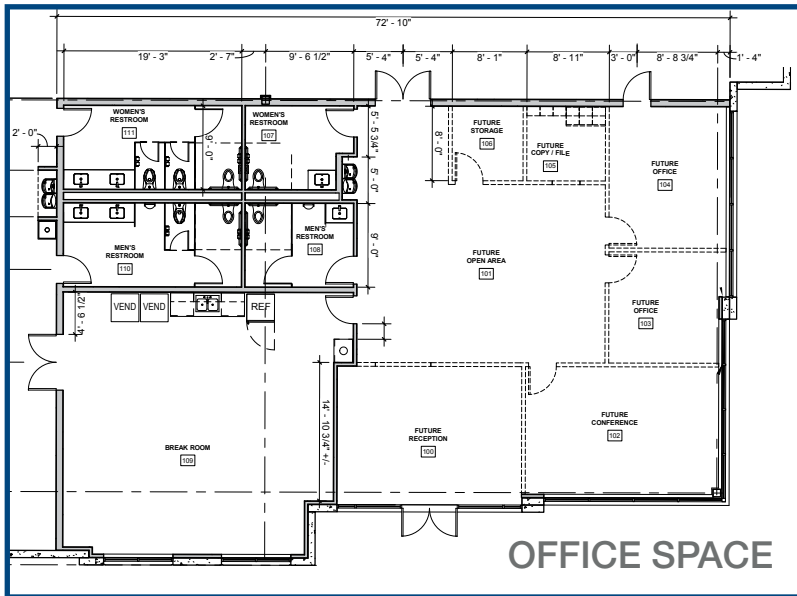
IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

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

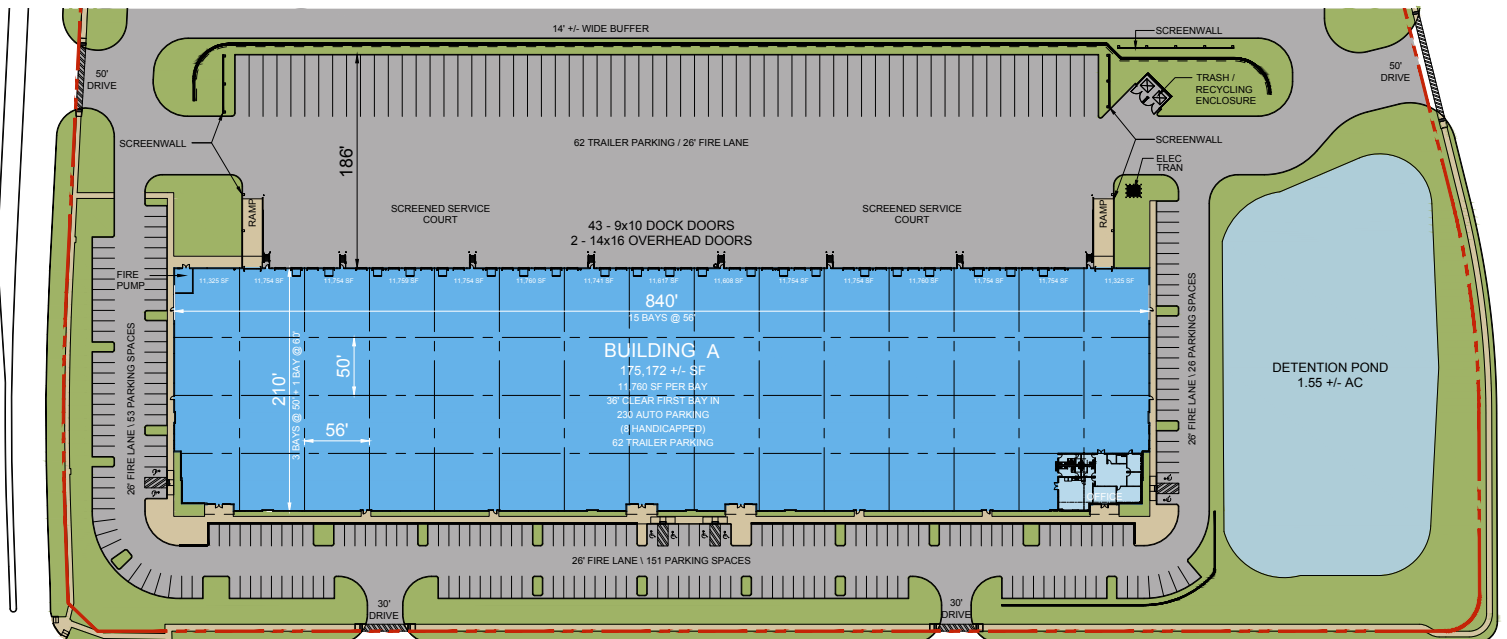


AVAILABLE SPACE

175,172 SQUARE FEET



DIVISIBLE TO:	47,040 SF
OFFICE SPACE:	3,300 SF
CLEAR HEIGHT:	36'
DOCK DOORS:	43 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
DOCK PACKAGES:	21: 6' x 8' 40 lb. levelers
LOADING:	Rear-load
COLUMN SPACING:	56' x 50'
DIMENSIONS:	840' x 210'
TRUCK COURT:	186'
AUTO PARKING:	230 spaces
TRAILER PARKING:	62 stalls
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

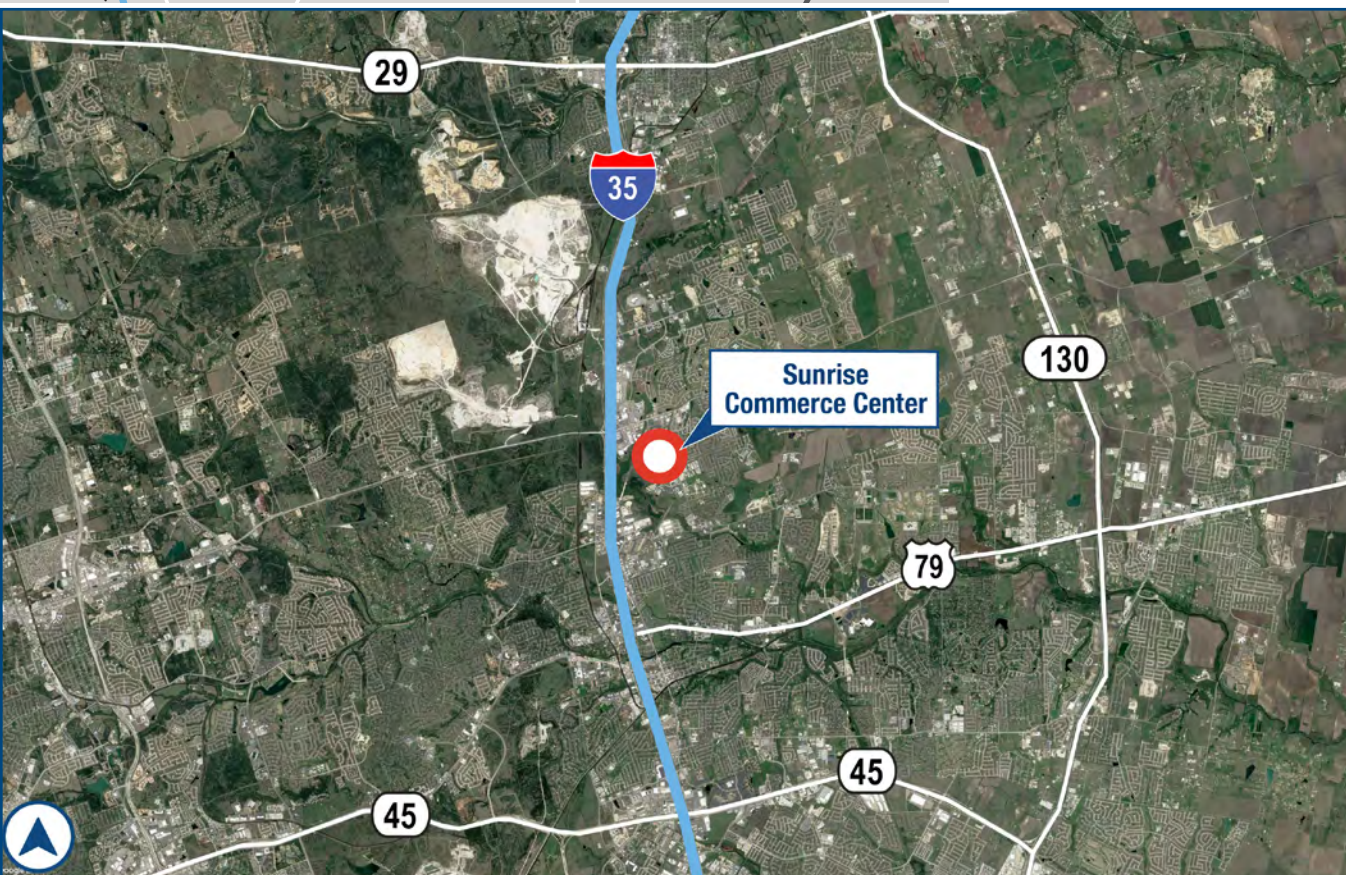
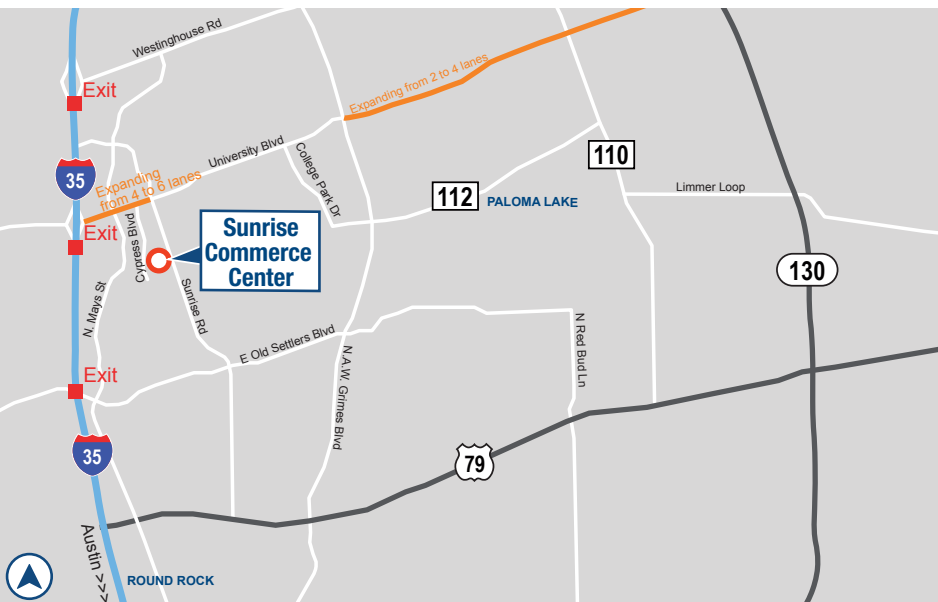
I-35	0.6 miles
Hwy 79	2.6 miles
Hwy 45	6.2 miles
Hwy 130	6.6 miles

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



[View Virtual Tour](#)

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

Will Nichols
+1.512.481.3009
wnichols@streamrealty.com

Sam Owen
+1.512.481.3030
sowen@streamrealty.com

Luke Watson
+1.806.543.0320
luke.watson@streamrealty.com



[Learn More Here](#)



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.

Tim Moore
+1.901.219.2927
tim.moore@idilogistics.com

Trynne Jonas
+1.715.214.8168
trynne.jonas@idilogistics.com