

JACKSONSHAW

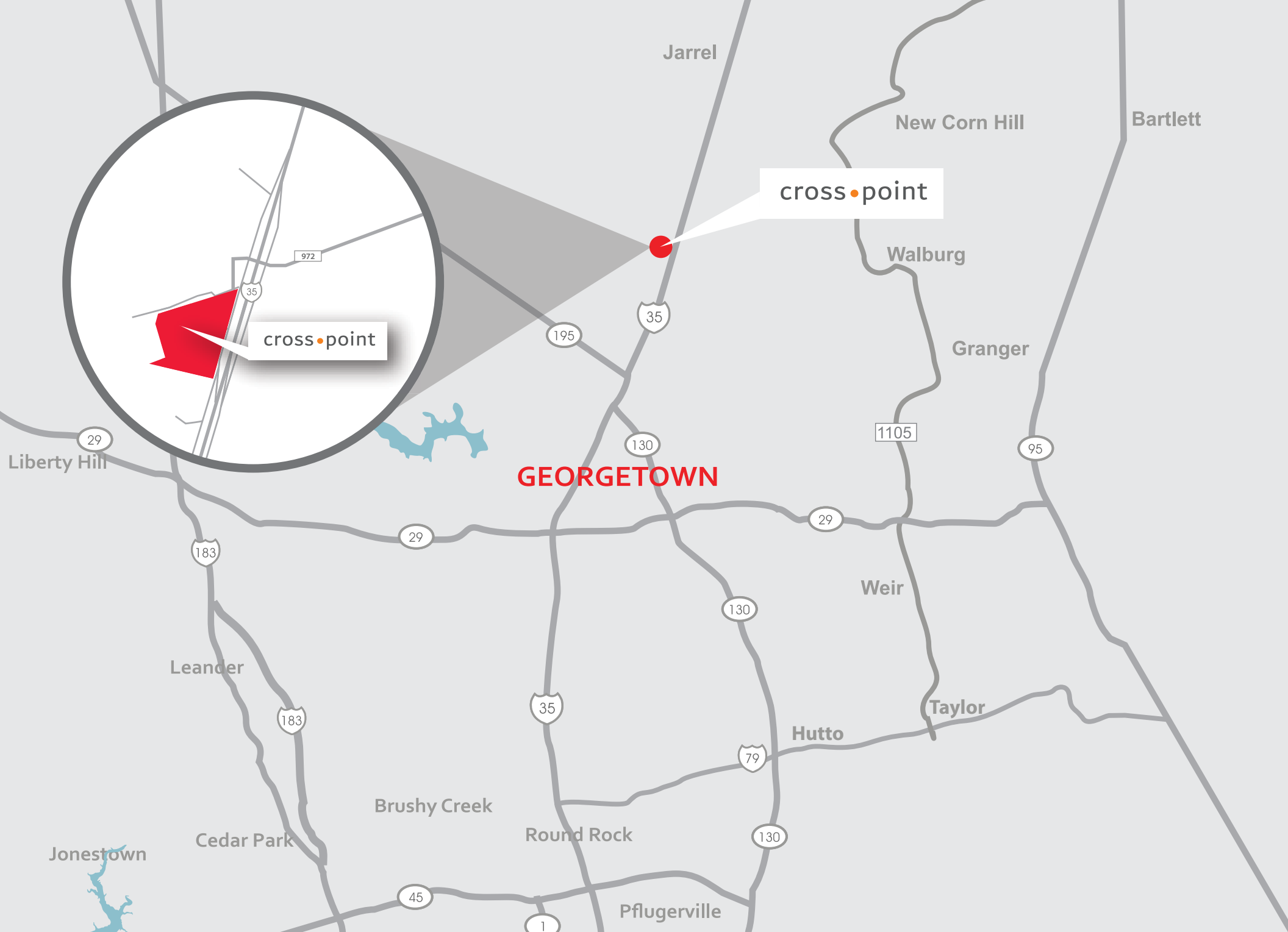


# cross•point

Phase I // 3 Buildings // 242,600 SF Available

Phase II // 4 Buildings // 1,156,270 SF

N I-35/FM 972 // Georgetown, Texas





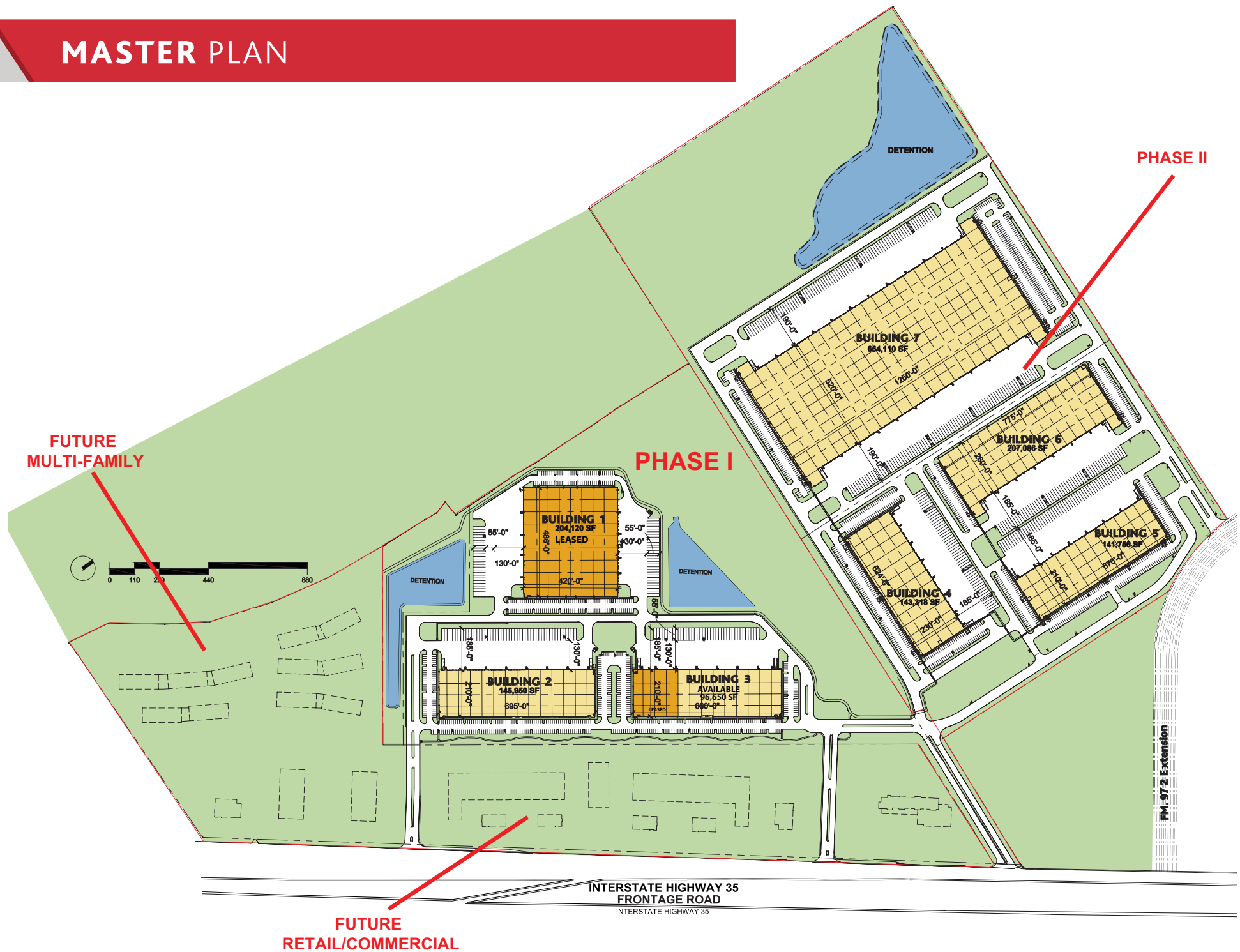


## OVERVIEW

CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 4-buildings totaling 1,156,270 SF. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with I-35 frontage and easy access to I35, SH-130, and to the entire Austin MSA.



# MASTER PLAN





# PHASE I - MASTER PLAN

TOTAL SF: 488,758 SF

FUTURE  
MULTI-FAMILY

PHASE I

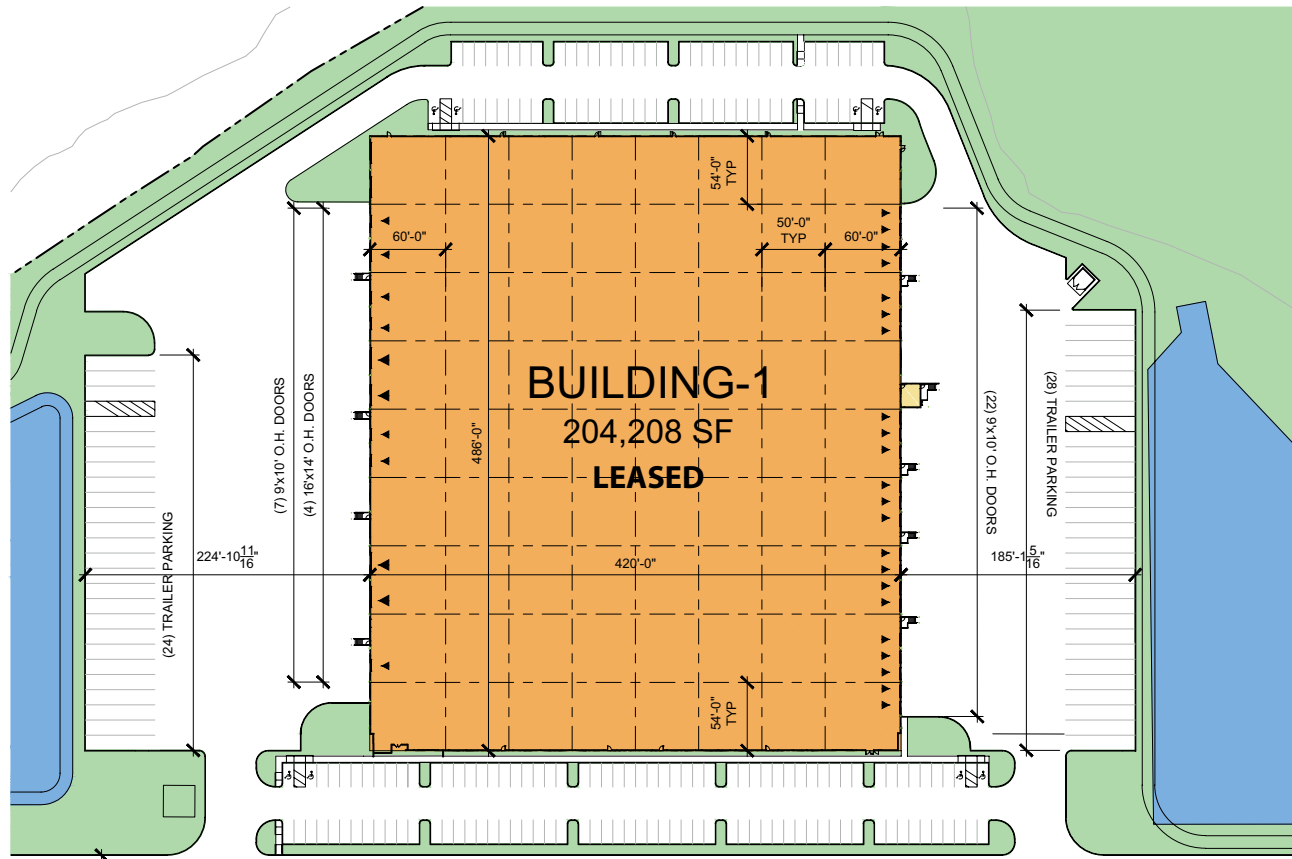
PHASE II

FUTURE  
RETAIL/COMMERCIAL

INTERSTATE HIGHWAY 35  
FRONTAGE ROAD  
INTERSTATE HIGHWAY 35

FM 972 Extension





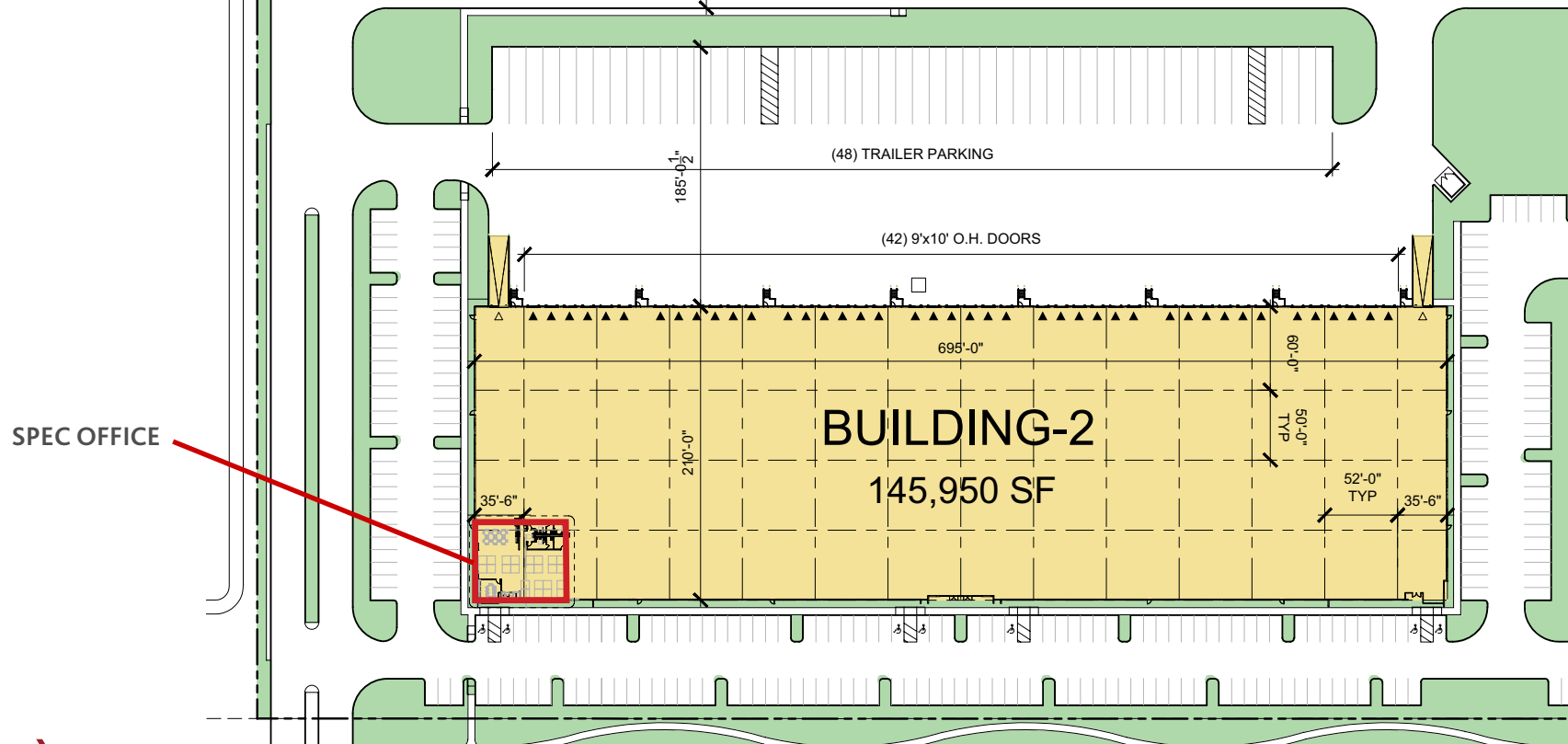
## CROSSPOINT // PHASE I

## BLDG. 1

BUILDING SIZE:	204,208 SF
MINIMUM DIVISIBLE:	N/A
BUILDING CONFIG:	Cross Dock
BUILDING DIMENSIONS:	420' x 486'
DOCK DOORS:	34
DRIVE-IN DOORS:	4
TRUCK COURT:	185'+
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
PARKING SPACES (APPROX.):	184
TRAILER PARKING (APPROX.):	55
POWER	1500 KVA / 3000 amps







## CROSSPOINT // PHASE I

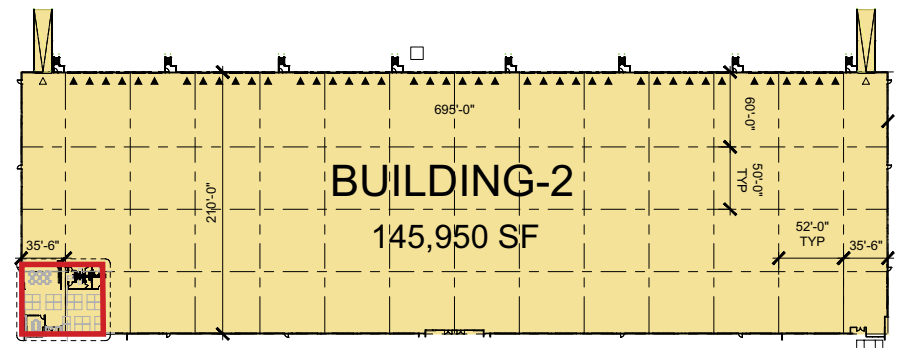
## BLDG. 2

BUILDING SIZE:	145,950 SF
MINIMUM DIVISIBLE:	21,840 SF
SPEC OFFICE:	3,557 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 692'
DOCK DOORS:	42
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
PARKING SPACES (APPROX.):	250
TRAILER PARKING (APPROX.):	48
POWER	1000 KVA / 2000 amps
WAREHOUSE	White box interior & painted columns

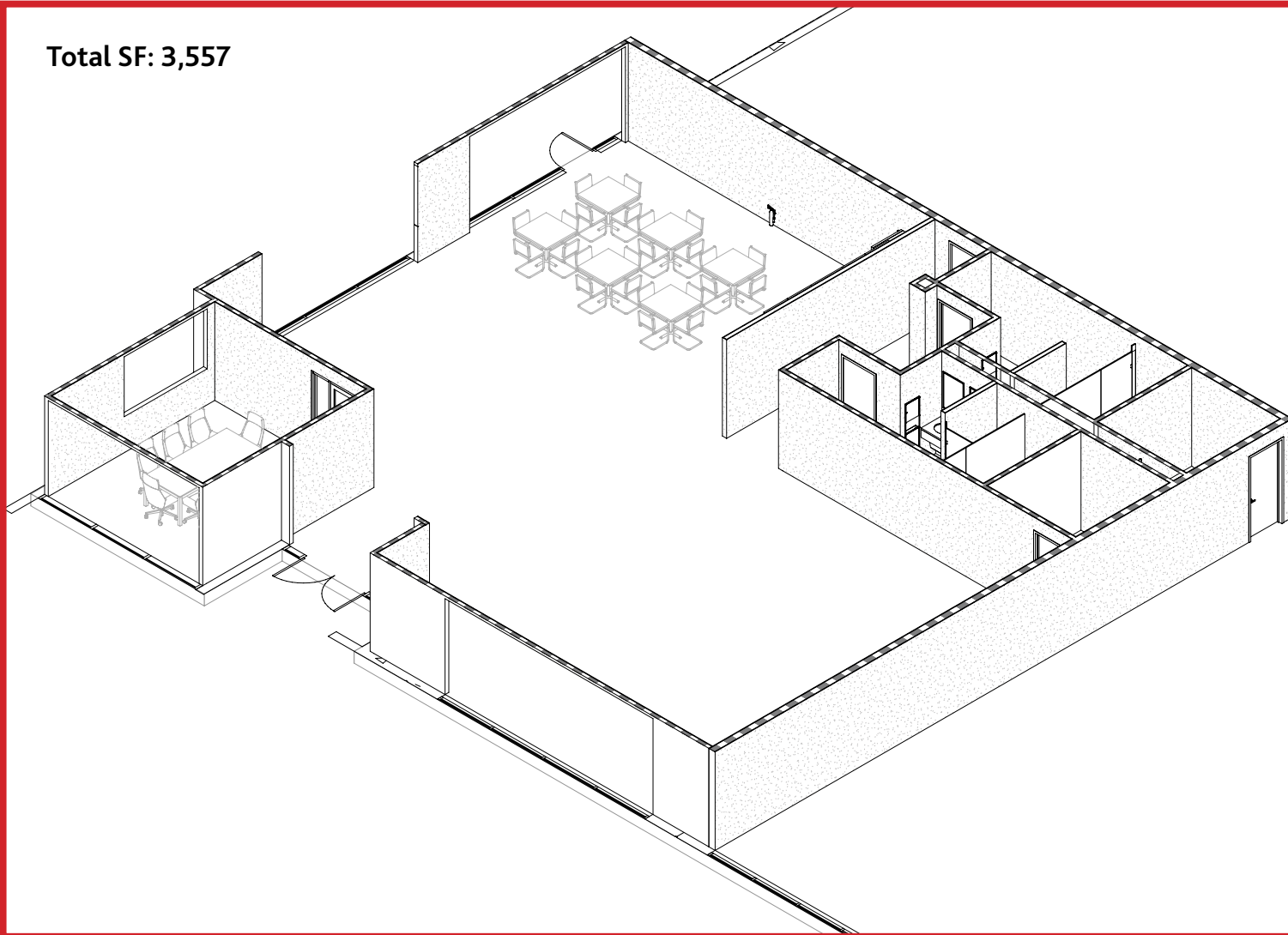


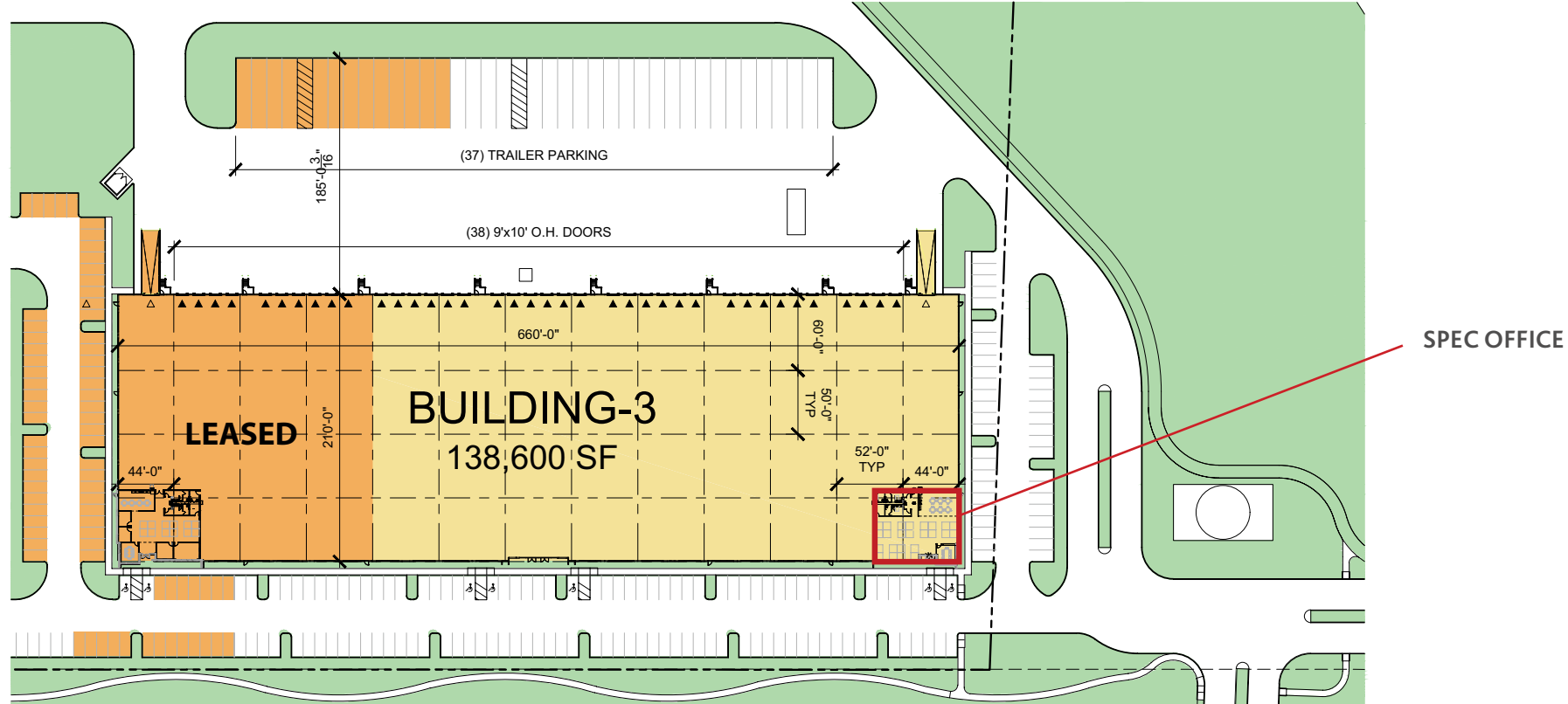


## BUILDING 2 // SPEC OFFICE



Total SF: 3,557





## CROSSPOINT // PHASE I

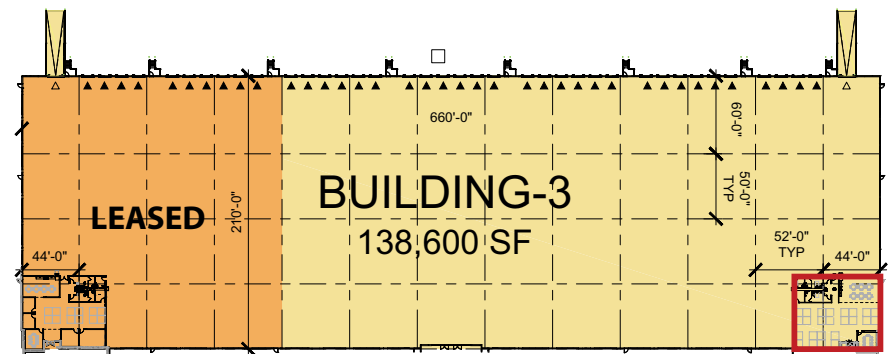
## BLDG. 3

BUILDING SIZE:	138,600 SF
MINIMUM DIVISIBLE:	21,840 SF
SPEC OFFICE:	3,673 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 660'
DOCK DOORS:	38
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
REMAINING PARKING SPACES (APPROX.):	171
REMAINING TRAILER PARKING (APPROX.):	24
POWER	1000 KVA / 2000 amps
WAREHOUSE	White box interior & painted columns

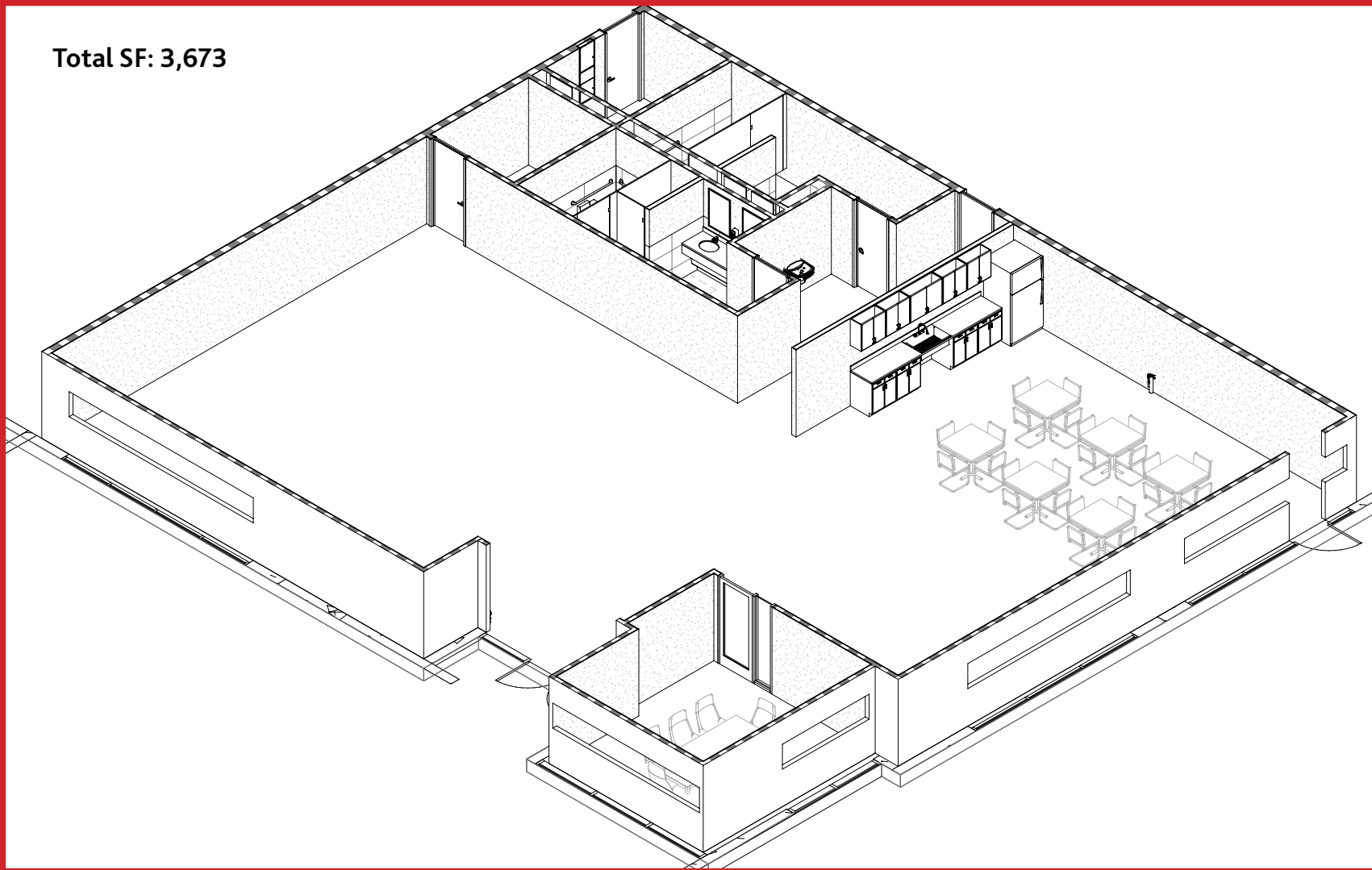




## BUILDING 3 // SPEC OFFICE



Total SF: 3,673



**LEASED BY**

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