



POINT
FORTY
FIVE



570,627 SF

Three Building Master Planned Logistics Park

Q3 2026 Delivery





Point Forty Five

JLL is pleased to present Point Forty Five, a new three-building, Class A industrial park strategically positioned in Pflugerville with direct access to TX-45. Totalling 570,627 SF, the development offers highly functional, rear-load facilities designed to meet the needs of a wide range of modern industrial users.

With flexible configurations, efficient bay spacing, and 32' clear heights, Point Forty Five combines state-of-the-art building design with exceptional regional connectivity. Building sizes range from 146,506 SF to 237,696 SF, providing opportunities for users seeking both mid-size and larger scale footprints.

Each building is equipped with ESFR sprinklers, generous truck courts, and optimized site circulation to support distribution, logistics, and manufacturing operations. Delivering soon, Point Forty Five provides the ideal combination of location, quality, and functionality for users looking to grow within the Austin market.





PROPERTY DETAILS

UNDER CONSTRUCTION

BLDG

1

240,212 SF

BLDG

2

181,395 SF

BLDG

3

149,020 SF

TOTAL

570,627 SF



POINT
FORTY
FIVE

BUILDING 240,212 SF

1

Available Space:

240,212 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

54'x50'

Speed Bay:

54'x60'

Building Dimensions:

918'x260'

Truck Court Depth:

119'

Dock Doors:

48

Drive-In Doors:

2 Drive-in doors

Auto Parking:

277

Trailer Parking:

53

Sprinkler:

ESFR

Power:

2,500 Amps





POINT
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BUILDING 181,395 SF

2

Available Space:

181,395 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

54'x50'

Speed Bay:

54'x60'

Building Dimensions:

706'x260'

Truck Court Depth:

120'

Dock Doors:

33

Drive-In Doors:

2 Drive-in doors

Auto Parking:

185

Trailer Parking:

37

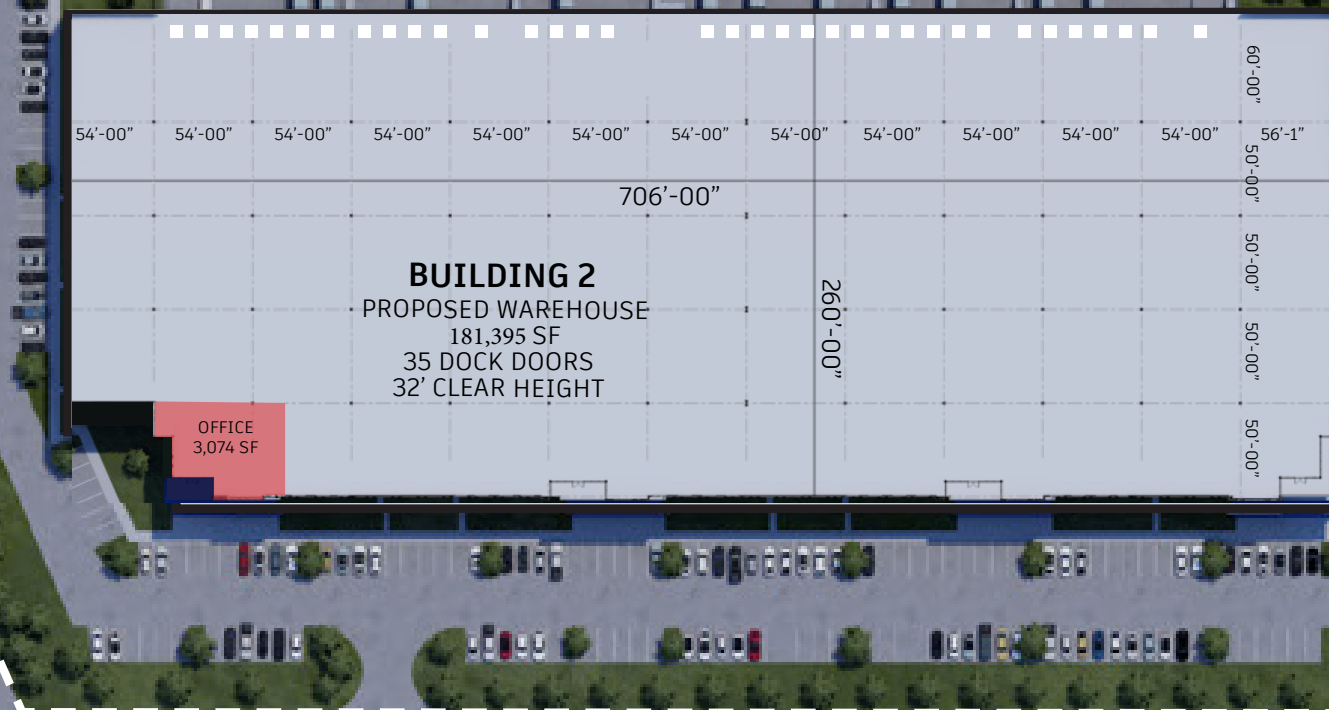
Sprinkler:

ESFR

Power:

2,500 Amps

SOUTH KENNEY FORT BLVD



BUILDING 3
PROPOSED
WAREHOUSE
149,020 SF
33 DOCK DOORS
32' CLEAR HEIGHT





POINT
FORTY
FIVE

BUILDING 149,020 SF

3

Available Space:

149,020 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

54'x50'

Speed Bay:

54'x60'

Building Dimensions:

702'x210'

Truck Court Depth:

125'

Dock Doors:

31

Drive-In Doors:

2 Drive-in doors

Auto Parking:

263

Trailer Parking:

46

Sprinkler:

ESFR

Power:

2,500 Amps

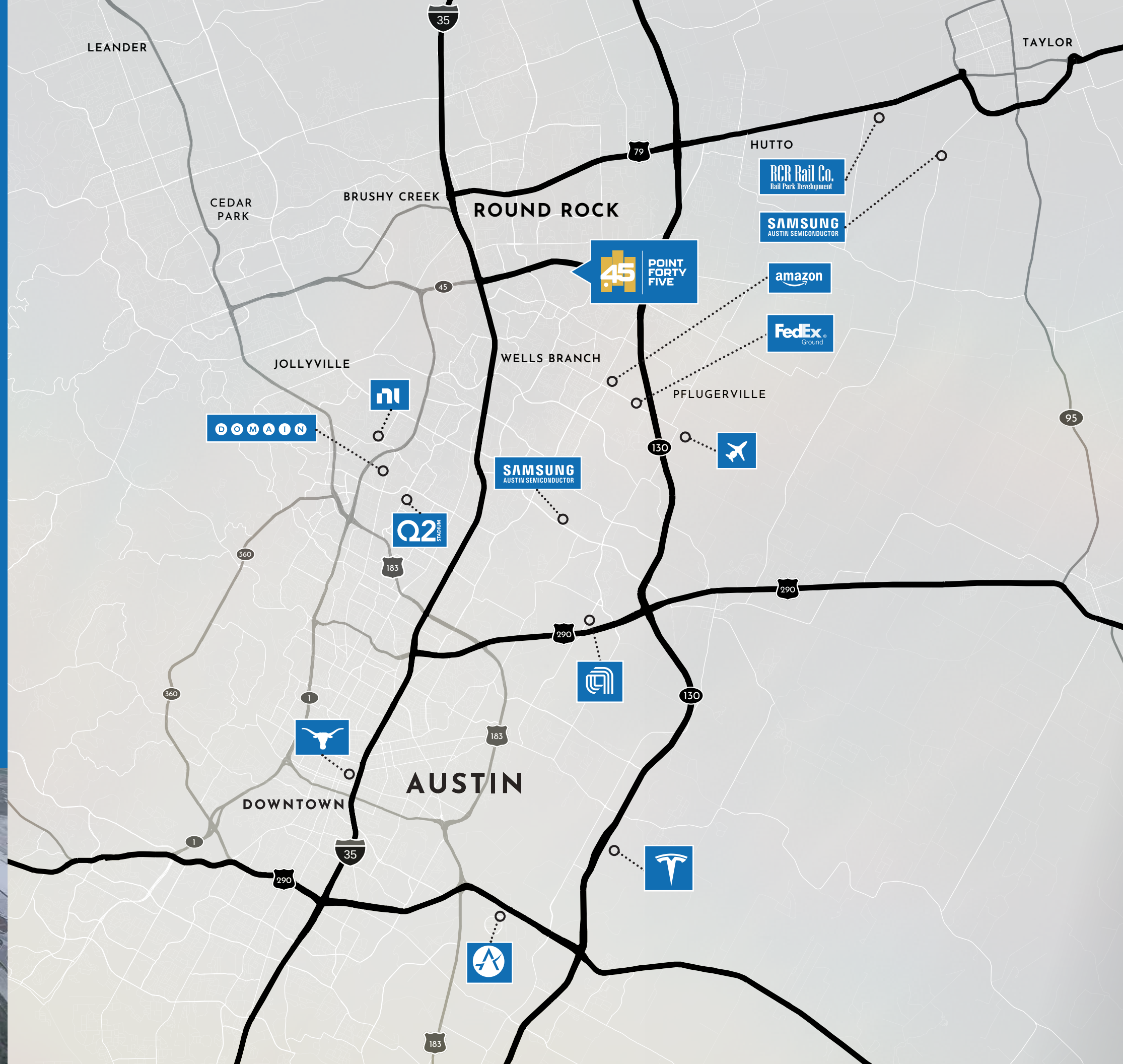


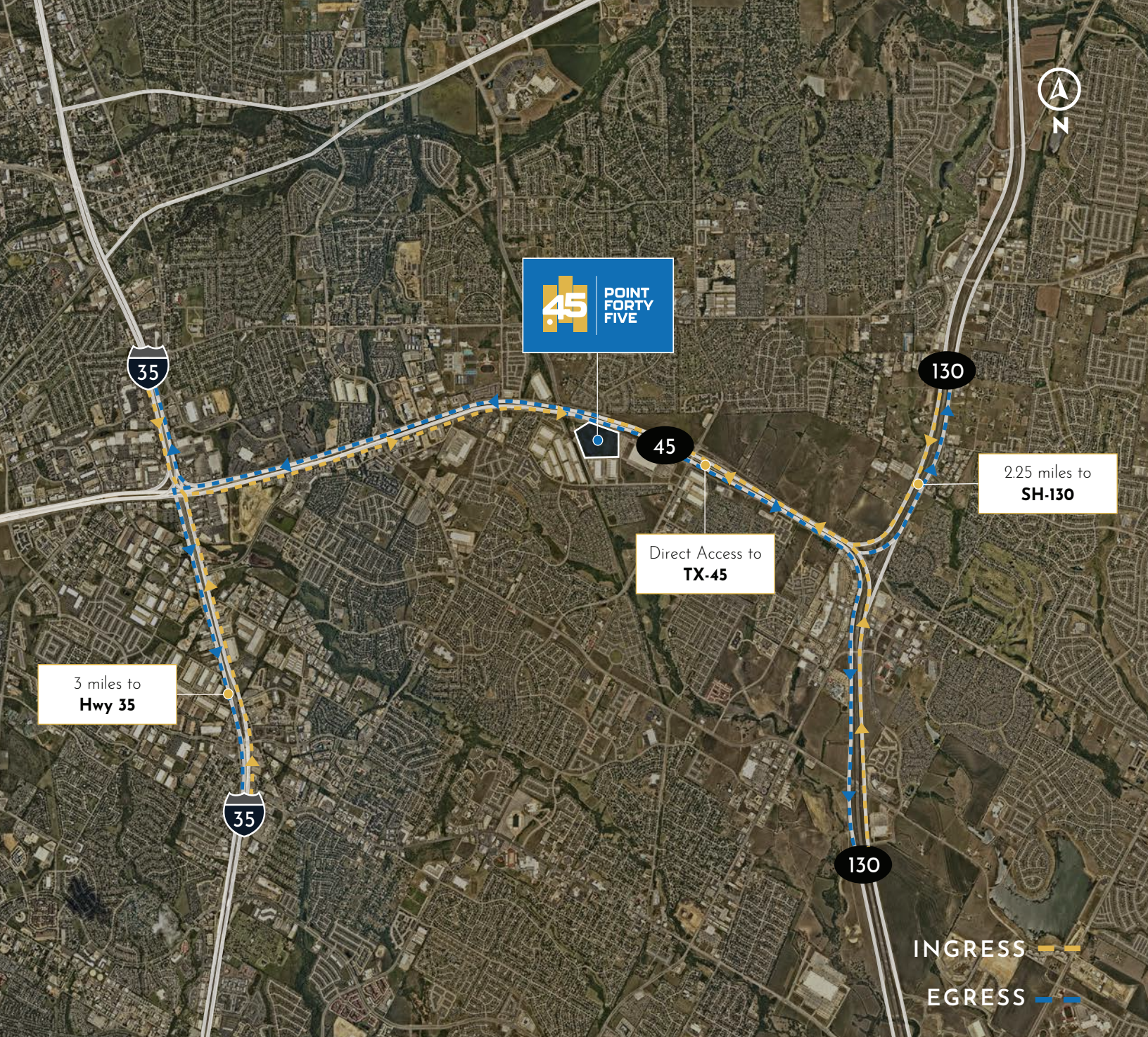


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LOCATION

AUSTIN EXECUTIVE AIRPORT	12 MINS 10 MILES
AUSTIN	24 MINS 21 MILES
ABIA AIRPORT	26 MINS 27 MILES
SAN ANTONIO	1 HR 37 MINS 102 MILES
HOUSTON	2 HRS 36 MINS 165 MILES
DALLAS	2 HRS 40 MINS 182 MILES
THE DOMAIN	10 MINS 11 MILES





CONTACT:

ACE SCHLAMEUS
+1 512 535 8104
ace.schlameus@jll.com

KYLE MCCULLOCH
+1 512 225 2713
kyle.mcculloch@jll.com



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