NorthPark 35
Bldg 8

1805 Titan Drive,
Georgetown, TX, 78628



191,905 SF Class A Industrial Building
with access to Heavy Power

JLL

Property Specifications

LAND
17.5 Acres

OFFICE
9,518 built out with an additional 9,518 unfinished space on the second floor

BUILDING
191,905 SF

PRODUCTION BREAKROOM
1,695 SF

WAREHOUSE
Fully insulated for future HVAC
Roof R.25, Walls R.12

ELECTRICAL
Access to heavy power - up to 10,000 A readily available. 480V 3Ø 5,000A service. Infrastructure installed to support transformers for up to 10,000A service. Three additional transformer pads already in place

CLEANROOMS
2 cleanrooms ranging from ISO7 to ISO5 with a combined area of 13,856 SF

CONCRETE
- Warehouse: 6" reinforced slab wire mesh.
- Parking lot is 5" thick with truck path being 7" thick

WATER
- 3" industrial water supply
- 2" domestic water supply

Existing Floor Plan

BLDG SIZE
191,905 RSF

POWER
3PH, 480v, 5,000 A

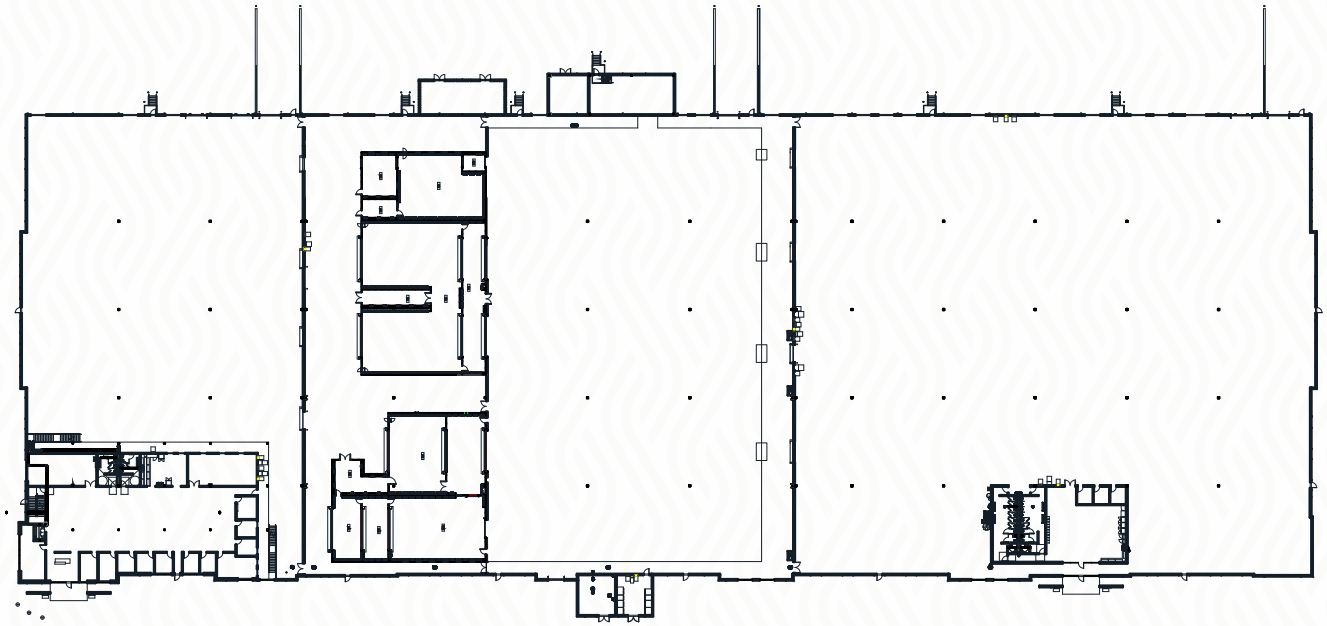
OFFICE
19,036 SF (two floors)

CLEAR HEIGHT
+/- 32′

LOADING
4 Oversized Dock high doors with levelers;
3 ramped doors

INTERIOR SLAB
6″ reinforced

CLEANROOMS
13,856 SF Total
(ISO7 and ISO5)



Base Building Plan

BLDG SIZE
191,905 RSF

POWER
3PH, 480v, 5,000 A
Up to 10,000 A available

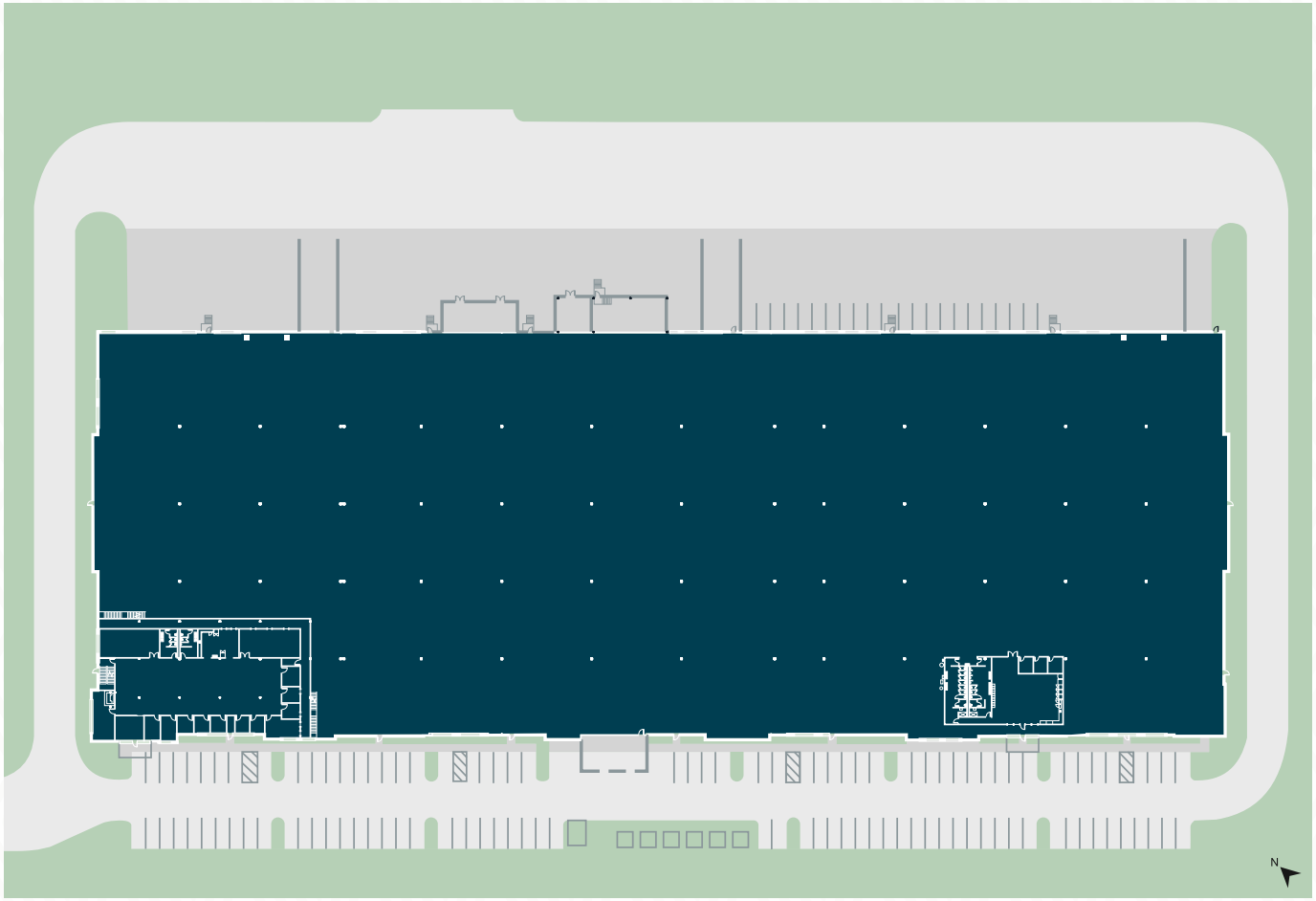
OFFICE
19,036 SF (two floors)

CLEAR HEIGHT
+/- 32′

INTERIOR SLAB
6″ reinforced

PARKING
120 spaces

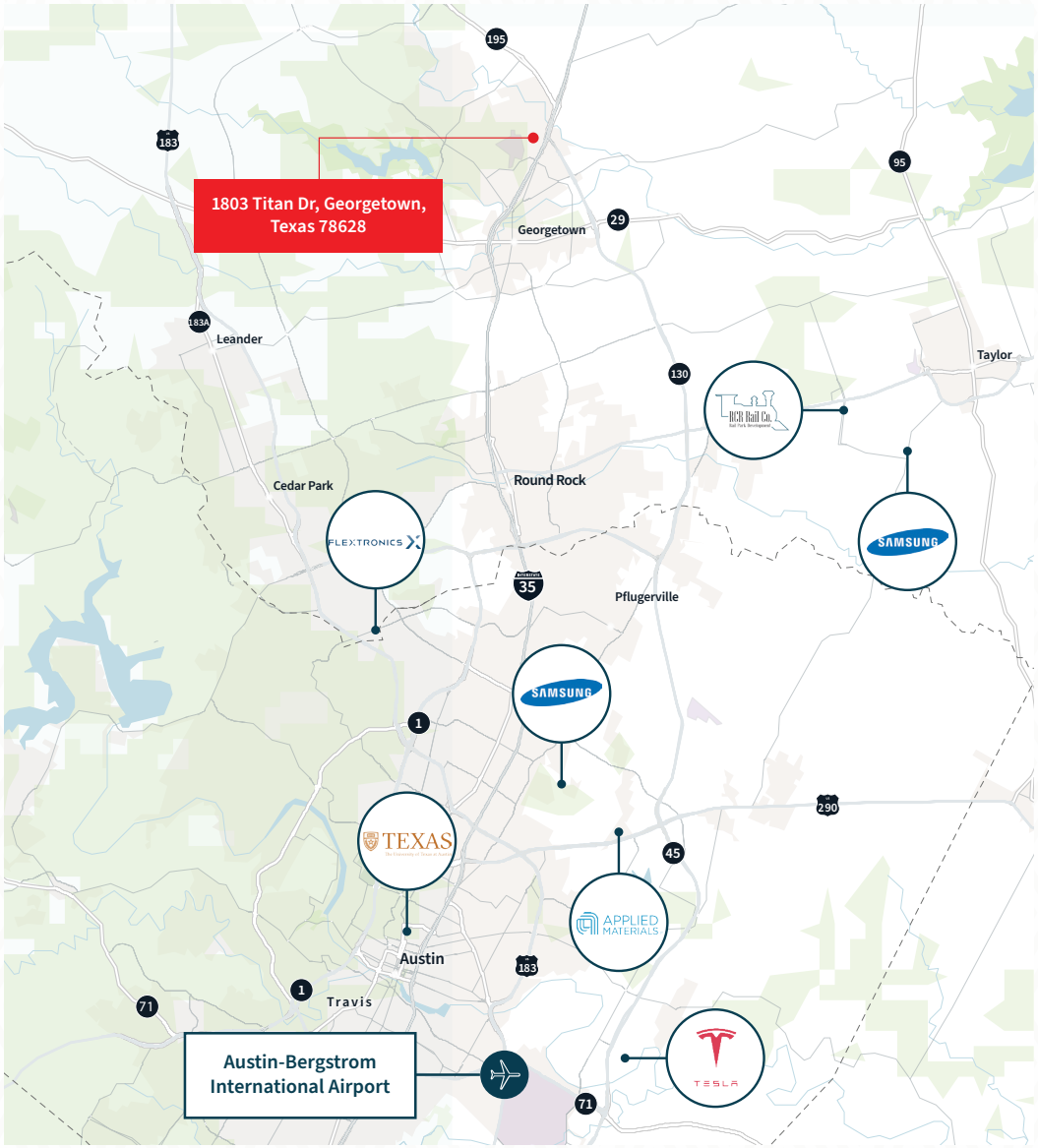
LOADING
4 Oversized Dock high doors
13 standard dock high positions
3 ramped doors



Business Park



Location


1803 Titan Dr, Georgetown, Texas 78628
Georgetown
Leander
Cedar Park
Round Rock
Pflugerville
Taylor
Austin
Travis
Austin-Bergstrom International Airport
195
183
183A
29
95
130
35
1
290
45
71
FLEXTRONICS
SAMSUNG
SAMSUNG
TEXAS
APPLIED MATERIALS
TESLA
RCR Rail Co.





Local Contacts

Zane Cole
Senior Managing Director
+1 512 636 1657
zane.cole@jll.com

Alexx Montanez
Senior Associate
+1 916 812 7135
alexx.montanez@jll.com

Charlotte Elstob
Managing Director
+1 212 812 5761
charlotte.elstob@jll.com

Dan McGillicuddy
Vice Chairman
+1 773 458 1396
dan.McGillicuddy@jll.com

Bailey Madden
Vice President
+1 312 502 4476
bailey.madden@jll.com

JLL

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026.Jones Lang LaSalle IP, Inc. All rights reserved.