

For lease

Berry Creek II
95 and 105 Market St, Georgetown, TX

Two freestanding industrial buildings, 10,000 and 15,000 SF, each with a fully fenced outside storage yard. Delivered and ready for occupancy at State Highway 130 and Interstate 35.

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Project summary

Fenced yards, oversized doors and I-35 visibility, ready for your operation

Berry Creek II is a new spec development in Georgetown with freestanding industrial buildings and large outside storage yards. The site sits at the intersection of State Highway 130 and Interstate 35, with high visibility and access to Central Texas.

Each building has a spec office and a secure yard with two access driveways. Tract A has two oversized grade-level doors, and Tract B has three.



	Tract A 95 Market St	Tract B 105 Market St
Building	10,000 SF	15,000 SF
Land	4.00 acres	8.47 acres
Spec office	1,300 SF	1,800 SF
Clear height	21’	21’
OH Doors	(2) 16’ grade-level	(3) 16’ grade-level
Access	(2) driveways, auto-gates	(2) driveways, auto-gates
Yard	6” stabilized crushed limestone, fully fenced	6” stabilized crushed limestone, fully fenced
Lighting	LED warehouse	LED warehouse
Power	Heavy 3-phase	Heavy 3-phase
Status	Available	Available

Tract C (115 Market St, 6.45 acres) is leased.

Site plan

Two tracts, each with its own yard and gated access



Tract A — 95 Market St

4.00 acres
10,000 SF freestanding building

Tract B — 105 Market St

8.47 acres
15,000 SF freestanding building

Tract C — 115 Market St

6.45 acres
Leased



Tract A

95 Market St

10,000 SF on 4.00 acres, with a fully fenced yard

10,000	*4.00*	*21’*
SF building	acres	clear height

Spec office	1,300 SF
OH Doors	(2) 16’ grade-level
Access	(2) driveways with auto-gates
Yard	6” stabilized crushed limestone, fully fenced
Lighting	LED warehouse
Power	Heavy 3-phase

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95 Market St

Tract A photos















Tract B

105 Market St

15,000 SF on 8.47 acres, with a fully fenced yard

15,000	*8.47*	*21’*
SF building	acres	clear height

Spec office	1,800 SF
OH Doors	(3) 16’ grade-level
Access	(2) driveways with auto-gates
Yard	6” stabilized crushed limestone, fully fenced
Lighting	LED warehouse
Power	Heavy 3-phase

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105 Market St

Tract B photos





















Drive time

34 minutes to downtown Austin from Georgetown

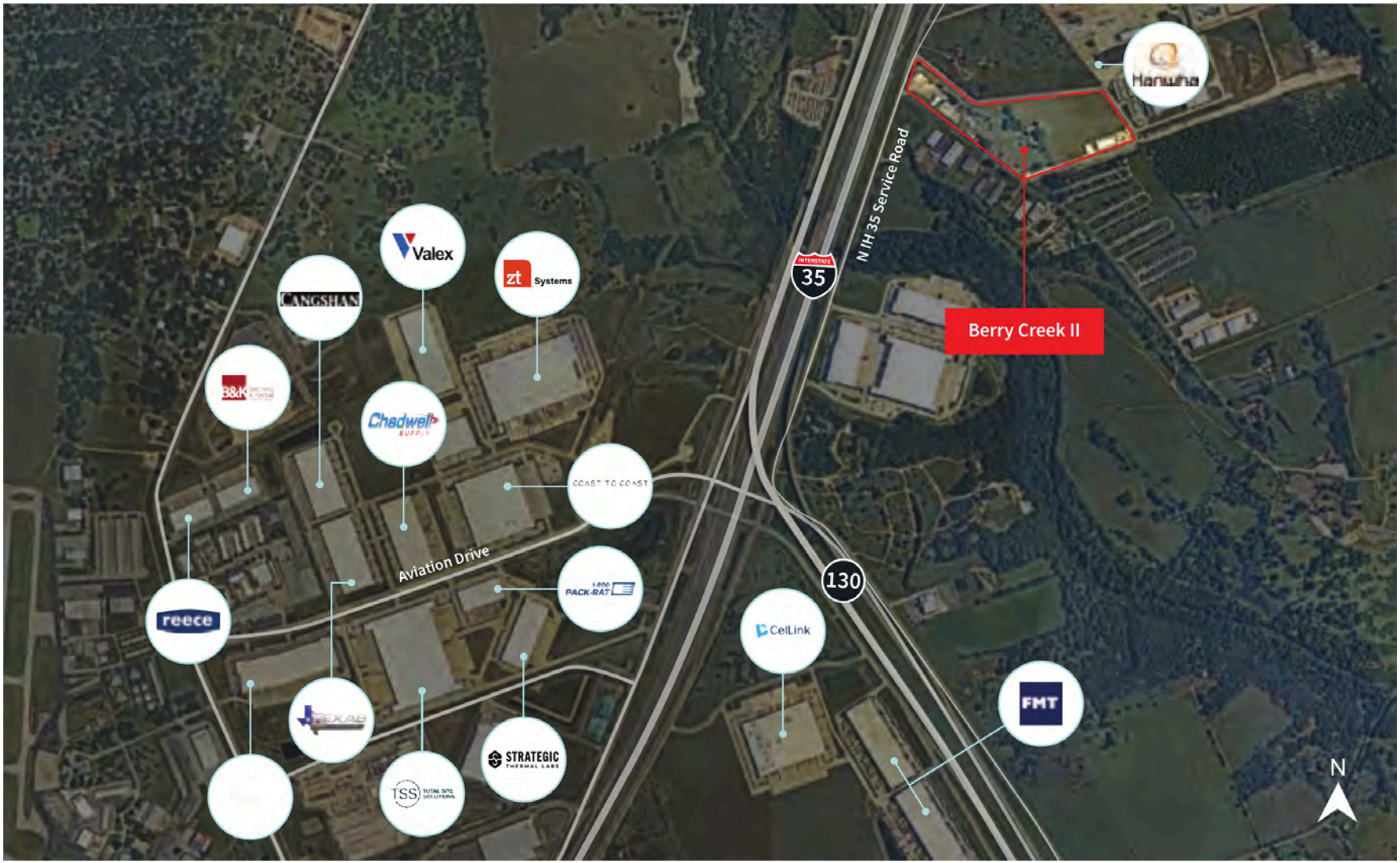


Location	Time	Distance
Downtown Austin	34 min	32 miles
ABIA	36 min	40 miles
San Antonio	1 hours 50 mins	112 miles
Dallas–Fort Worth	2 hours 20 mins	164 miles
Houston	2 hours 45 mins	178 miles



Aerial map

Established industrial users line the I-35 corridor



Tour Berry Creek II

To see 95 or 105 Market St, contact:

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