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
480v 3PH 5,000 A available today
Ability to upgrade to 10,000 A

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

WAREHOUSE CONCRETE
6" reinforced slab

WATER
3" industrial water supply
2" domestic water supply

Existing Floor Plan

BLDG SIZE
191,905 RSF

POWER
3PH, 480v, 5,000 A

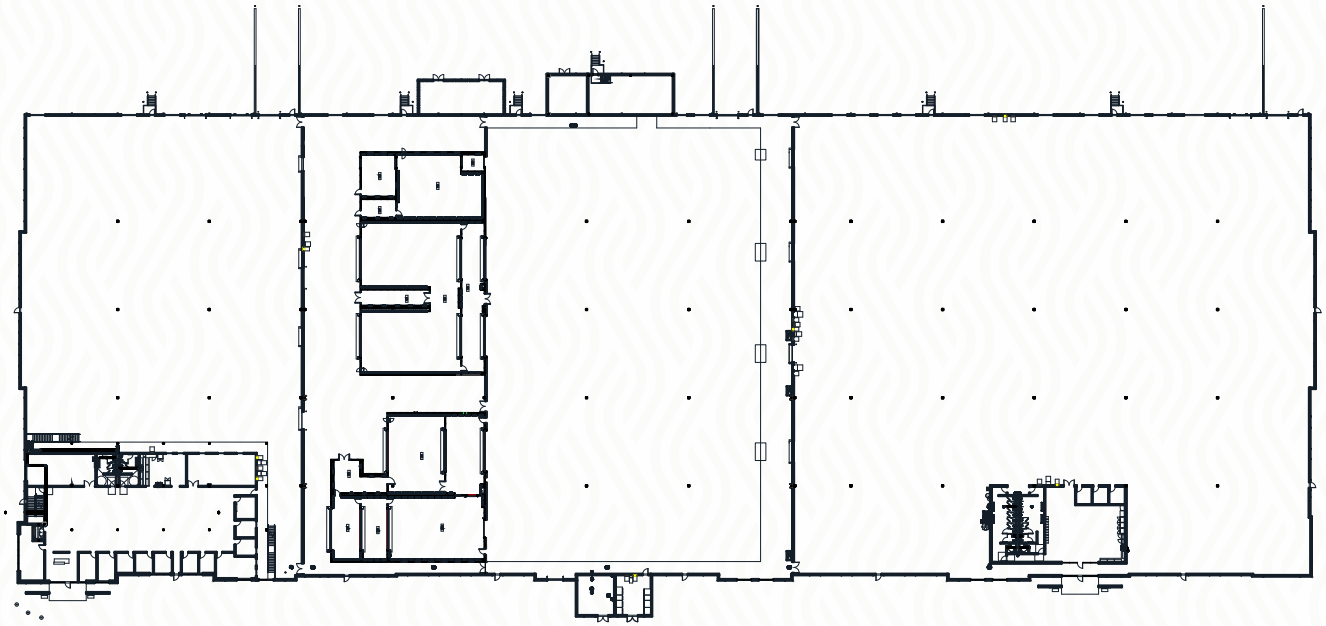
OFFICE
19,036 SF (two floors)

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

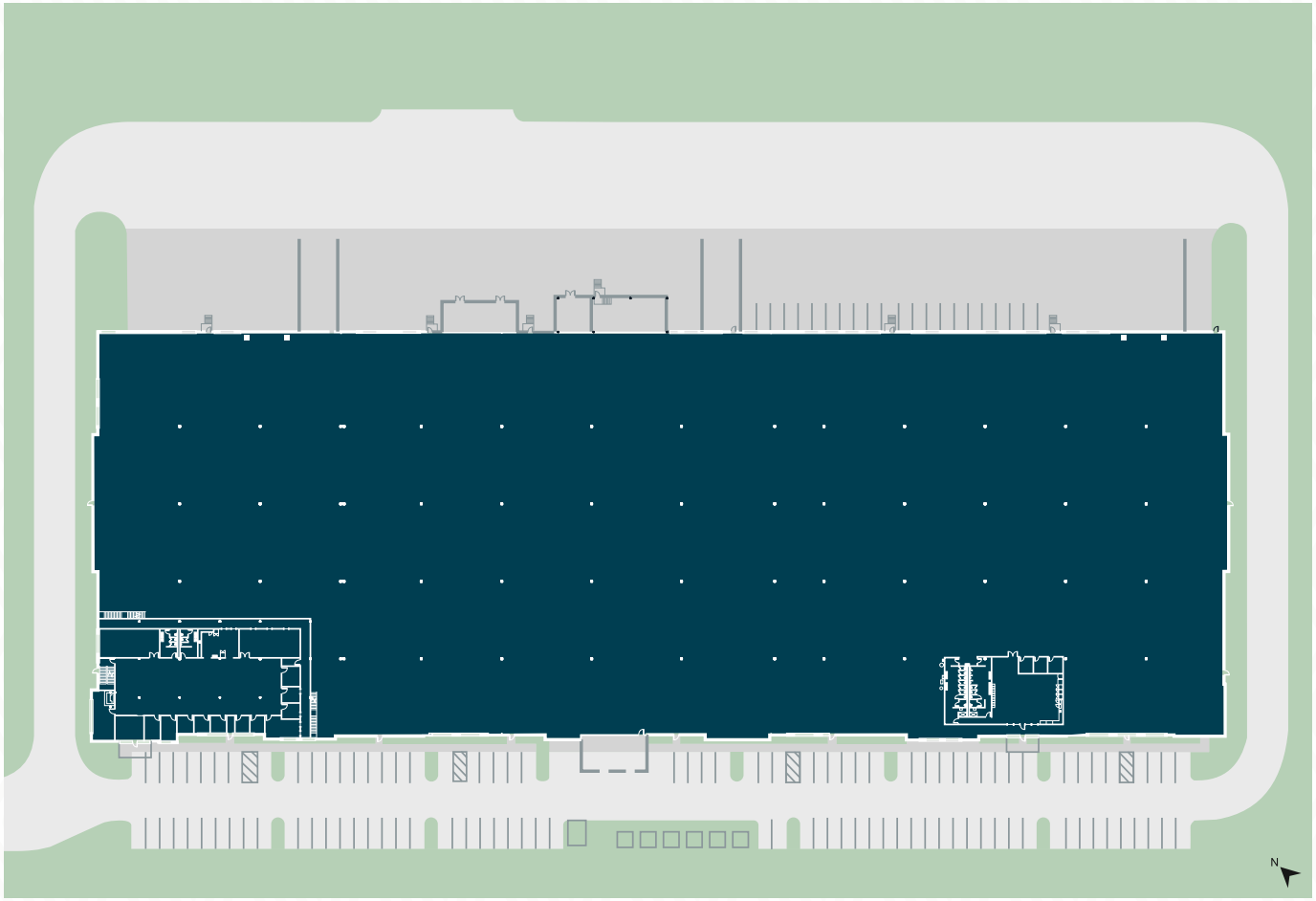
OFFICE
19,036 SF (two floors)

CLEAR HEIGHT
+/- 32′

INTERIOR SLAB
6″ reinforced

PARKING
120 spaces

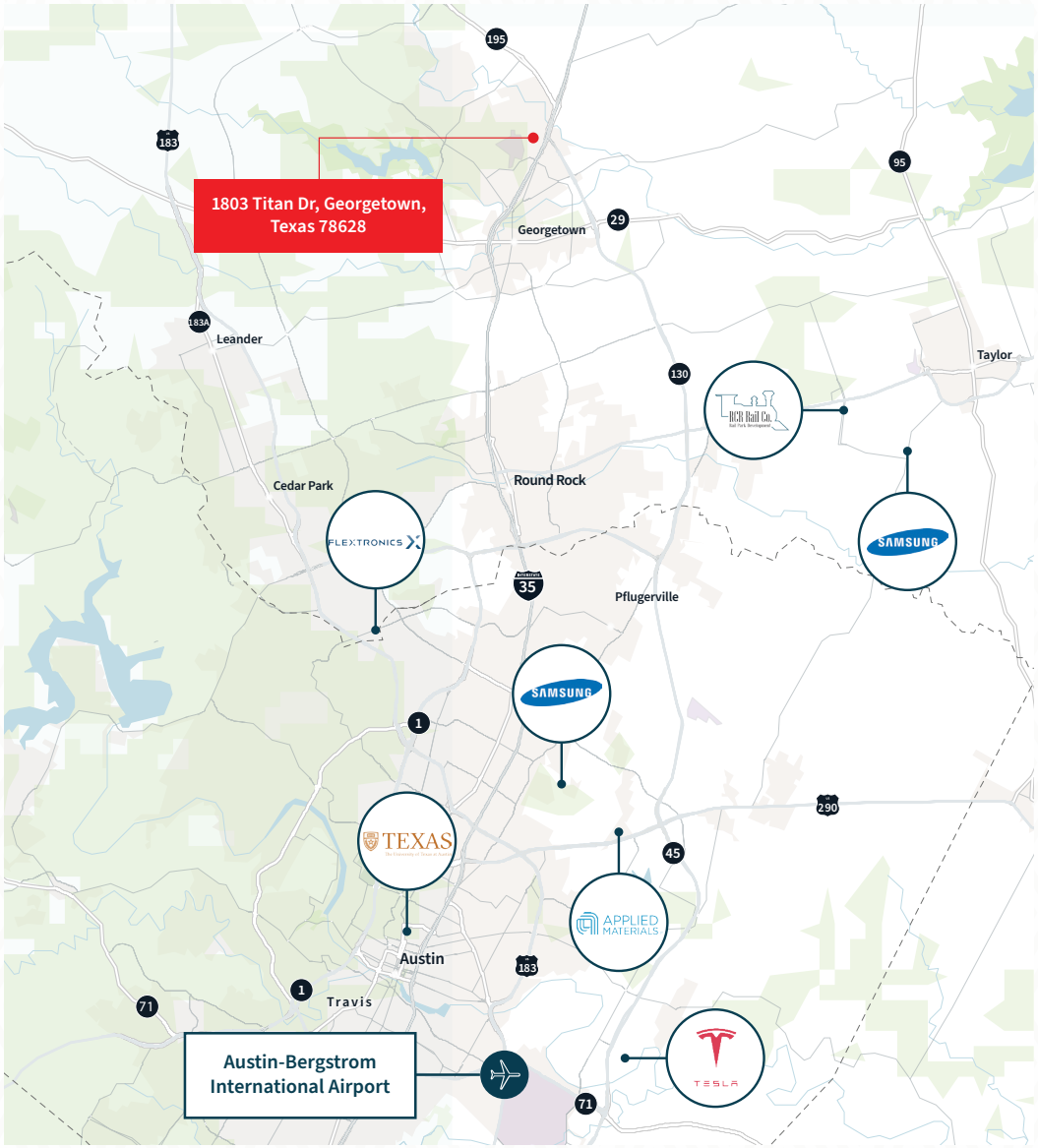
LOADING
4 oversized dock high doors
13 standard dock high positions
3 ramped doors



Business Park



Location



1803 Titan Dr, Georgetown, Texas 78628
Georgetown
Leander
Taylor
Cedar Park
Round Rock
Pflugerville
Austin
Travis
Austin-Bergstrom International Airport
FLEXTRONICS
SAMSUNG
TEXAS
APPLIED MATERIALS
TESLA





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