


WHISPER
35

FOR LEASE

912 Flustern Road
San Marcos, TX 78666



16,803 - 24,236 - 57,601 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

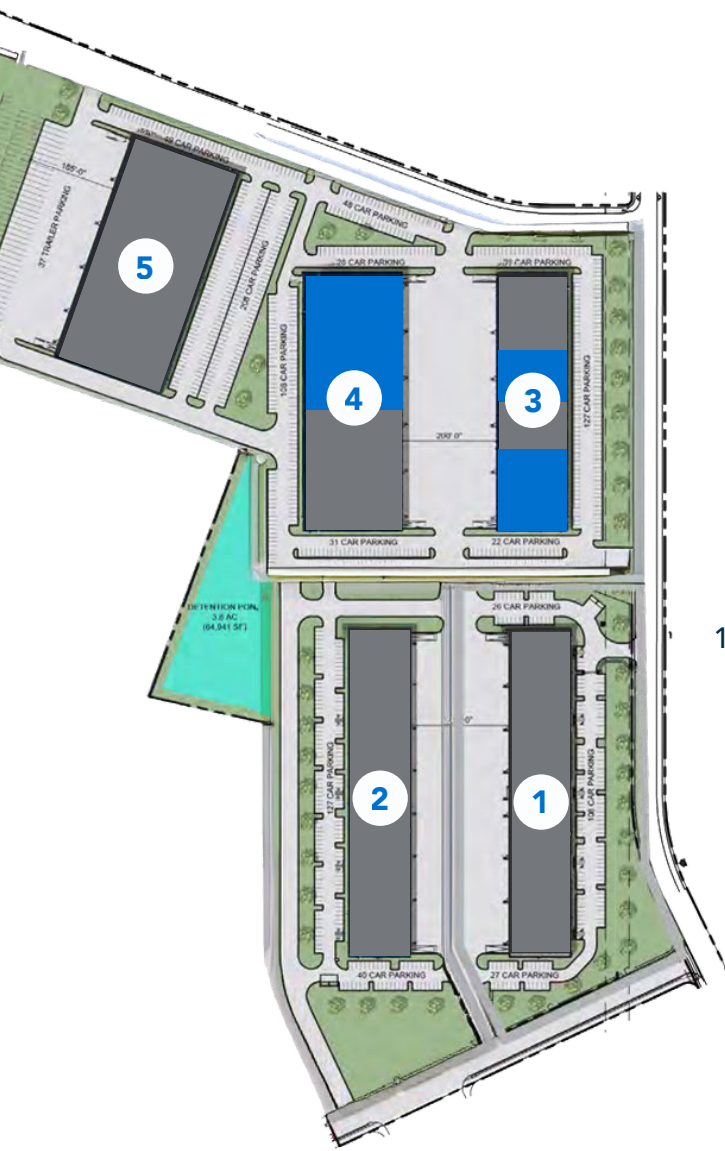
GREYSTAR™

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Whisper 35 is a multi-phase development offering up to +/-500,000 SF of Class A Industrial product. Located right off I-35 in the rapidly growing Hays County and I-35 Corridor, Whisper 35 offers a unique opportunity to serve both Austin and San Antonio, and everything in between.



BUILDING 1:
FULLY LEASED
90,000 SF

BUILDING 2:
FULLY LEASED
89,988 SF

BUILDING 3:
AVAILABLE
16,803 - 24,236 SF

BUILDING 4:
AVAILABLE
57,601 SF

BUILDING 5:
FULLY LEASED
117,936 SF



BUILDING 3: 82,077 SF

16,803 - 24,236 SF AVAILABLE

2,500 SF SPEC SUITE DELIVERED

+/-32' CLEAR HEIGHT

548' X 150' BUILDING DIMENSIONS

2.2/1,000 PARKING RATIO

BUILDING 4: 115,080 SF

57,601 SF AVAILABLE

+/-32' CLEAR HEIGHT

548' X 210' BUILDING DIMENSIONS

1.9/1,000 PARKING RATIO

BUILDING 3

BUILDING SIZE: 82,077 SF

150' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

2.2/1,000 PARKING RATIO

AVAILABILITIES

SUITE 100

TOTAL SIZE: 24,236 SF

SPEC SUITE: +/-2,500 SF

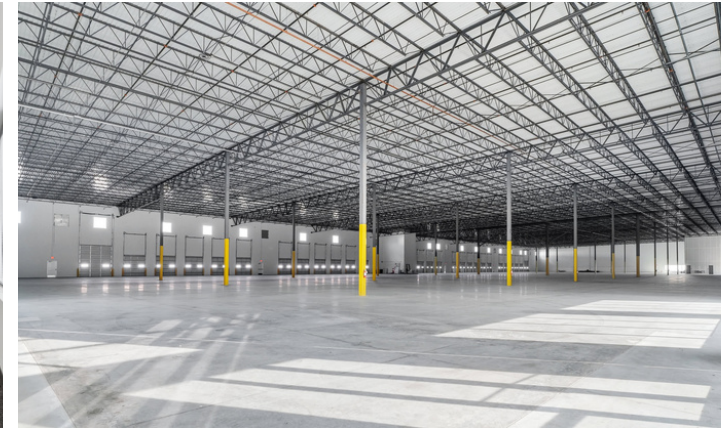
**LOADING: 7 DOCK HIGH DOORS
1 RAMP**

SUITE 300

TOTAL SIZE: 16,803 SF

SPEC SUITE: +/-2,500 SF

**LOADING: 6 DOCK HIGH DOORS
RAMP CAN BE ADDED**



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BUILDING 4

BUILDING SIZE: 115,080 SF

210' BUILDING DEPTH

+/-32' CLEAR HEIGHT

220' SHARED TRUCK COURT

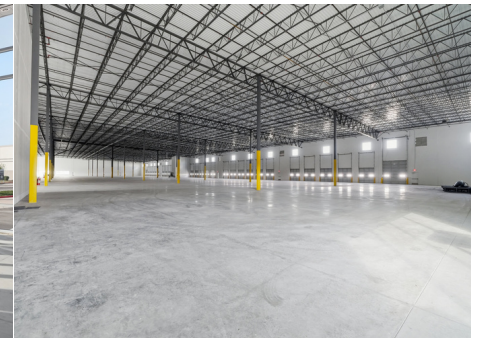
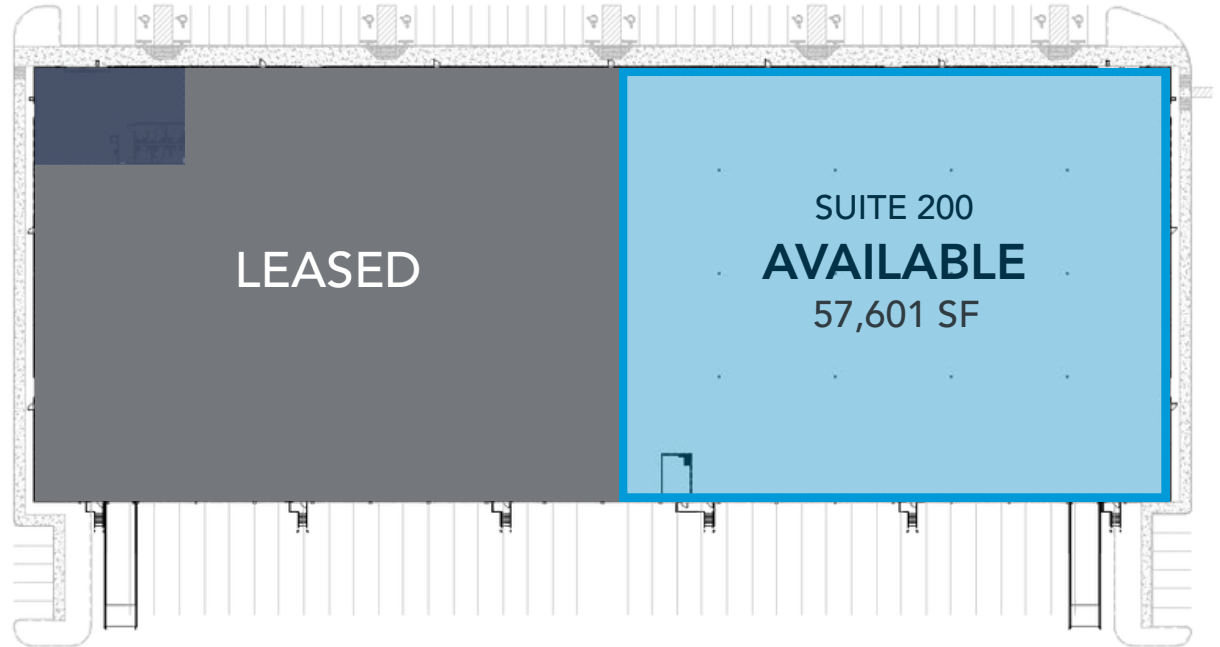
1.9/1,000 PARKING RATIO

AVAILABILITIES

SUITE 200

TOTAL SIZE: 57,601 SF

LOADING: 12 DOCK HIGH DOORS
1 RAMP





EXIT RAMP TO
I35 FRONTAGE RD

This aerial map shows a highway interchange. A red line outlines a specific area containing several large industrial buildings. A blue line with arrows indicates the flow of traffic. Labels in white boxes with black text point to specific features: 'EXIT RAMP TO I35 FRONTAGE RD' at the top, 'ON RAMP TO NORTH I35 FRONTAGE RD' in the middle, and 'EXIT RAMP TO I35 FRONTAGE ROAD' at the bottom. Street names are labeled along the roads: 'YARRINGTON RD' at the top, 'SUSURRO PKWY' curving through the center, 'FORTUNA RD' running vertically on the right, and 'OPPORTUNITY BLVD' at the bottom. The surrounding area includes residential neighborhoods, green fields, and several ponds.

ON RAMP TO NORTH
I35 FRONTAGE RD

EXIT RAMP TO I35
FRONTAGE ROAD

YARRINGTON RD

SUSURRO PKWY

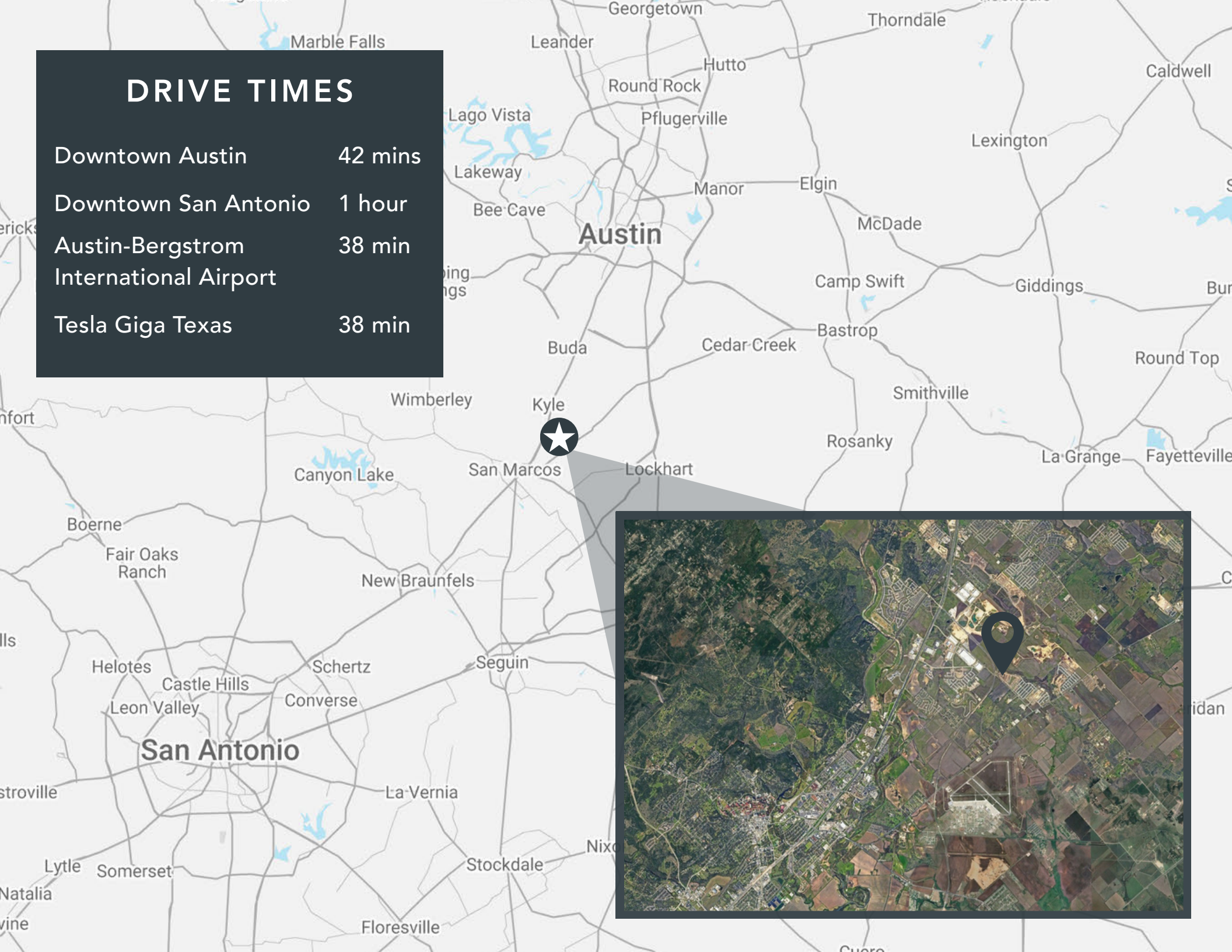
FORTUNA RD

OPPORTUNITY BLVD



DRIVE TIMES

Downtown Austin	42 mins
Downtown San Antonio	1 hour
Austin-Bergstrom International Airport	38 min
Tesla Giga Texas	38 min





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