



Crystal Park Industrial

110-120 Old Settlers Blvd., Round Rock, TX 78665

BUILDING DETAILS

Property Overview

Total GLA	283,925 sq. ft.
Year Built / Renovated	1997 / 1998 / 1999
Site Area (total)	18.62 Acres
Parking Spaces (A / B / C)	171 / 214 / 155
Clear Height	24' (per building A,B, & C)
Column Spacing	40' x 40' (per building A,B, & C)
Loading Docks - Building A	16 dock-high doors, 2 drive-in doors
Loading Docks - Building B	20 dock-high doors, 3 drive-in doors
Loading Docks - Building C	8 dock-high doors, 2 drive-in doors

Space Available

100% Fully Leased

Key Features

- Crystal Park features include: 24' clear height; functional truck courts ranging from 150' to 190'; +/- 11% office finish; +/- 81% HVAC finish; ESFR sprinkler system; 40' x 40' column spacing.
- The parking ratio of 1.96:1,000 is a competitive advantage that allows an owner the flexibility to procure tenants with higher office/parking requirements.
- The property is situated just off Interstate 35 (IH 35) and provides immediate access to IH 35 and to other major thoroughfares including State Highway 45 (SH 45), State Highway 130 (SH 130) and State Highway 183 (SH 183).
- Austin has a robust population and an expanding manufacturing and logistics base and between 2020 - 2023, market inventory swelled by more than 23 percent, the fastest rise among major U.S. markets by a wide margin.





STATE HIGHWAY 45 **45**
TOLL

INTERSTATE 35 **35** /
STATE HIGHWAY 45 **45**
INTERCHANGE



HEADQUARTERS

STATE HIGHWAY 45 **45**
TOLL



EAST OLD SETTLERS BLVD.



GREENHILL DRIVE

N. MAYA STREET

INTERSTATE 35 **35**

