



PROUDLY PURSUING
LEED
CERTIFICATION



SPRINGBROOK SOUTH COMMERCE CENTER

up to 301,510 SF AVAILABLE

18100 Schultz Lane, Pflugerville, TX 78660

www.idilogistics.com

 **IDI Logistics**



Springbrook South Commerce Center is a 25.35-acre park located within the City of Pflugerville. Current zoning is Light Industrial, which allows warehouse/light manufacturing uses as well as administrative/medical office, research/development, or technical school. We are pursuing LEED® Certification for Springbrook South Commerce Center.



ABOUT IDI LOGISTICS



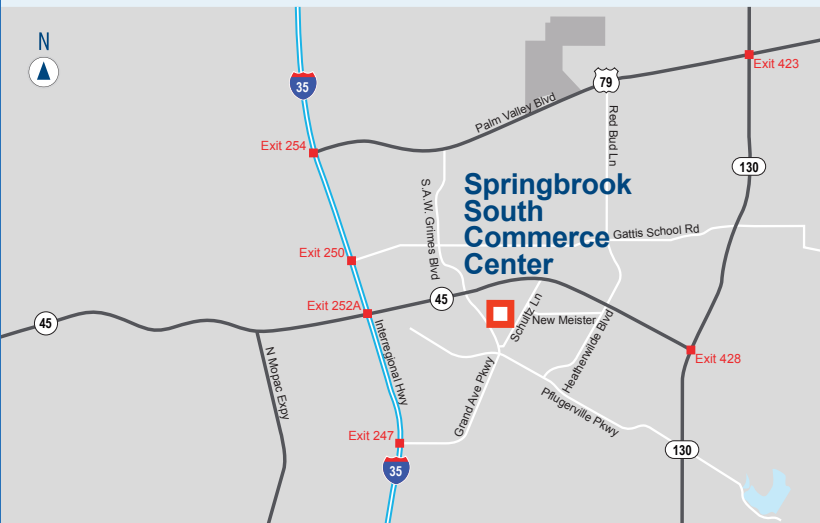
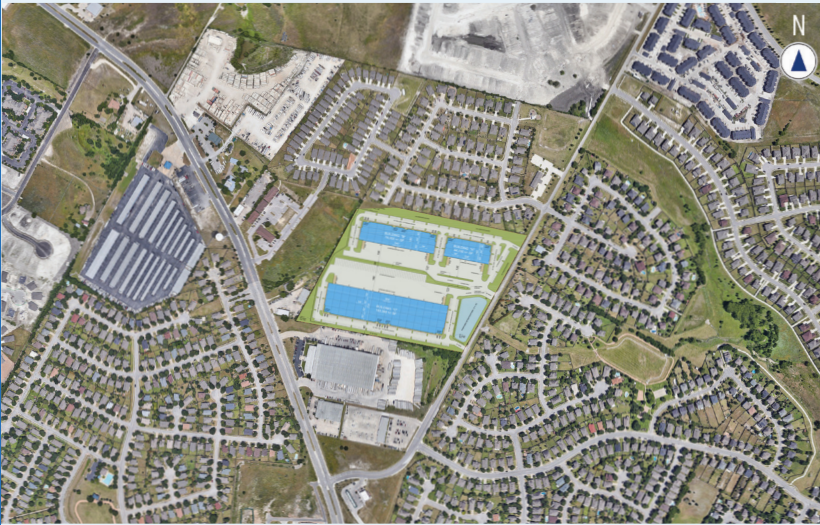
IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

25 acres

BUILDING SIZE: up to 301,510 SF

OFFICE AREA: Build to suit



Building Specifications:

BUILDING A

AVAILABLE SPACE:	15,120 SF to 44,150 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	324' x 140'
COLUMN SPACING:	40' x 54'
DOCK DOORS:	17
DRIVE-IN DOORS:	2
AUTO PARKING:	148 spaces
TRUCK COURT:	130'

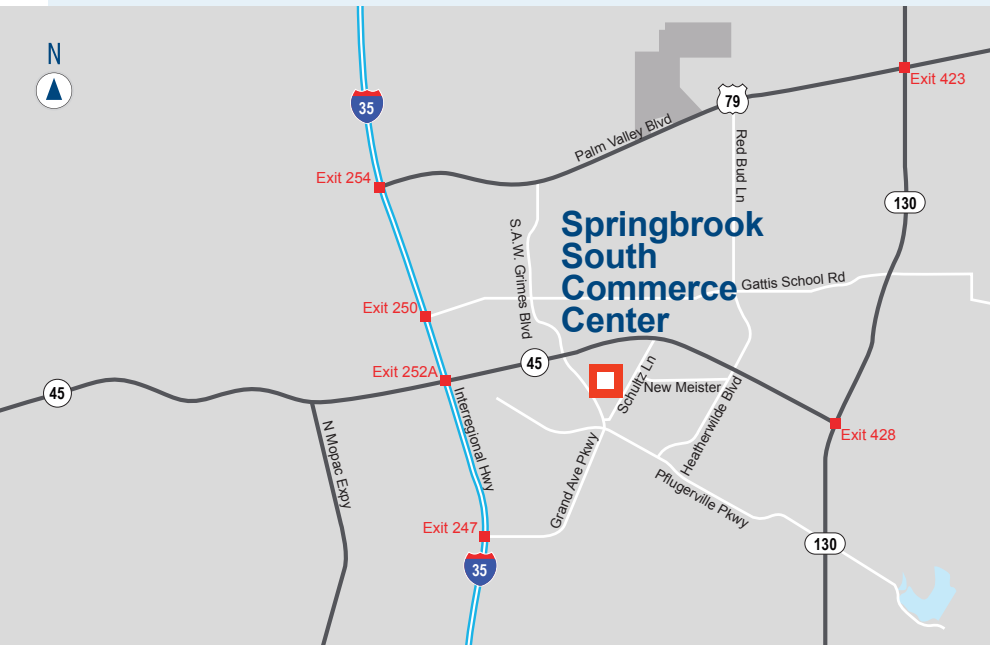
BUILDING B

AVAILABLE SPACE:	22,680 SF to 74,000 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	540' x 140'
COLUMN SPACING:	40' x 54'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
AUTO PARKING:	163 spaces
TRUCK COURT:	130'

BUILDING C

AVAILABLE SPACE:	46,224 SF to 183,360 SF
CLEAR HEIGHT:	36'
DIMENSIONS:	864' x 214'
COLUMN SPACING:	52' x 54'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
AUTO PARKING:	277 spaces
TRAILER PARKING:	55 stalls
TRUCK COURT:	185'

DRIVING DISTANCES



METRO AREAS

Round Rock.....	4.8 miles
Downtown Austin	21.6 miles
San Antonio	103 miles
Houston	163 miles
Dallas	183 miles

MAJOR ROADS

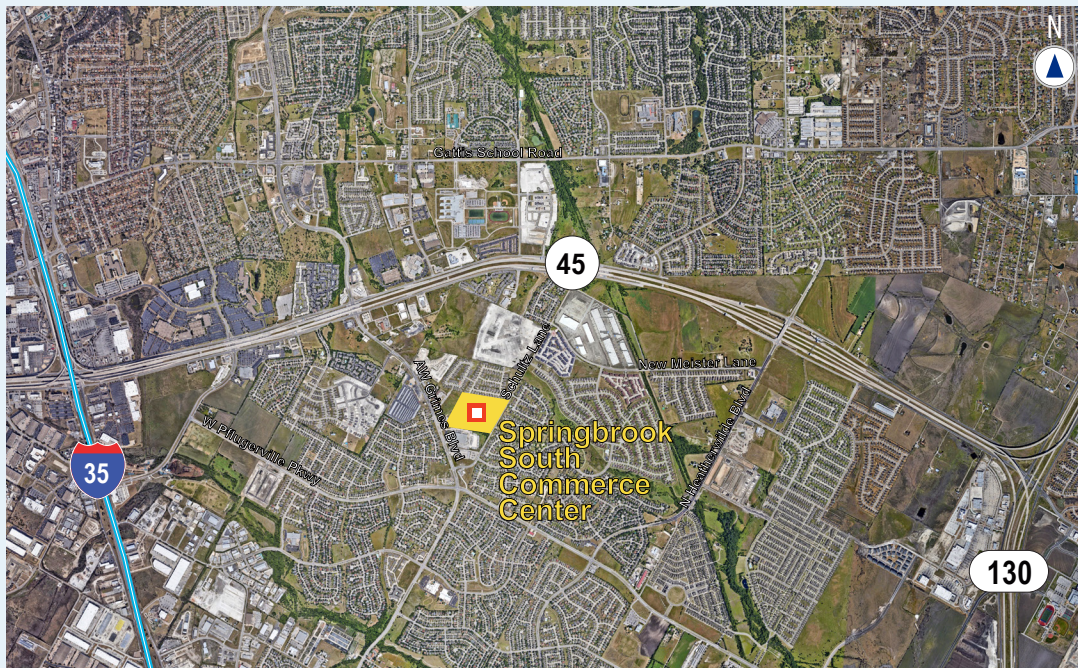
Hwy 45	1 mile
I-35	4 miles
Hwy 130	3.6 miles
MoPac Expressway	5.6 miles

AIR

Austin Executive Airport.....	9.2 miles
Austin Int'l Airport.....	26.8 miles

POINTS OF INTEREST

Dell World Headquarters.....	3.1 miles
Samsung Austin Campus.....	15 miles
The Domain.....	12 miles
Univ. of Texas at Austin	16 miles



For more information, or to set up a tour, please contact:



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