



PROUDLY PURSUING
LEED
CERTIFICATION



SUNRISE COMMERCE CENTER

Building A | 175,172 SF

3700 Sunrise Road, Round Rock, TX 78665

www.idilogistics.com

 **IDI Logistics**



Sunrise Commerce Center is a 37-acre park located less than one mile from I-35 in Round Rock, TX. This will be IDI's newest development on the I-35 corridor. The park offers many amenities for prospective tenants including varying clear heights, trailer parking, and excellent ingress and egress to service the Greater Round Rock and Austin Areas. Delivery is expected in early 2024.



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.

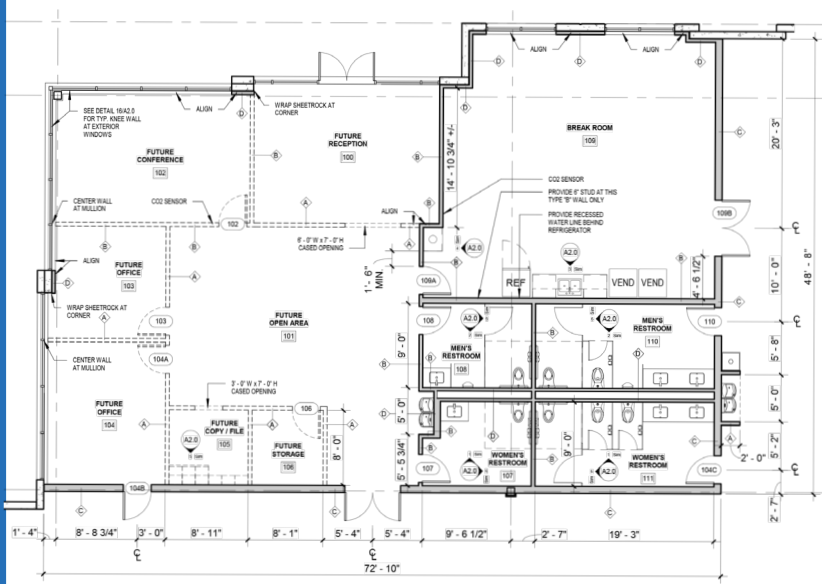
We are dedicated to serving our customers with exceptional quality and service.

up to **175,172** available square feet

CLEAR HEIGHT: 36'

DIVISIBLE TO: 47,040 SF

OFFICE AREA: 3,300 SF



Class A Distribution, Warehouse & Manufacturing Space

DOCK DOORS: 43 (9' x 10')

DRIVE-IN DOORS: 2 (14' x 16')

LOADING: Rear-load

COLUMN SPACING: 56' x 50'

DIMENSIONS: 840' x 210'

TRUCK COURT: 186'

AUTO PARKING: 230 spaces

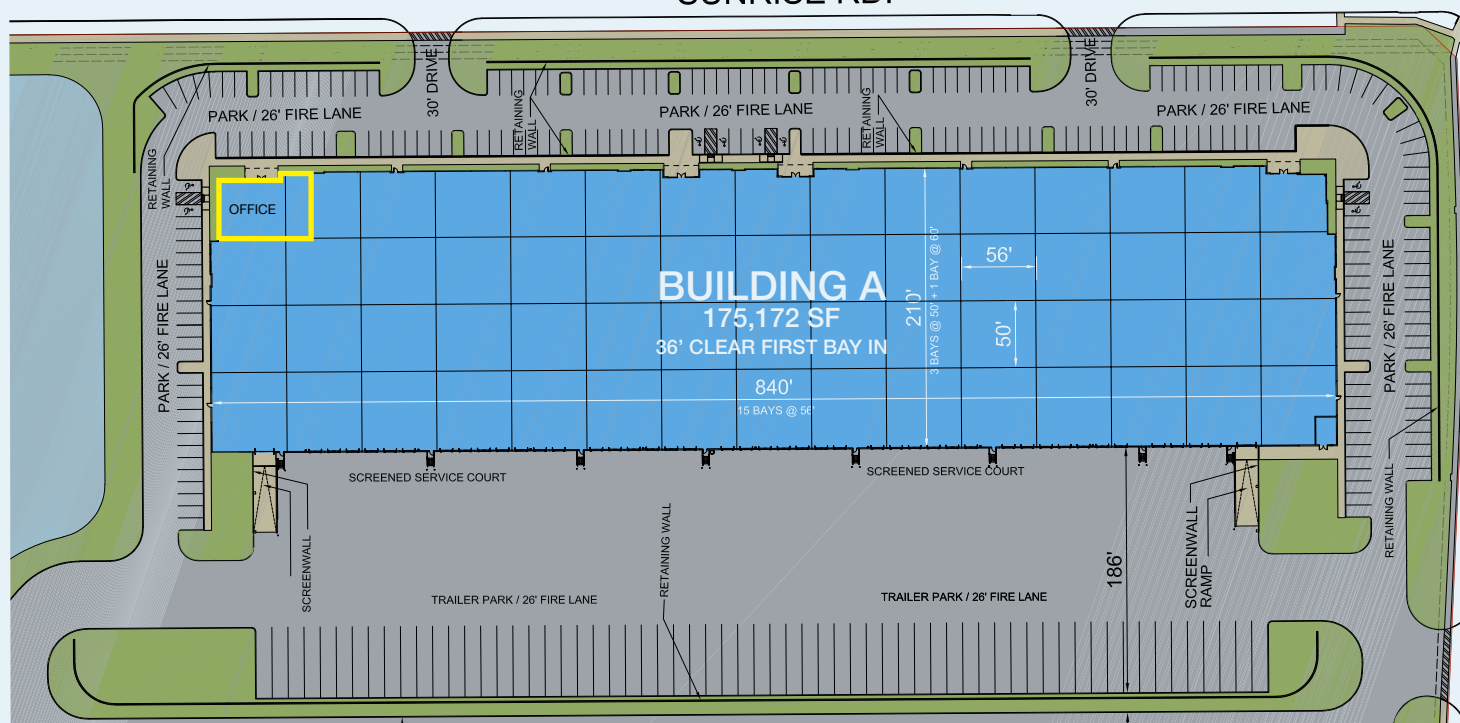
TRAILER: 62 stalls

LIGHTING: LED high bay lights with motion sensors

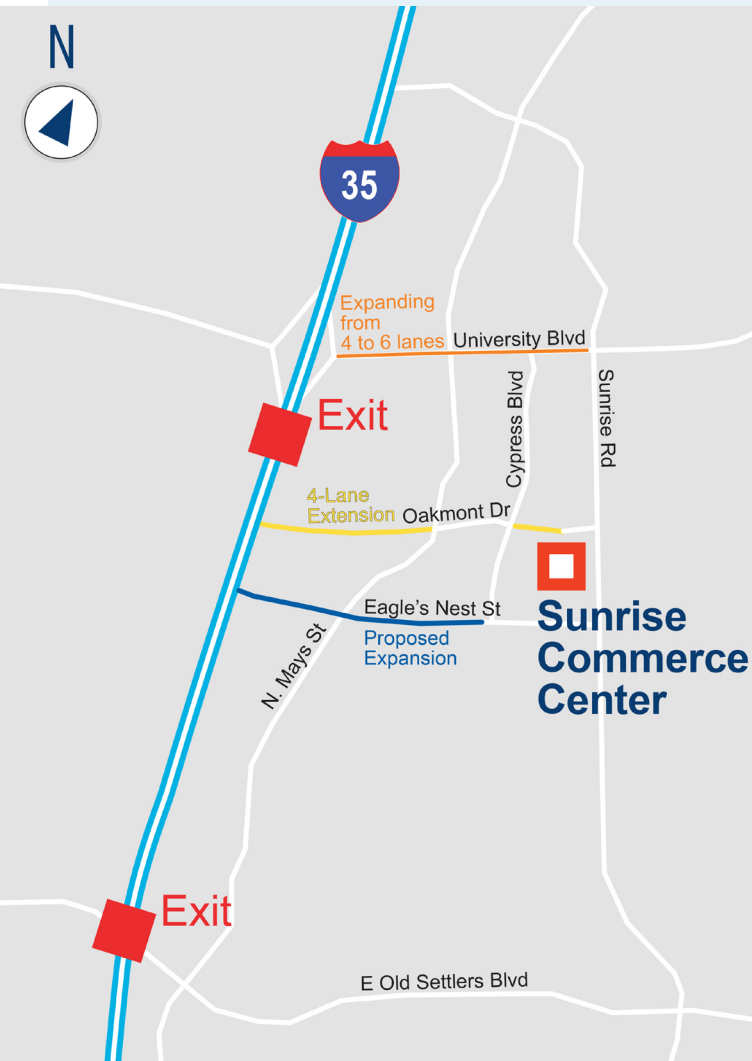
FIRE SPRINKLER: ESFR

PURSuing LEED® CERTIFICATION

SUNRISE RD.



DRIVING DISTANCES



METRO AREAS

Downtown Austin	23 miles
San Antonio	117 miles
Houston	170 miles
Dallas	176 miles

MAJOR ROADS

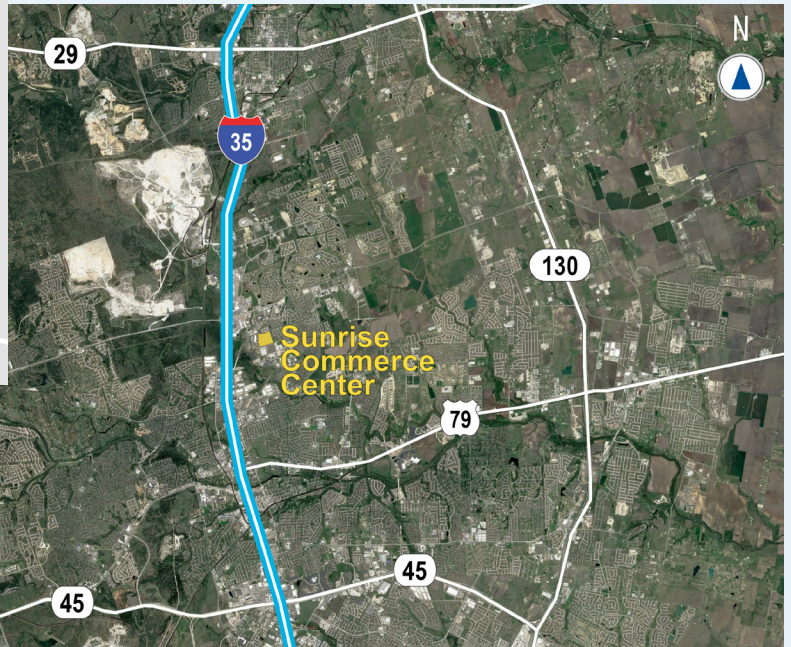
I-35	0.6 miles
Hwy 79	2.6 miles
Hwy 45	6.2 miles
Hwy 130	6.6 miles

AIR

Austin Executive Airport	17 miles
Austin Int'l Airport	28 miles

POINTS OF INTEREST

Dell World Headquarters	13 miles
The Domain	14 miles
Samsung Austin Campus	15 miles
Univ. of Texas at Austin	21 miles



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



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