



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.

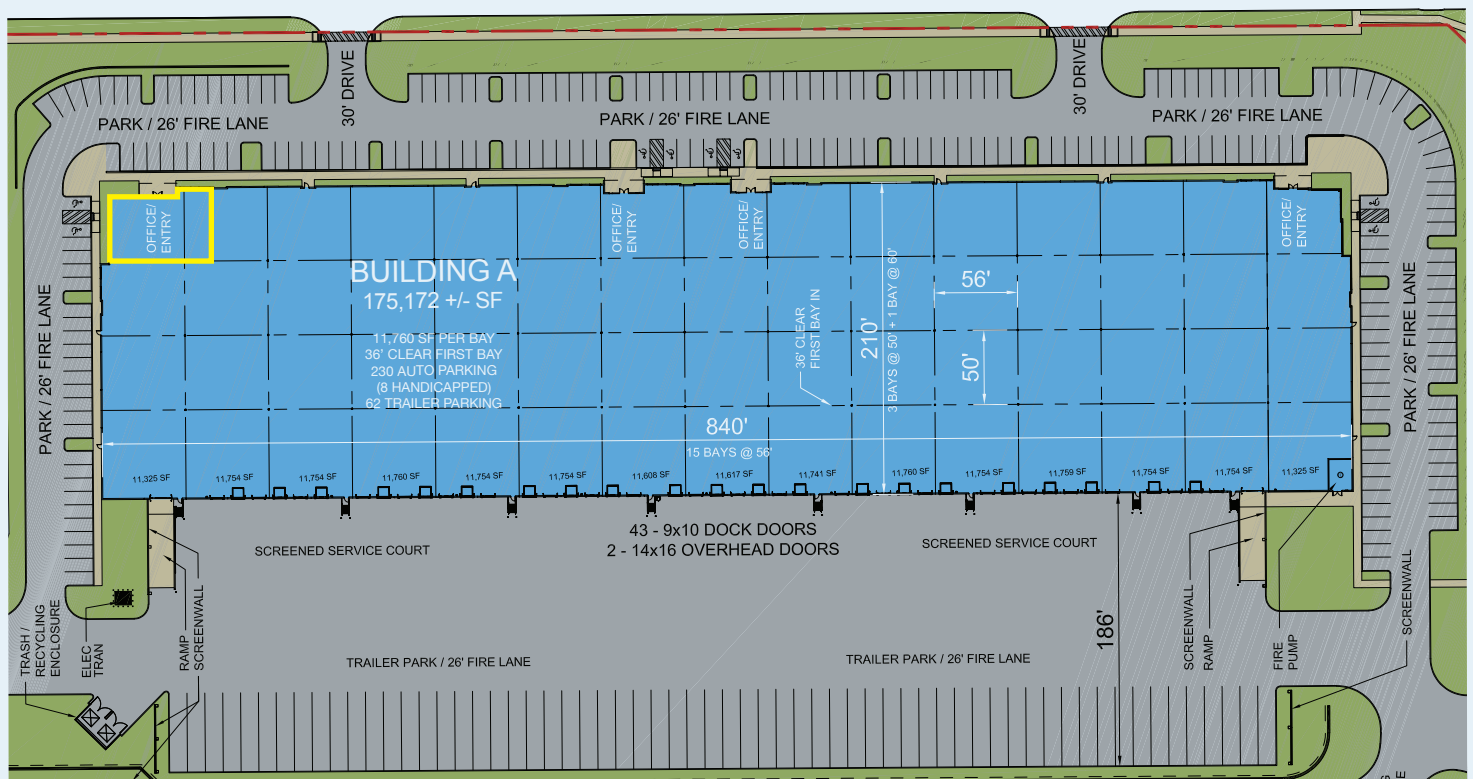
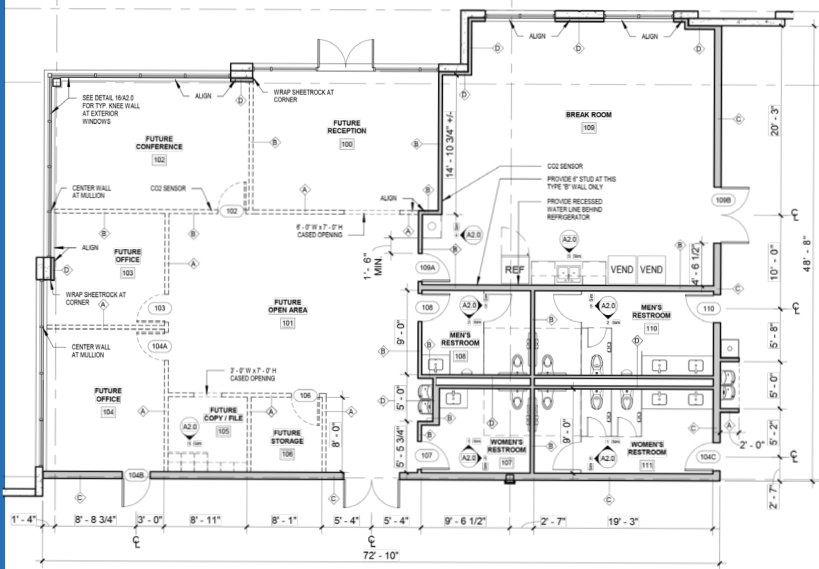
We are dedicated to serving our customers with exceptional quality and service.

up to
175,172 available
 square feet

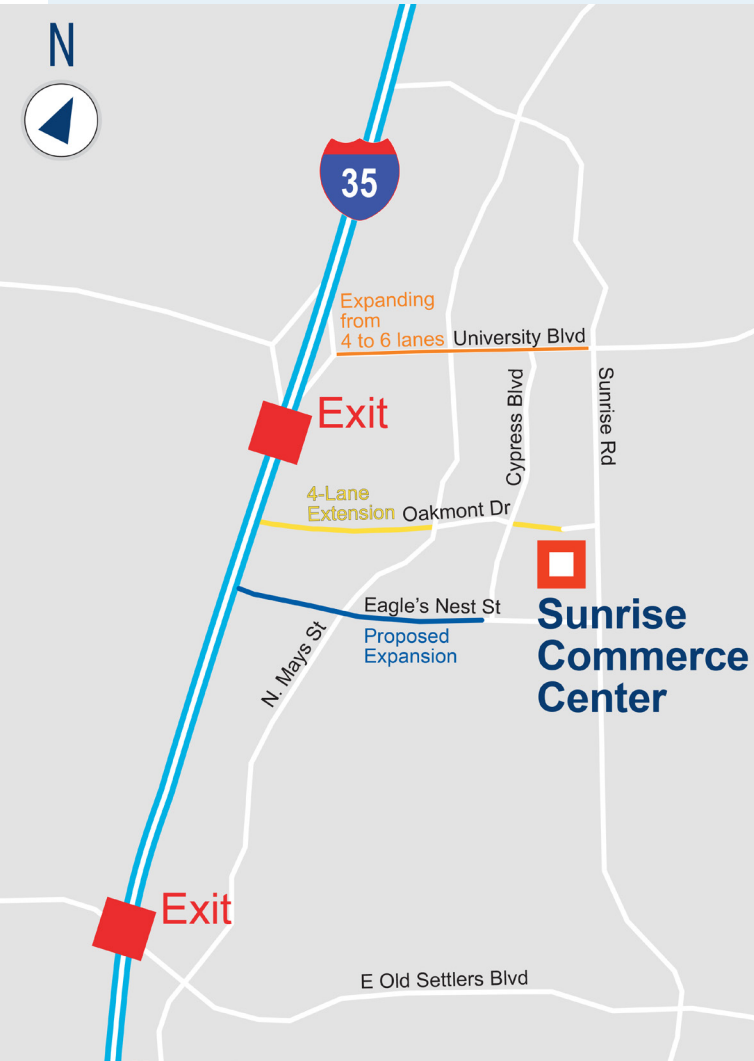
CLEAR HEIGHT: 36'
 DIVISIBLE TO: 47,040 SF
 OFFICE AREA: 3,300 SF

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	



DRIVING DISTANCES



METRO AREAS

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

MAJOR ROADS

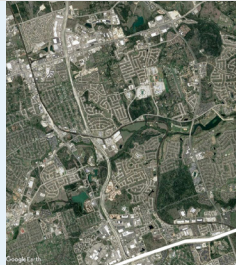
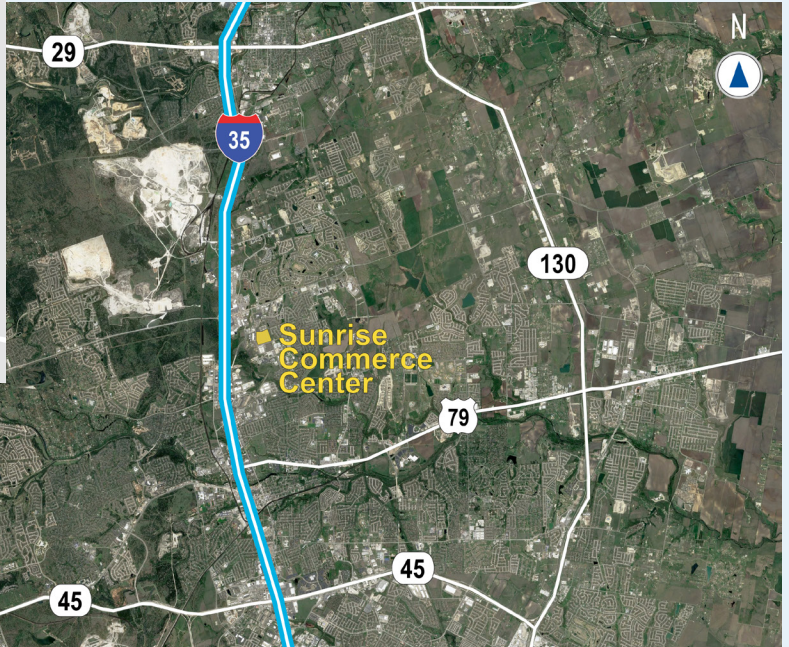
I-35	.....0.6 miles
Hwy 79	.....2.6 miles
Hwy 45	.....6.2 miles
Hwy 130	.....6.6 miles

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 Austin21 miles



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



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