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**LEED**  
CERTIFICATION



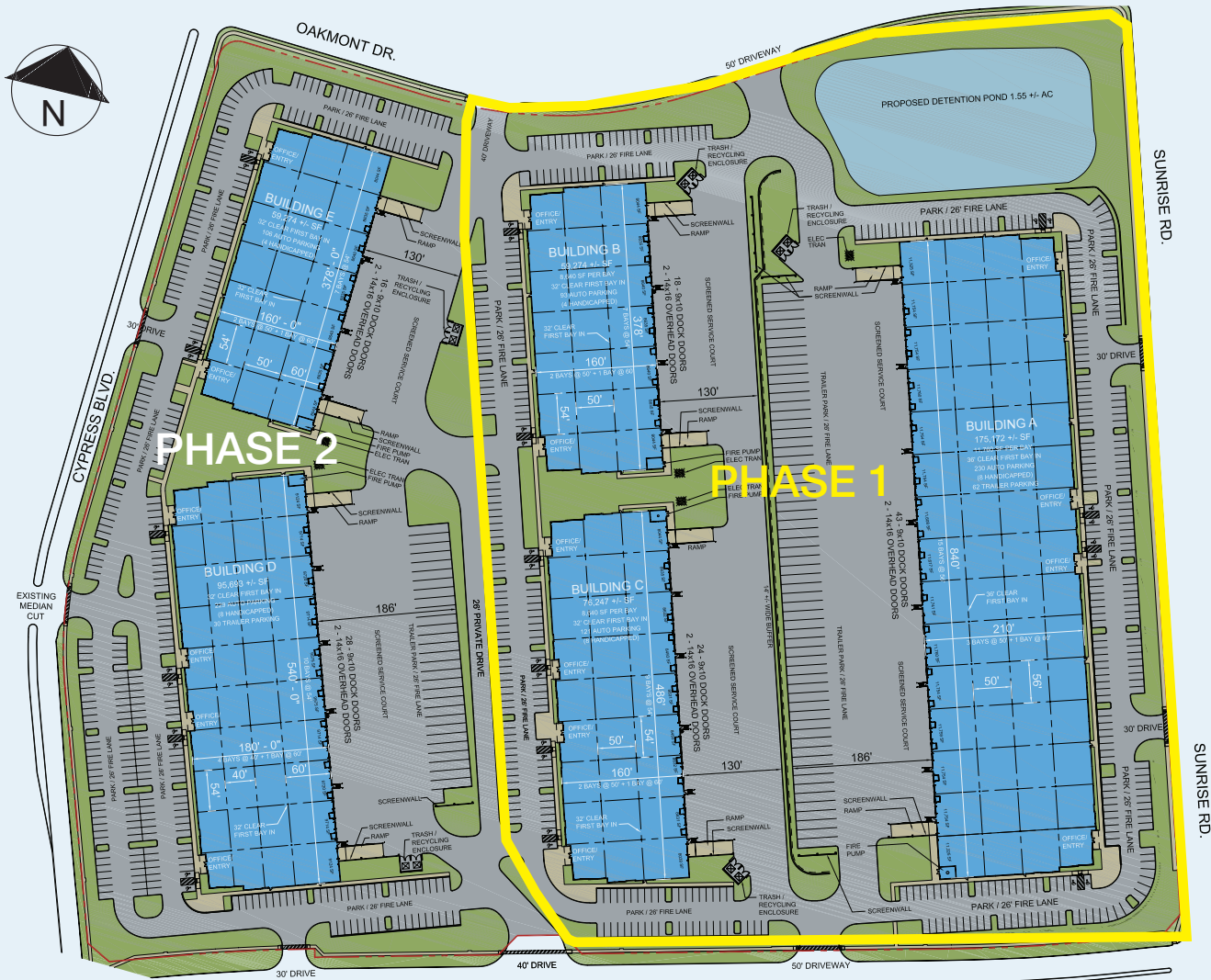
# SUNRISE COMMERCE CENTER

Building B | 59,274 SF

3700 Sunrise Road, Round Rock, TX 78665

[www.idilogistics.com](http://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.

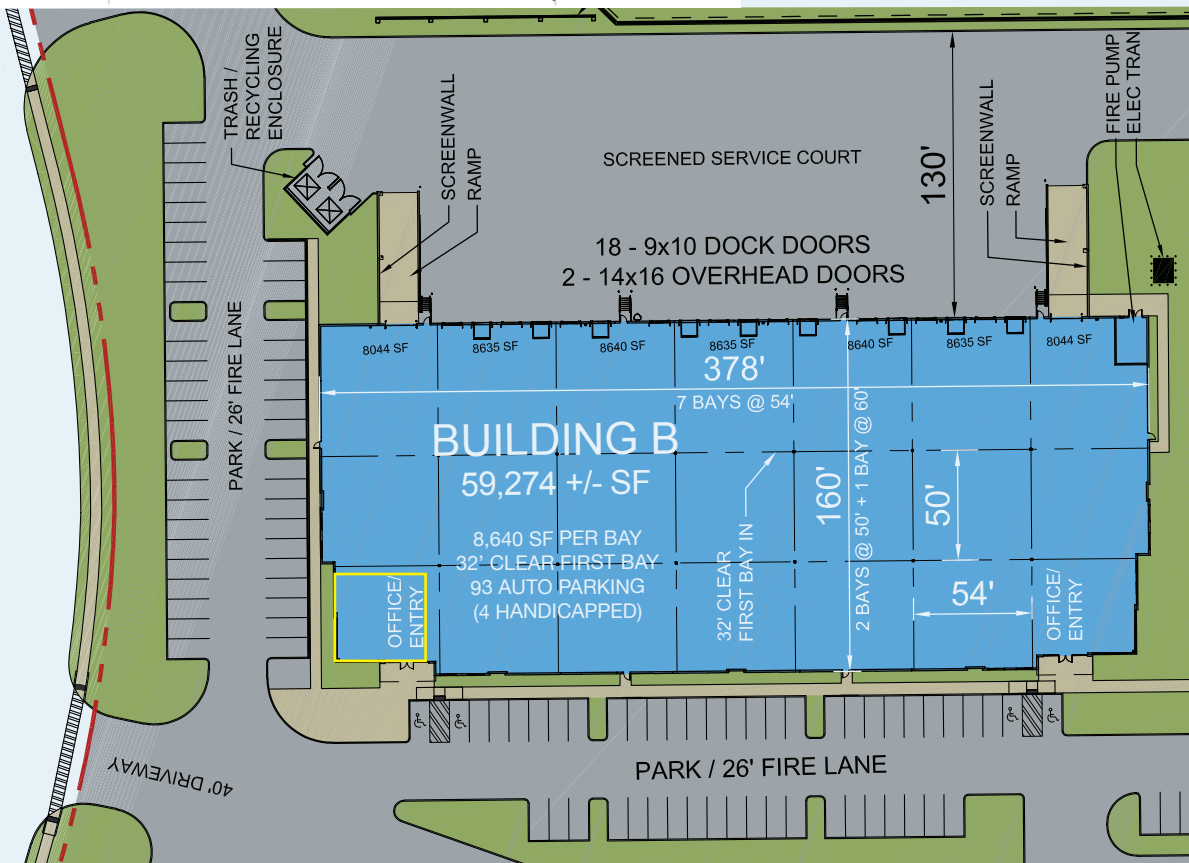
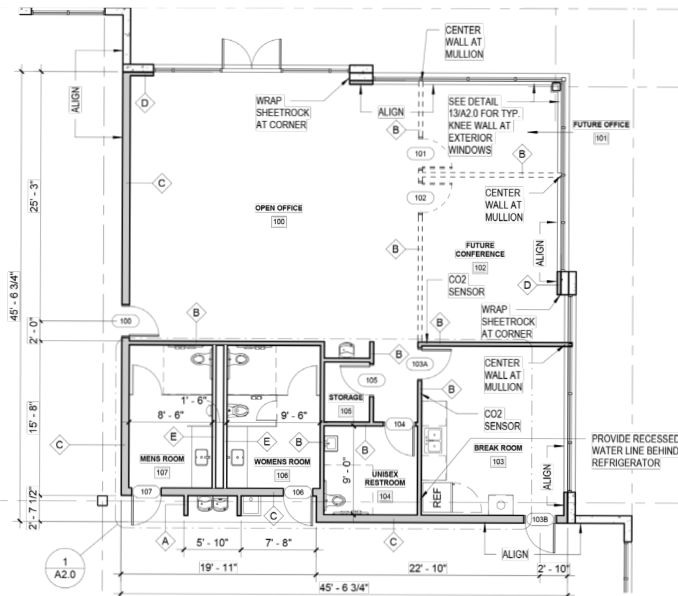
We are dedicated to serving our customers with exceptional quality and service.

up to  
**59,274** available  
 square  
 feet

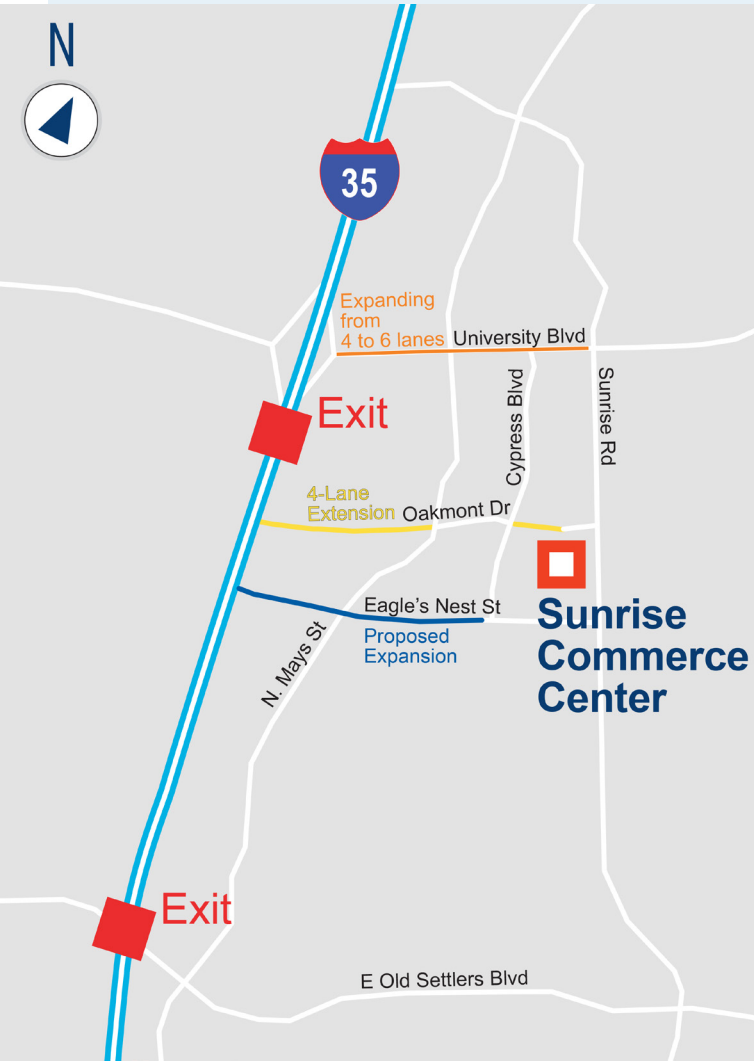
CLEAR HEIGHT: 32'  
 DIVISIBLE TO: 17,280 SF  
 OFFICE AREA: 2,000 SF

## Class A Distribution, Warehouse & Manufacturing Space

DOCK DOORS:	18 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
LOADING:	Rear-load
COLUMN SPACING:	54' x 50'
DIMENSIONS:	378' x 160'
TRUCK COURT:	130'
AUTO PARKING:	93 spaces
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

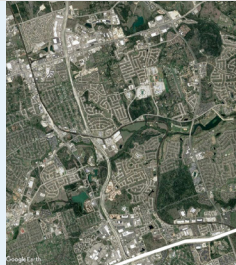
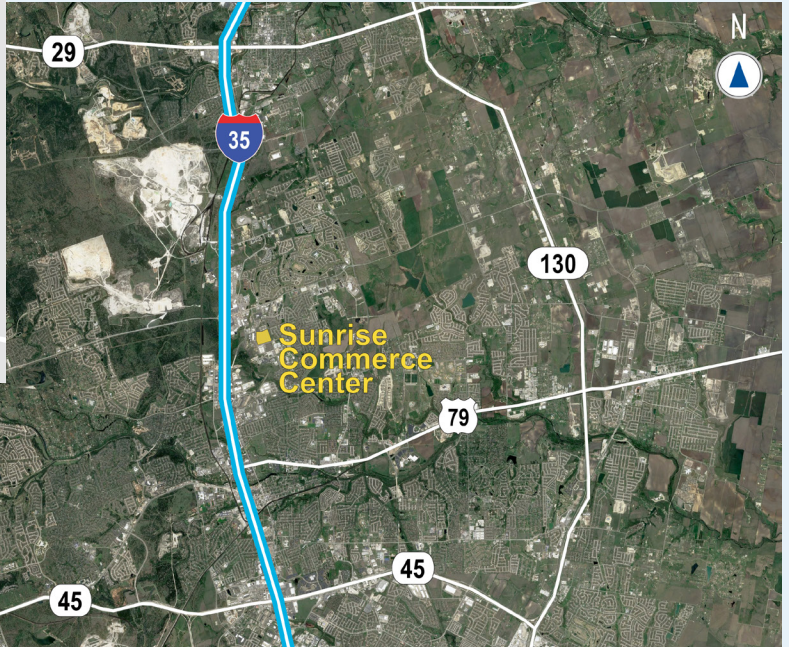
I-35	.....0.6 miles
Hwy 79	.....2.6 miles
Hwy 45	.....6.2 miles
Hwy 130	.....6.6 miles

## 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 Austin	.....21 miles



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



**Sam Owen**  
+1.512.481.3030  
sowen@streamrealty.com

**Will Nichols**  
+1.512.481.3009  
wnichols@streamrealty.com

**Jon Harmon**  
+1.972.560.7001  
jon.harmon@idilogistics.com

**Tony Maclin**  
+1.972.560.7009  
tony.maclin@idilogistics.com