



# FedEx Ground

*Pflugerville, TX*

#### SIZE

199,576 square feet  
(191,248 SF warehouse &  
8,010 SF office space)

#### DEVELOPMENT SCHEDULE

10 months

#### DEVELOPMENT COSTS

\$18.2 million

#### USE

- Distribution Center

#### SPECIAL FEATURES

- Site-cast tilt concrete building with architectural upgrades
- ESFR sprinkler system
- Mezzanine
- 28 ft clear height
- 391 auto parking spaces
- 7 drive-in doors & 55 dock doors

**BUILDING SOLUTIONS  
THAT MATTER.**

#### HEADQUARTERS

800 E. 96th St, Suite 175  
Indianapolis, IN 46240  
t 317.843.5959

[scannellproperties.com](http://scannellproperties.com)



**SCANNELL**  
PROPERTIES