



SOUTHEAST FLEX/INDUSTRIAL SPACE FOR LEASE

4509 Freidrich Lane | Austin, TX | 78744



Southpark 2

COMMERCE CENTER



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OVERVIEW

TOTAL SF 372,125 SF

PARKING 3:1,000 SF

AVAILABILITY **Building 1**
Suite 100 - 21,730 SF (Avail. 1.1.20)

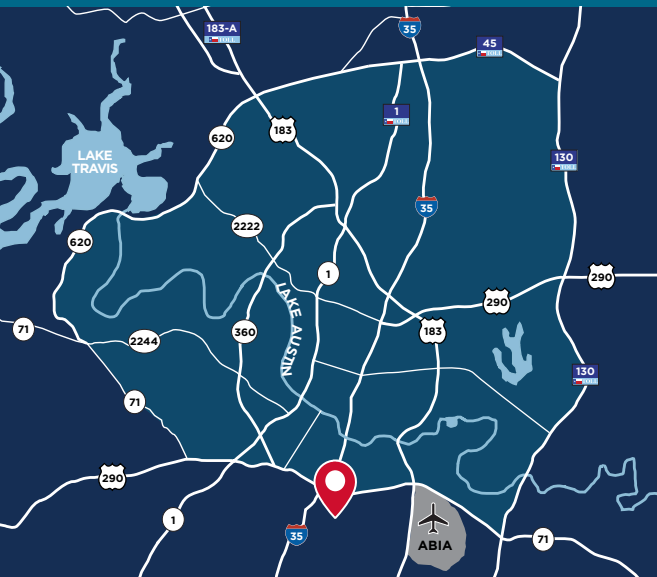
Building 4
Suite 402 : 33,356 SF

SPECS 24' Clear Height
ESFR Sprinklers
Bay Depths: 140 - 185 ft
Dock High Loading

SOUTHEAST FLEX/INDUSTRIAL SPACE FOR LEASE



Built in 2000, Southpark Commerce Center 2 is located at the intersection of St. Elmo Road and Freidrich Lane with excellent access to IH-35, Hwy 71, Hwy 183 and SH-130. The project consists of four Class A front park/rear load distribution buildings totaling 372,125 square feet.



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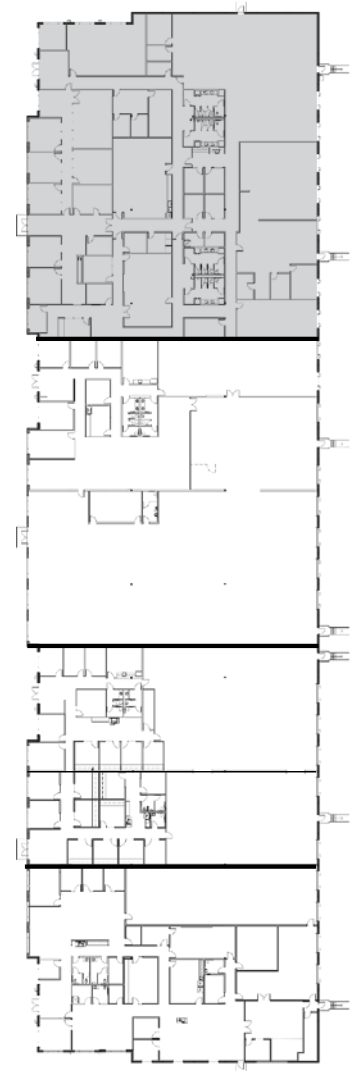
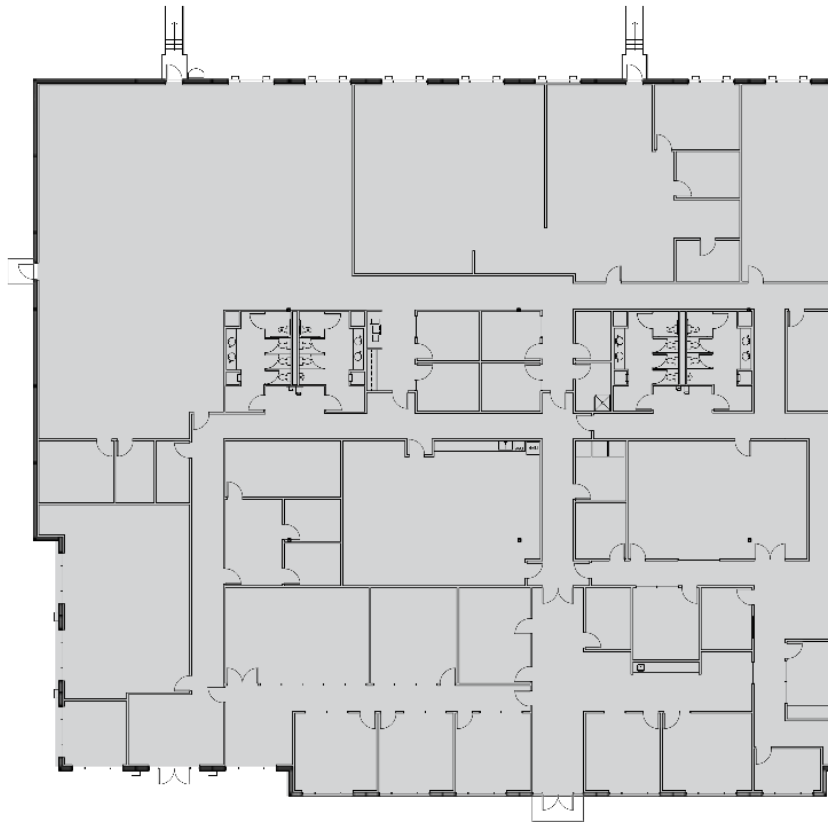
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BUILDING 1

Suite 100
21,730 SF

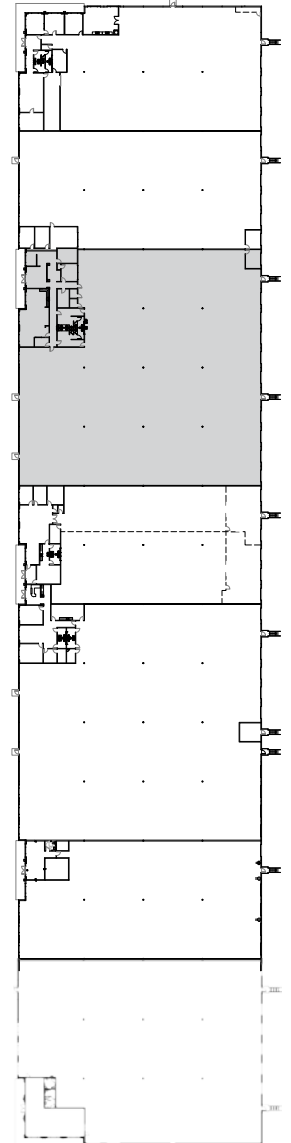
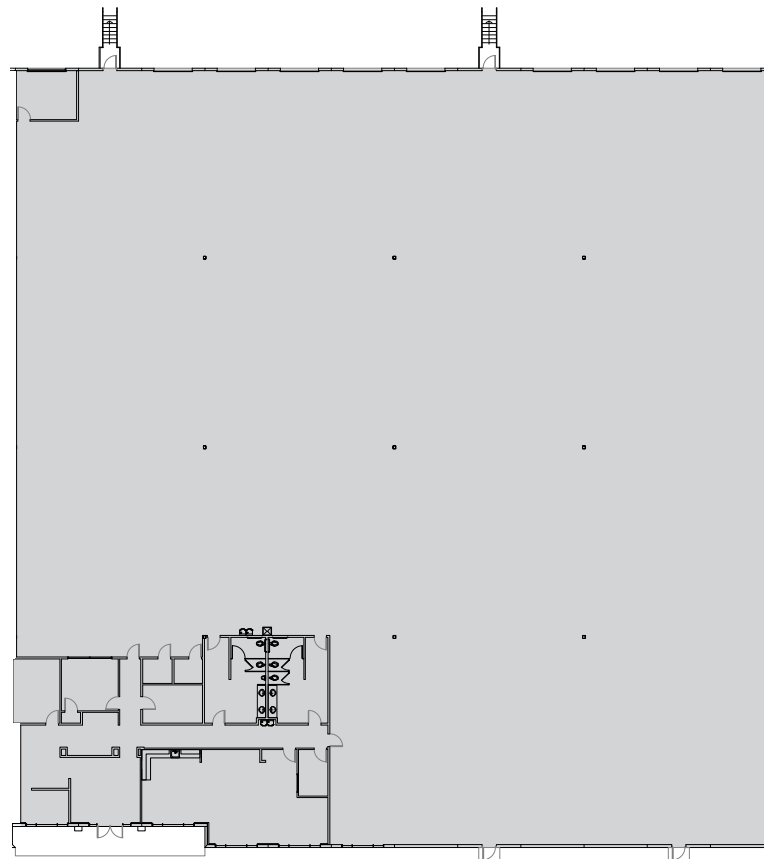
» Available 1.1.20



BUILDING 4

Suite 402
33,356

- » Approx. 9% office area
- » 24' clear height
- » 15 dock high doors
- » 185' bay depth
- » 45'x45' column spacing



Southpark 2

COMMERCE CENTER

Leasing Information



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