



INDUSTRIAL  
**FOR LEASE**  
COMMERCE CENTER SOUTH 1 & 2

OWNED BY:

**MIIG**  
Real Estate

LEASED BY:

**LA**  
LEE & ASSOCIATES

±12,491 SF AVAILABLE

5810 & 5812 TRADE CENTER DRIVE | AUSTIN, TX 78744

# COMMERCE CENTER SOUTH



Positioned in one of Southeast Austin's most accessible and visible corridors, Commerce Center South offers a top-tier environment tailored for growth and convenience. Located just off the southwest intersection of Highway 71 and Montopolis Drive, this premier flex/industrial development provides a strategic location with unmatched exposure along two major roadways—Highway 71 and Burleson Road.

Professionals and businesses benefit from immediate proximity to Austin-Bergstrom International Airport, just a five-minute drive away, and downtown Austin, accessible in under ten minutes. The site is also ideally connected to key regional routes, including I-35, SH-183, and the recently completed SH-130, ensuring smooth commutes and excellent regional connectivity. Commerce Center South delivers modern infrastructure, a prominent location, and outstanding access. Making it an ideal choice for companies seeking a Class A presence in Austin's thriving Southeast **submarket**.

# BUILDINGS MAP

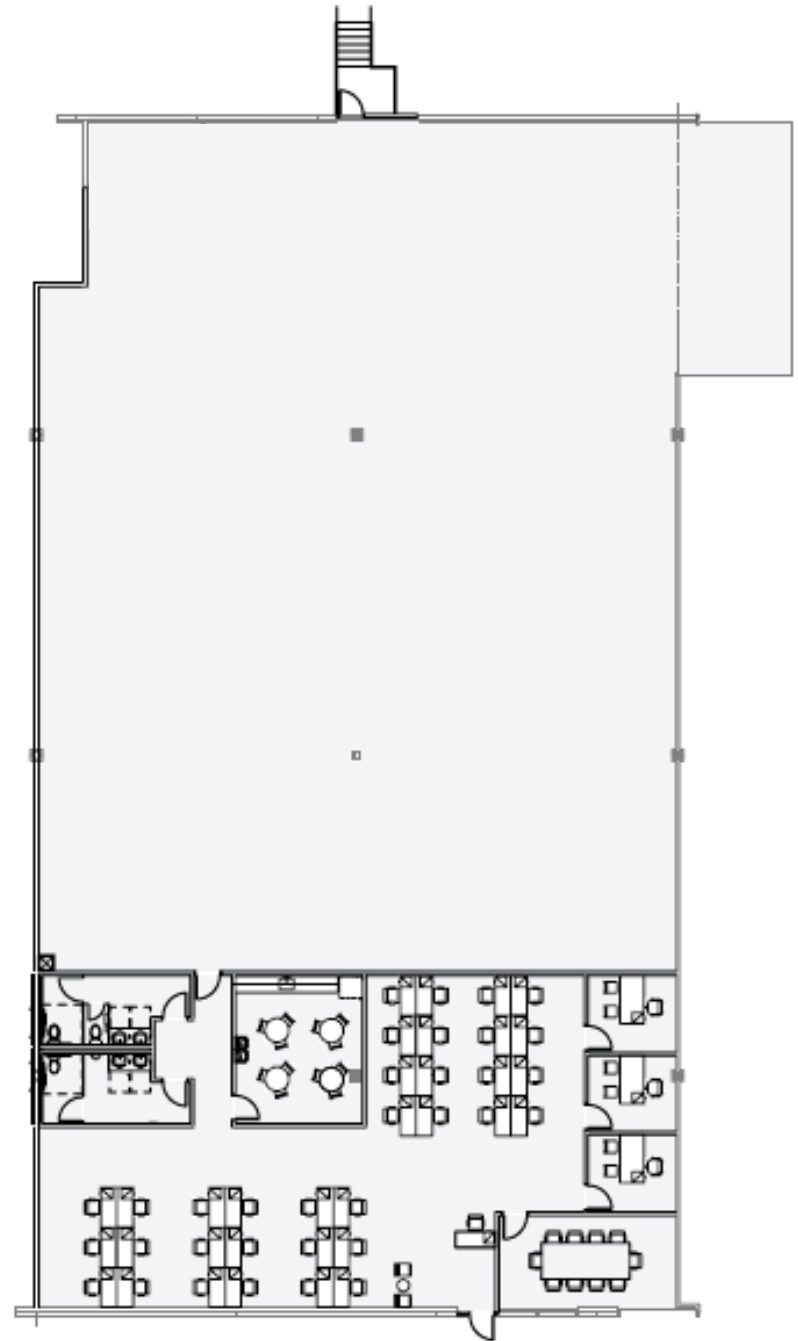


# BUILDINGS 2

5812 TRADE CENTER DR

## SUITE FEATURES

|                      |                  |
|----------------------|------------------|
| <b>SIZE:</b>         | ±12,491 SF       |
| <b>OFFICE:</b>       | 28%              |
| <b>CLEAR HEIGHT:</b> | ± 21'            |
| <b>LOADING:</b>      | 1 Dock-High Door |
| <b>CONDITION:</b>    | 100% HVAC        |



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# DRIVE TIMES



**06 MIN**  
TO FEDEX SHIP CENTER



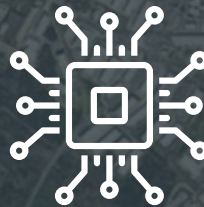
**09 MIN**  
TO THE AIRPORT



**14 MIN**  
TO DOWNTOWN



**14 MIN**  
TO TESLA GIGAFACTORY



**22 MIN**  
TO SAMSUNG SEMI-CONDUCTOR



**20 MIN**  
TO THE DOMAIN

# CONTACT US

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