

FOR LEASE

# COMMERCE CENTER SOUTH 1 & 2

5810 & 5812 Trade Center Drive | Austin, TX 78744



**±10,462 - 12,326 SF AVAILABLE**

**FLEX | WAREHOUSE SPACE**

FOR LEASING INFO PLEASE CONTACT:

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## COMMERCE CENTER SOUTH 1 & 2

Commerce Center South - Exceptional Office Space in Southeast Austin

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.

# COMMERCE CENTER SOUTH 1 & 2

5810 & 5812 Trade Center Drive

## BUILDING 2, SUITE 125

AVAILABLE NOW

**± 12,326**

SQUARE FEET

**28%**

OFFICE

**±21'**

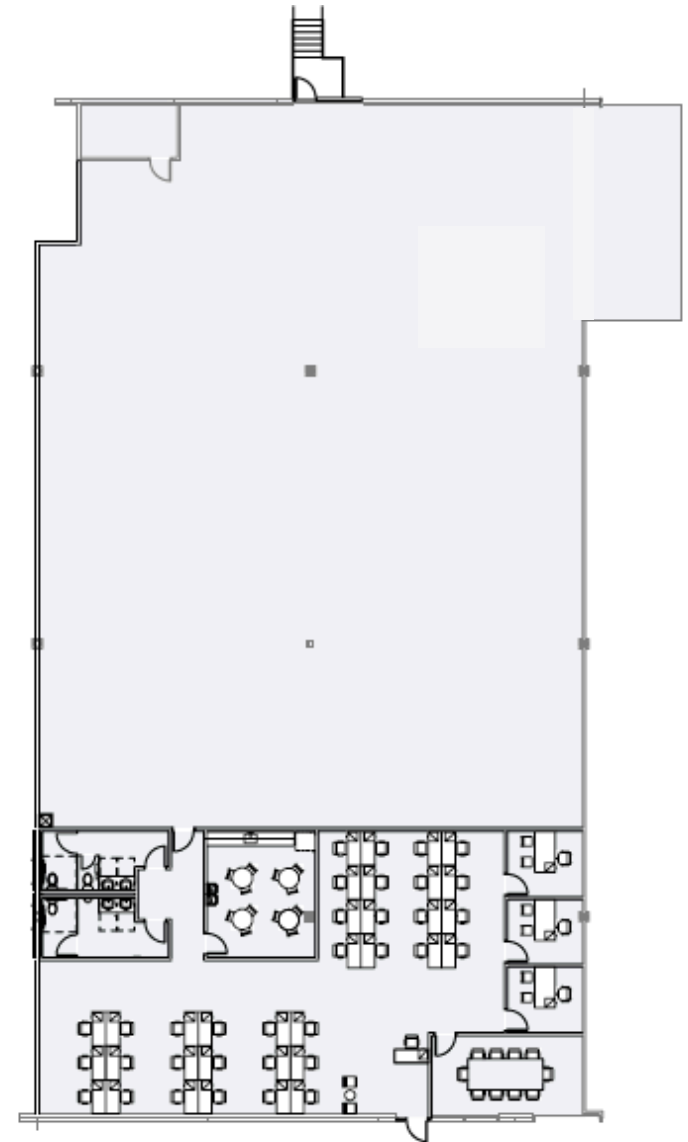
CLEAR HEIGHT

**1**

DOCK

**100%**

HVAC



# COMMERCE CENTER SOUTH 1 & 2

## 5810 & 5812 Trade Center Drive

### **BUILDING 2, SUITE 300**

AVAILABLE 5/1/2026

**± 10,462**

SQUARE FEET

**30%**

OFFICE

**±21'**

CLEAR HEIGHT

**1**

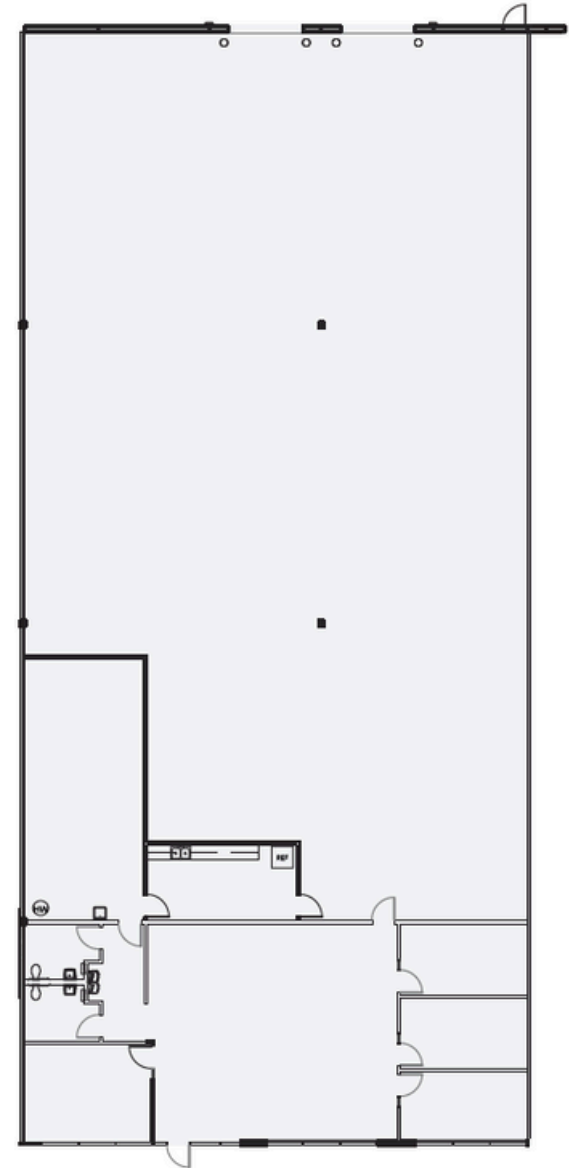
DOCK

**1**

DOCK W/ RAMP

**FENCED TRUCK COURT**

DEDICATED TO SUITE





## NEARBY SERVICES

### Hotels:

- Austin Marriott South
- Baymont Inn & Suites
- Best Western Inn & Suites
- Courtyard Austin Airport
- Hampton Inn
- Holiday Inn Express
- Holiday Inn
- La Quinta Inn
- Omni Hotels

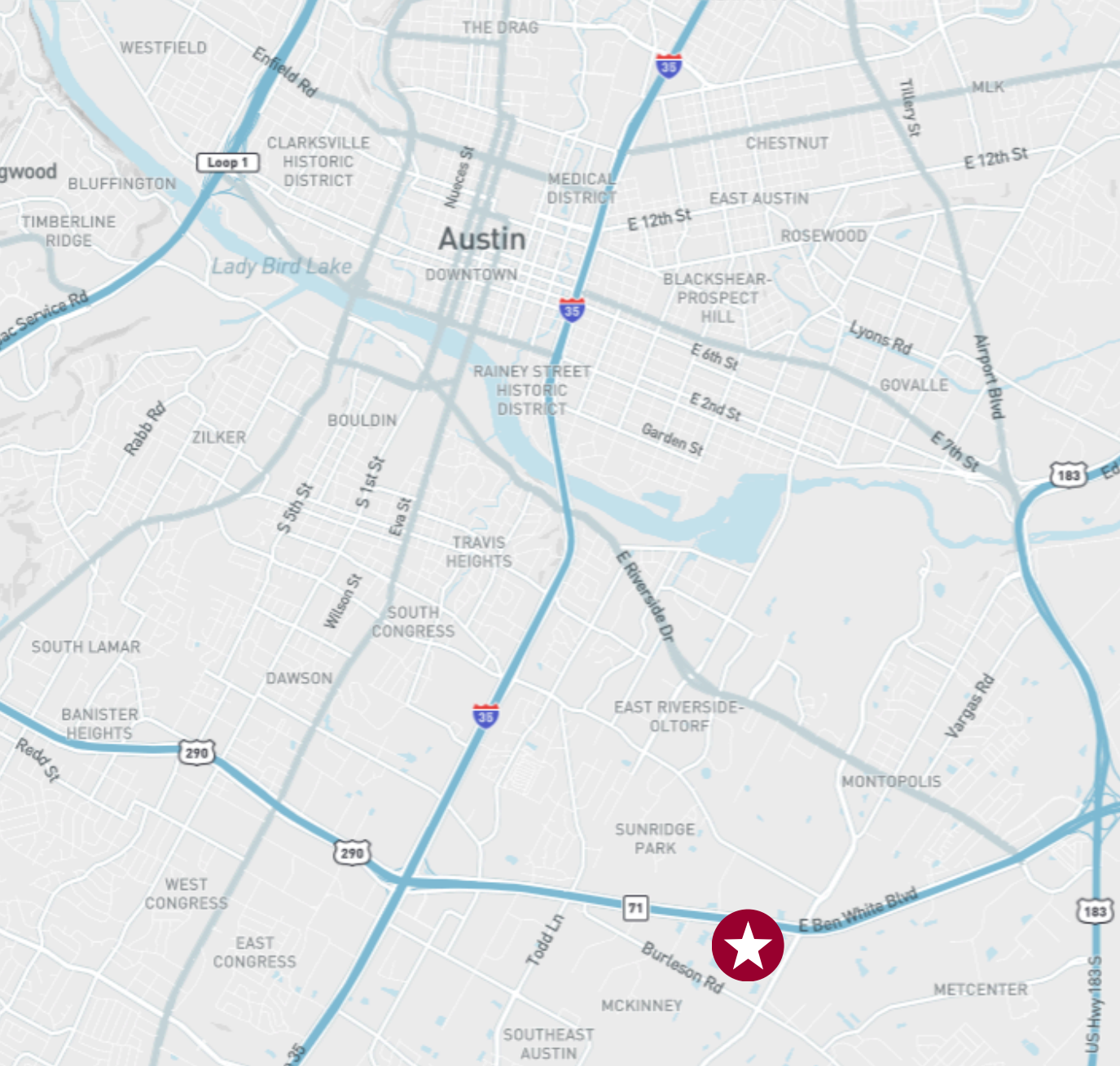
### Shopping:

- Bank of America
- Chase Bank
- CVS Pharmacy
- Dollar General
- Family Dollar
- Fiesta Mart
- HEB Grocery
- Office Depot
- Sally Beauty
- Walgreen's
- Walmart
- Wells Fargo

### Dining:

- Bella Donna Subs
- Cabo Bob's
- Catfish Parlour
- Chick-fil-A
- Denny's
- Gatti's Pizza
- Jack in the Box KFC
- McDonald's Popeye's
- Chicken Quiznos Subs
- Starbucks Coffee
- Taco Bell
- Taco Cabana
- Waffle House
- Wendy's





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