

FOR LEASE

SOUTHPARK CORPORATE CENTER 6 & 7

4009 & 4007 COMMERCIAL CENTER DR | AUSTIN, TX 78744

±12,800 - 37,600 SF

LIGHT INDUSTRIAL / FLEX

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LEE & ASSOCIATES

EASTGROUP PROPERTIES

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BUILDING DETAILS

Southpark Corporate Center 6 & 7 offers 70,780 square feet of light industrial and flex space at the intersection of IH-35 and Ben White Boulevard/SH-71. With significant office components, the property can accommodate a range of business needs. Its location places tenants minutes from Austin's CBD and major technology employers.

Building 6 Size	37,600 SF
Building 7 Size	33,180 SF
Year Built	1995
Clear Height	±24'
Typical Column Spacing	40'x40'
Construction	Reinforced Concrete

- ESFR sprinkler system
- R25 Insulation; HVAC Ready
- Flexible suite sizes

0.2 MILES
I-35

18 MINS
AUSTIN-BERGSTROM INT'L AIRPORT

12 MINS
DOWNTOWN AUSTIN

BUILDING 6 & 7

Two Buildings. One Shared Opportunity.

Facing one another across a shared parking lot, leasing the two buildings offer businesses the flexibility to bring office and warehouse operations together in one convenient setting.





±70,780 SF total
±9,962 SF office | ±60,818 SF warehouse

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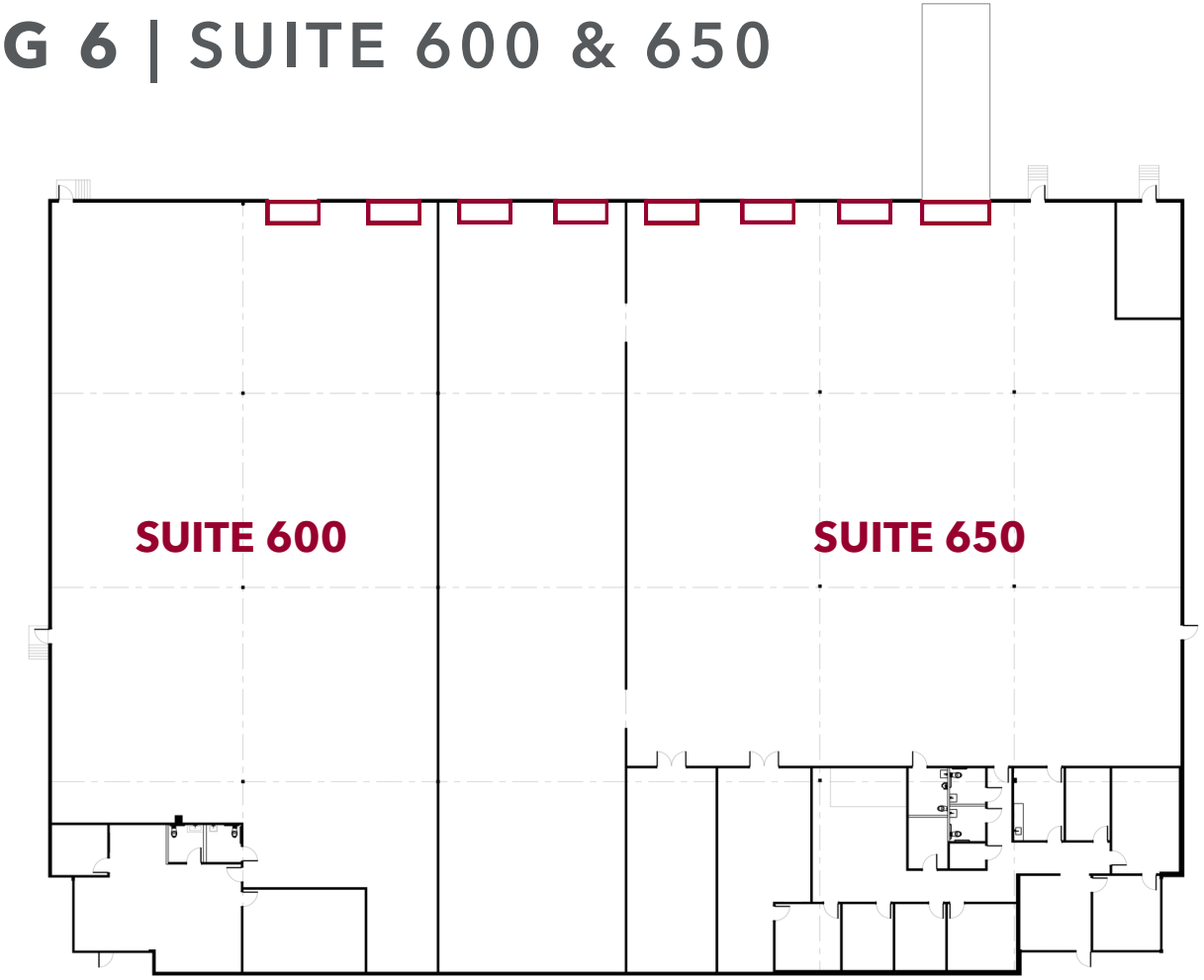
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BUILDING 6 | SUITE 600 & 650



SUITE HIGHLIGHTS

TOTAL SIZE	±37,600 SF	**CLEAR HEIGHT**	±24'
OFFICE	±6,111 SF	**LOADING**	7 Dock-High, 1 Ramp
WAREHOUSE	±31,489 SF	**SPRINKLERS**	ESFR

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BUILDING 6 | SUITE 600*

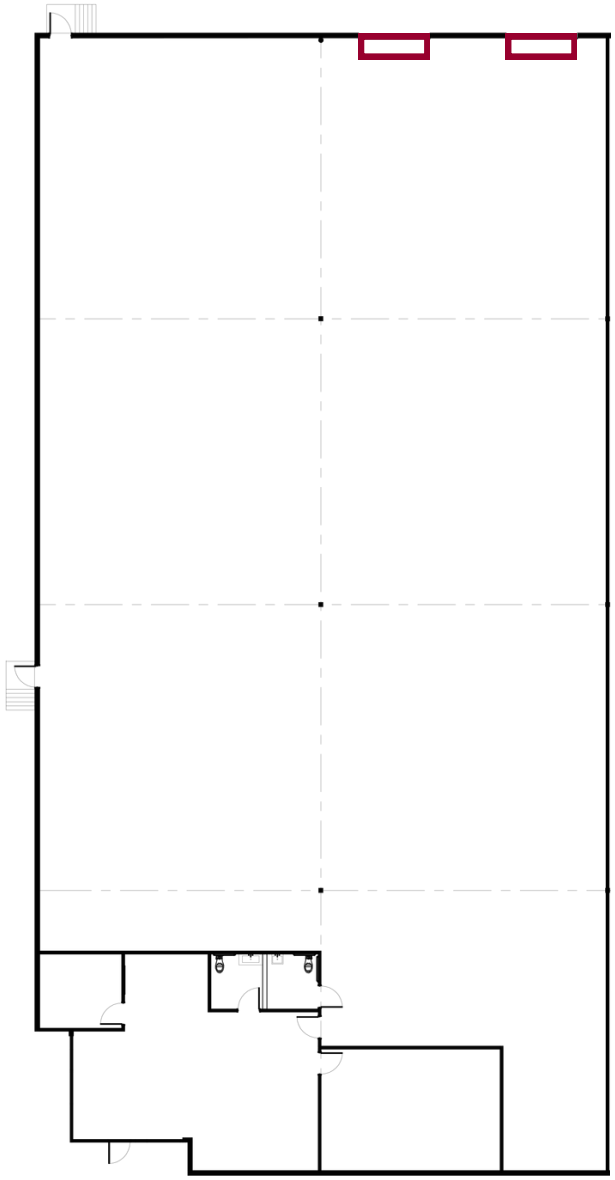
*Can be combined with suite 650 for a combined SF of ±37,600

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SUITE HIGHLIGHTS

TOTAL SIZE	±12,800 SF
OFFICE	±1,426 SF
WAREHOUSE	±11,374 SF
CLEAR HEIGHT	±24'
LOADING	2 Dock-High
SPRINKLERS	ESFR



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BUILDING 6 | SUITE 650*

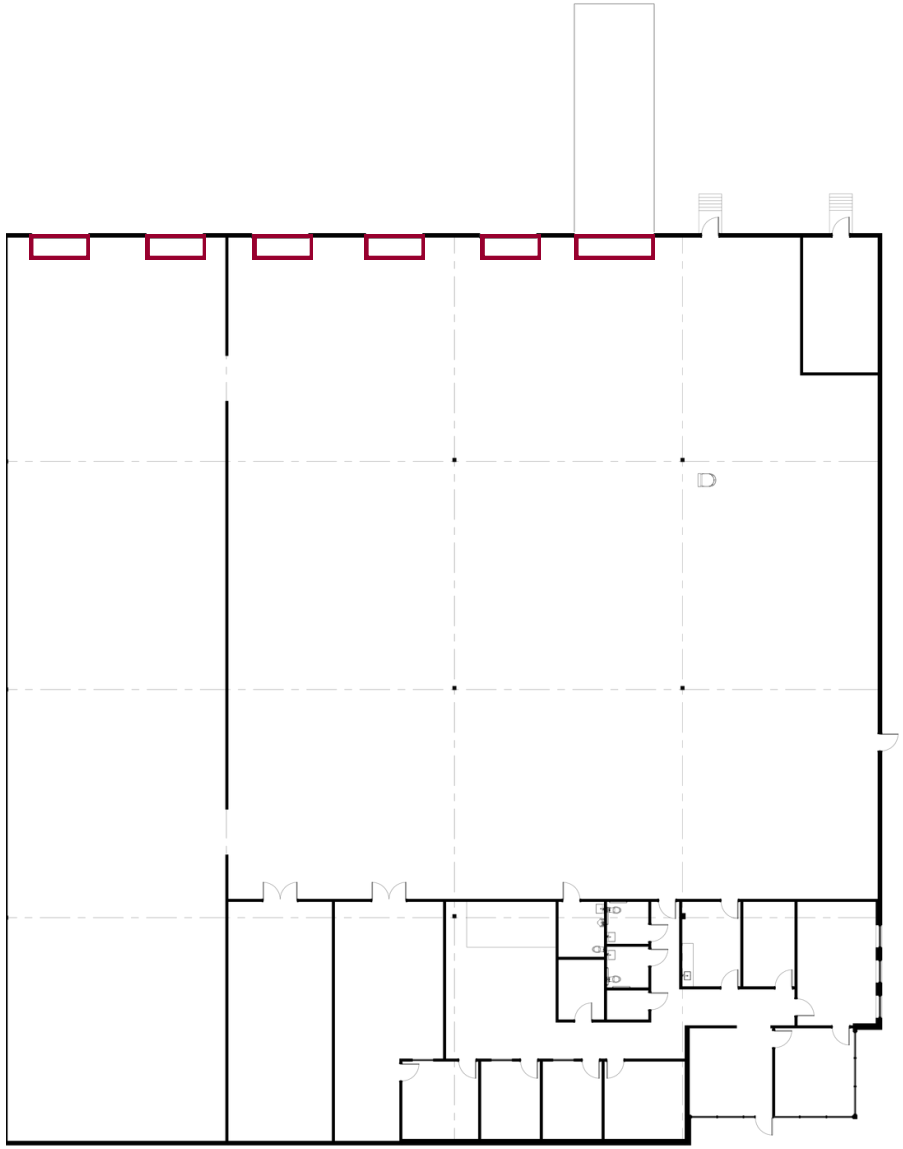
*Can be combined with suite 600 for a combined SF of ±37,600

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SUITE HIGHLIGHTS

TOTAL SIZE	±24,800 SF
OFFICE	±4,685 SF
WAREHOUSE	±20,115 SF
CLEAR HEIGHT	±24'
LOADING	5 Dock-High 1 Ramp
SPRINKLERS	ESFR



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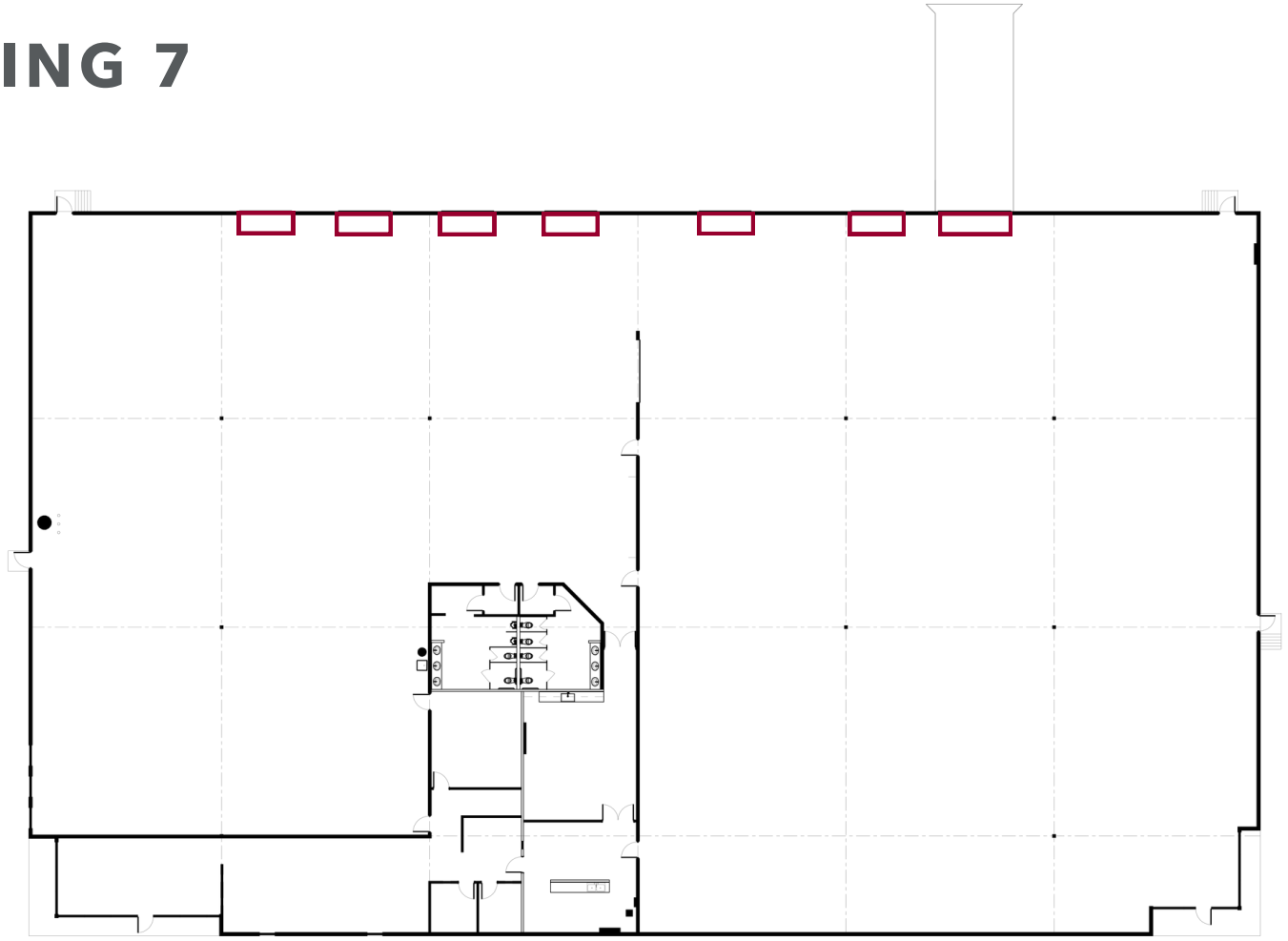
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BUILDING 7



SUITE HIGHLIGHTS

TOTAL SIZE	±33,180 SF	**CLEAR HEIGHT**	±24'
OFFICE	±3,851 SF	**LOADING**	6 Dock-High, 1 Ramp
WAREHOUSE	±29, 329 SF	**SPRINKLERS**	ESFR

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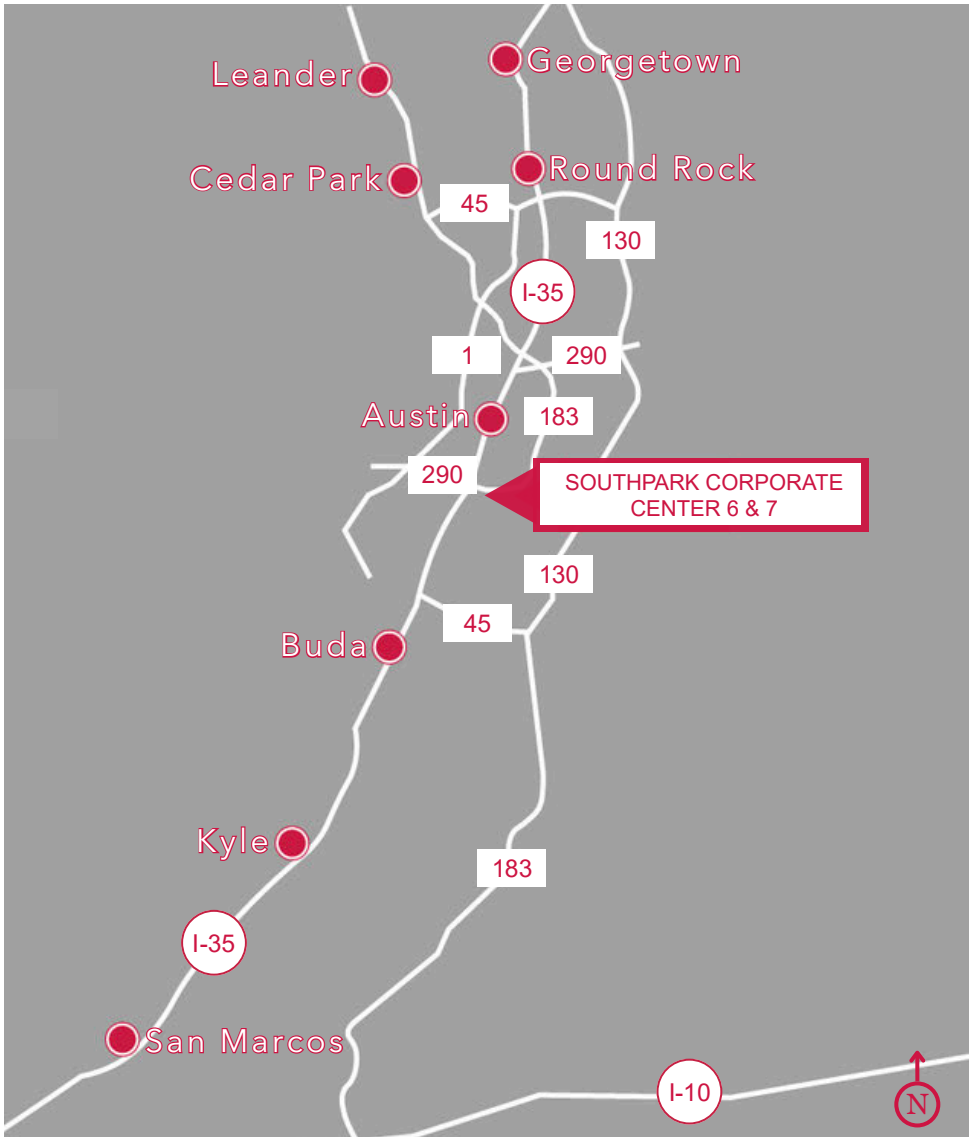
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PRIME LOCATION

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Austin Airport (AUS)	Downtown Austin	San Antonio	Houston	Dallas
11 minutes	16 minutes	80 minutes	140 minutes	200 minutes



AREA DEMOGRAPHICS

Population

1 mile	3 miles	5 miles
10,246	144,044	309,194

Median Household Income

1 mile	3 miles	5 miles
$62,827	$75,557	$90,057

Civilian Laborforce

1 mile	3 miles	5 miles
5,509	92,674	200,187

Traffic Counts

Woodward Street & E St Elmo Rd
10,538 MPSI

E St Elmo Rd & S Industrial Dr
9,266 MPSI

E St Elmo Rd & S Pleasant Valley Rd
7,996 MPSI

ACCESS MAP

Industrial access that keeps you moving.

Multiple Access Points
Flexible ingress and egress supporting efficient truck movement and site circulation

Industrial Core Location
Surrounded by established industrial and service users with proven demand

Strategically Located Near US-183 & SH-71
Direct routes serving North Austin, South Austin, and surrounding submarkets

Close Proximity to Austin-Bergstrom International Airport
Well-suited for logistics, air freight support, and regional operations



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SCAN FOR MORE INFORMATION

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