

FOR SUBLEASE

# **AUSTIN INDUSTRIAL PARK, SUITE 101,102 & 117,118**

5214 Burleson Rd | Austin, TX 78744



LEE &  
ASSOCIATES

**ADAM GREEN**

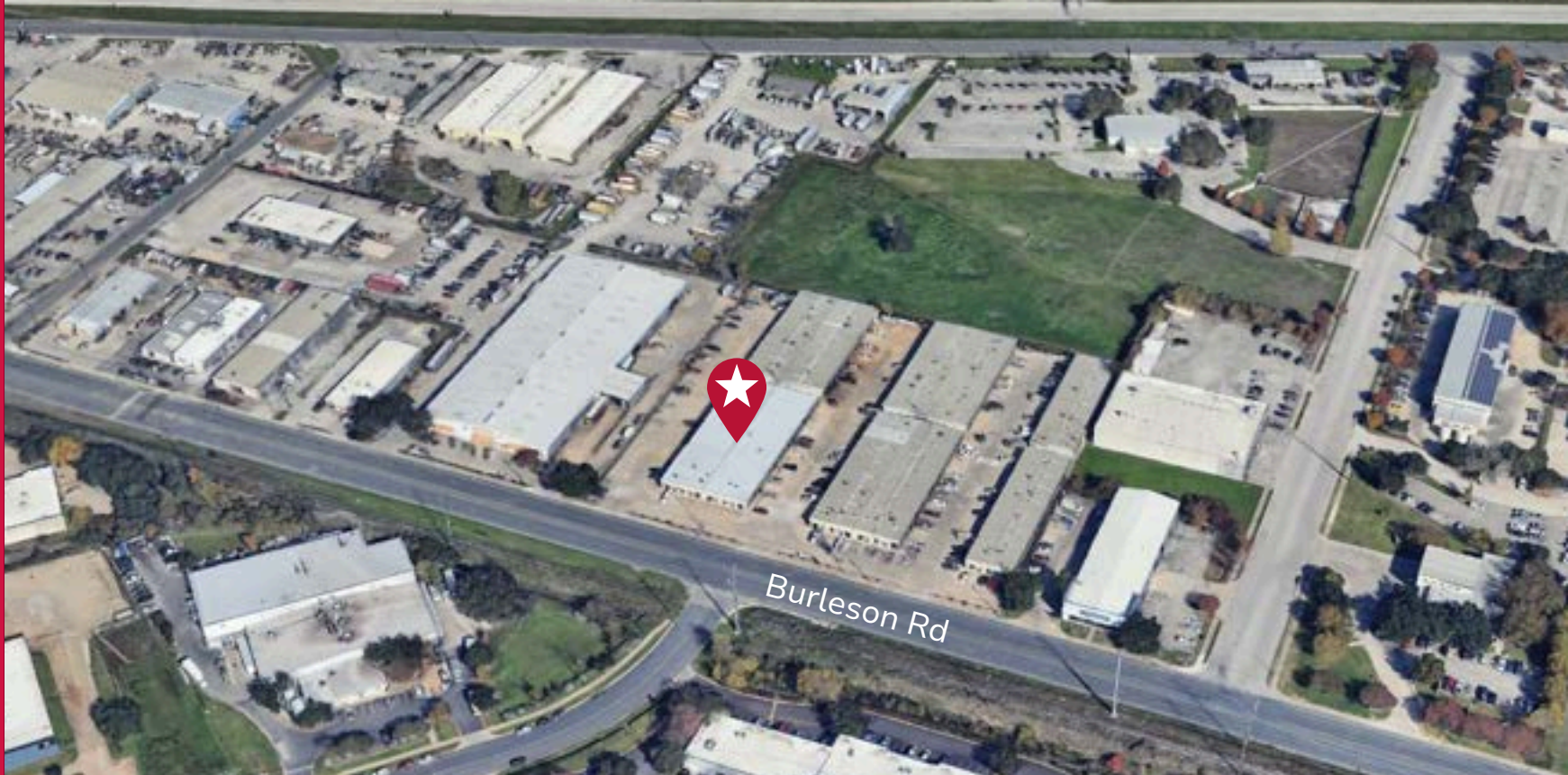
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**± 1,350 - 4,250 SF AVAILABLE**

**FLEX | WAREHOUSE SPACE**



## AUSTIN INDUSTRIAL PARK

Located in Southeast Austin's Burleson Road corridor, Austin Industrial Park offers flexible, small-format industrial space with excellent accessibility to US-183, SH-71, and I-35. Each suite is fully HVAC'd with grade-level loading and suitable for light assembly, office/warehouse, or service-based users. The site is positioned near Austin-Bergstrom International Airport and surrounded by amenities, making it ideal for tenants seeking convenience and short-term flexibility.

**1.5 MILES**

TO I-35 & HWY 71

**18 MINS**

TO DOWNTOWN AUSTIN

**10 MINS**

TO AUSTIN-BERGSTROM  
INT'L AIRPORT

# AUSTIN INDUSTRIAL PARK, BUILDING 1

5214 Burleson Road, Austin, TX

## Suite 117: 1,350 SF

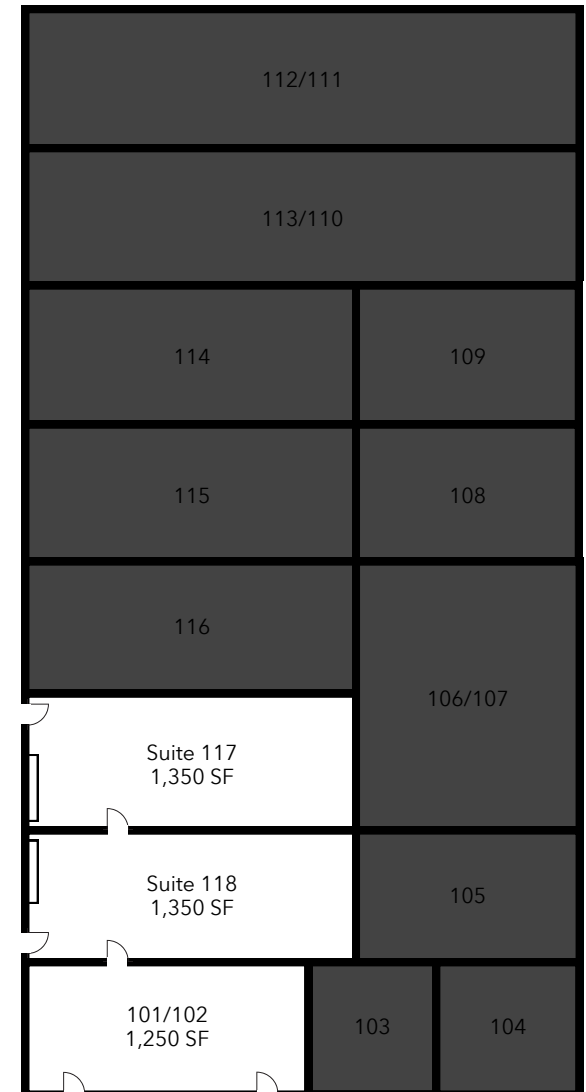
- 15% office
- 100% HVAC
- 1 Grade OH Door

## Suite 118: 1,350 SF

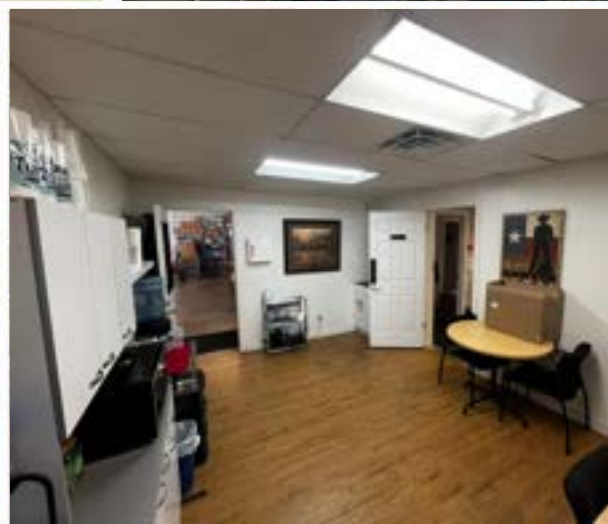
- 100% Warehouse
- 100% HVAC
- 1 Grade OH Door

## Suite 101/102: 1,250 SF

- 100% Office
- 100% HVAC







# 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

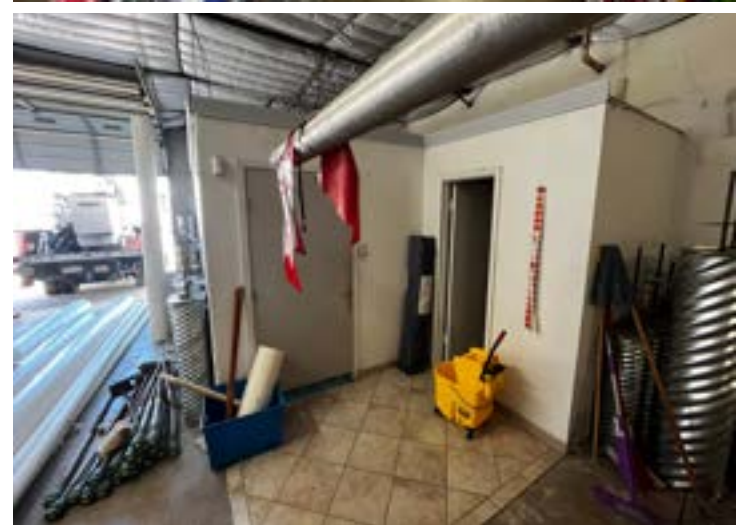
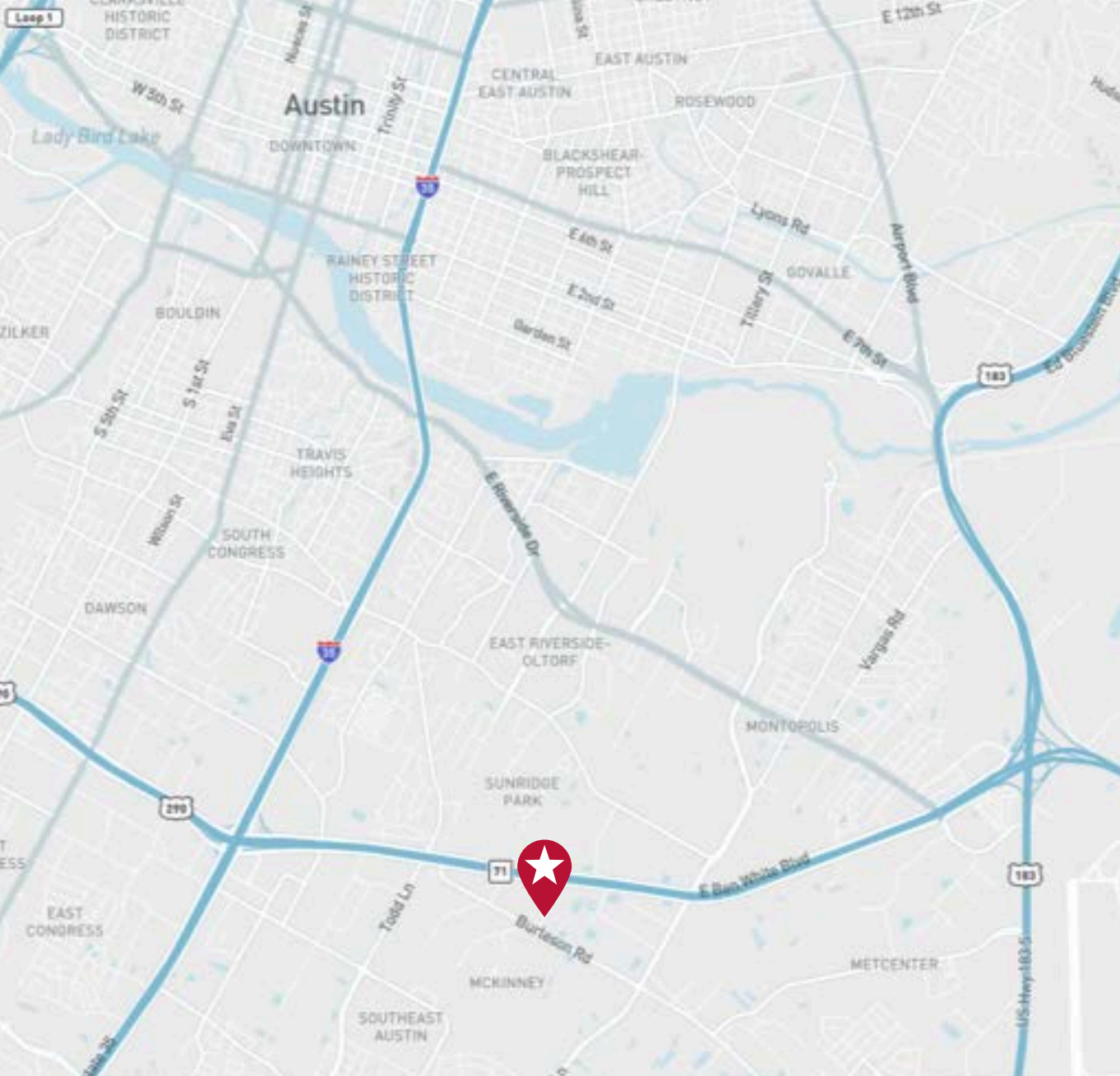
## Shopping:

- 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





FOR LEASING INFO PLEASE CONTACT:

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