## FOR SUBLEASE AUSTIN INDUSTRIAL PARK, SUITE 101,102 & 117,118 5214 Burleson Rd | Austin, TX 78744





## ± 1,350 - 4,250 SF AVAILABLE FLEX | WAREHOUSE SPACE

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## **AUSTIN INDUSTRIAL PARK**

Located in Southeast Austin's Burleson Road corridor, Austin Industrial Park offers flexible, smallformat 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

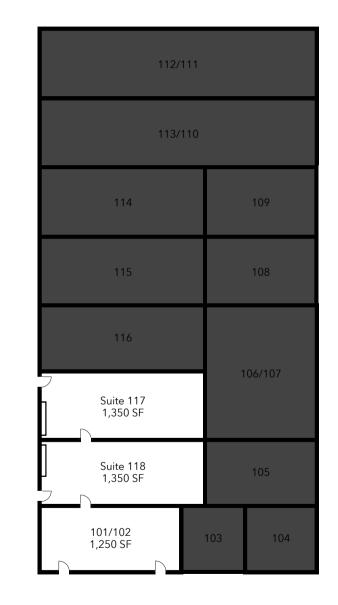
- 15% office
- 100% HVAC
- 1 Grade OH Door

## Suite 118: 1,350 SF

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

#### Suite 101/102: 1,250 SF

- 100% Office
- 100% HVAC





All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financ- ing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.







# **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

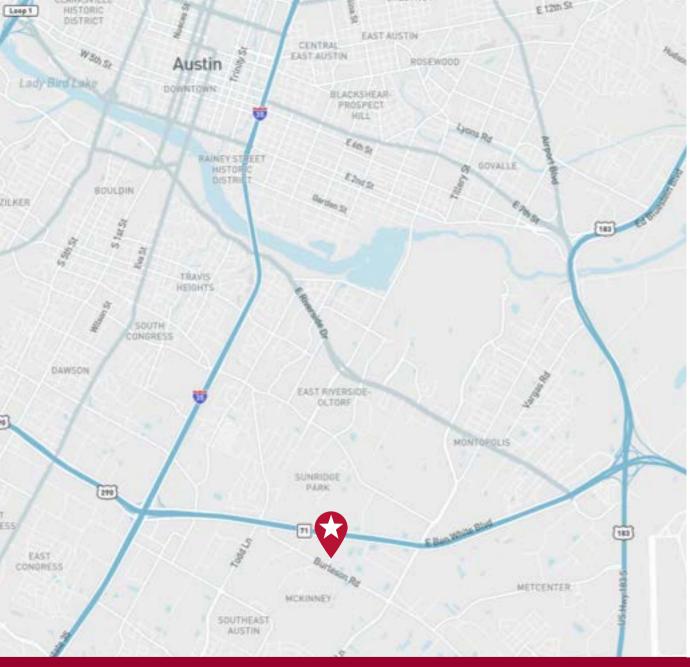
#### Dining:

- 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
- Starbuck's Coffee
- Taco Bell
- Taco Cabana
- Waffle House
- Wendy's

#### Shopping:

- Bank of America
- Chase Bank
- CVS Pharmacy
- Dollar General
- Family Dollar
- Fiesta Mart
- HEB Grocer y
- Of ice Depot
- Sally Beauty Walgreen's
- Walmart
- Wells Fargo







#### FOR LEASING INFO PLEASE CONTACT:

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