



FOR LEASE  
**SOUTHPARK  
CORPORATE CENTER 3 & 4**

4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR | AUSTIN, TX 78744

**±20,000 - 68,000 SF**  
LIGHT INDUSTRIAL / FLEX

**ADAM GREEN, SIOR**

agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
512.289.9277

 **LEE &  
ASSOCIATES**

**EASTGROUP**  
PROPERTIES



## BUILDING DETAILS

Southpark Corporate Center 3 & 4 is a premier 176,000 SF industrial/flex facility at the intersection of IH-35 and Ben White Blvd./SH-71 in Austin. The property offers versatile industrial space with significant office components, positioned minutes from Austin's CBD and major technology employers.

Building 3 Size	88,000 SF
Building 4 Size	88,000 SF
Year Built	1995
Clear Height	±24'
Typical Column Spacing	40' x 40'
Construction	Reinforced Concrete
Lot Size	4.5 Acres

- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

**0.2 MILES**  
I-35

**18 MINS**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

**12 MINS**  
DOWNTOWN AUSTIN

# BUILDING 3 | SUITE 200

## SUITE HIGHLIGHTS

**TOTAL SIZE** ±39,781 SF

**OFFICE** ±6,993 SF

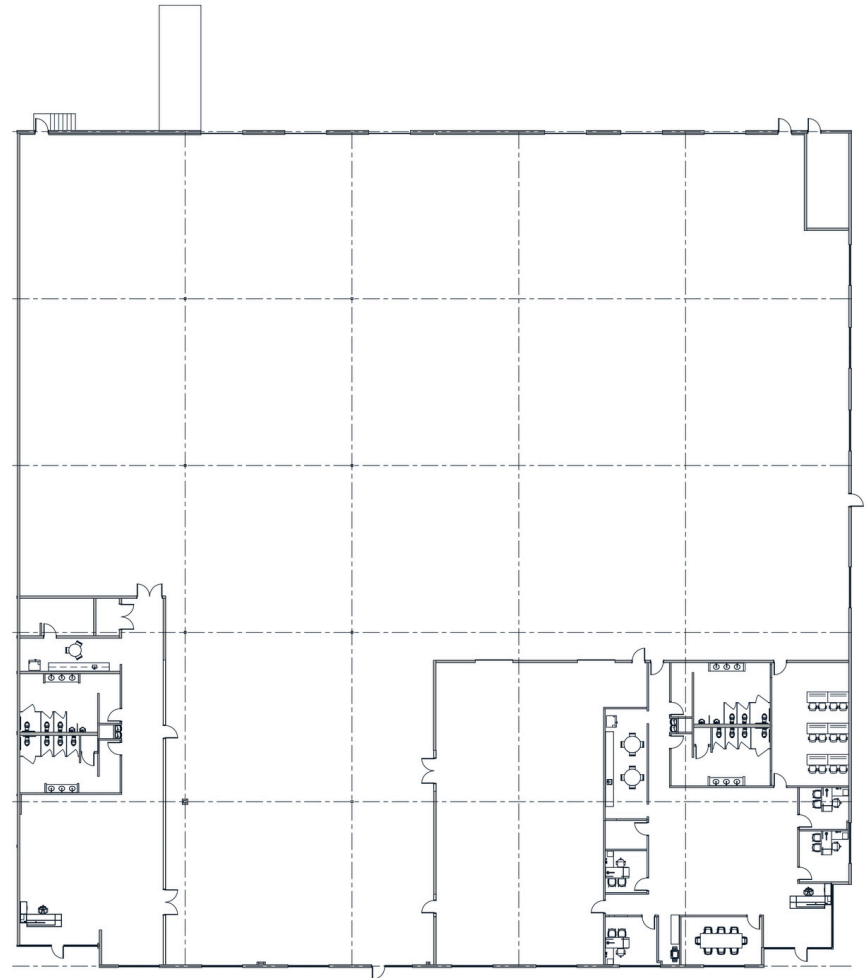
**CLEAR HEIGHT** ±24'

**LOADING** 1 RAMP  
6 DOCK-HIGH DOORS

**SPRINKLERS** ESFR

**HVAC** 100%

**FEATURES** ENDCAP SPACE



**ADAM GREEN, SIOR**

agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
512.289.9277

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**EASTGROUP**  
PROPERTIES

# BUILDING 4 | SUITE 450

---

## SUITE HIGHLIGHTS

---

**TOTAL SIZE** ±20,000 SF

---

**OFFICE** 30%

---

**CLEAR HEIGHT** ±24'

---

**LOADING** 4 DOCK-HIGH DOORS

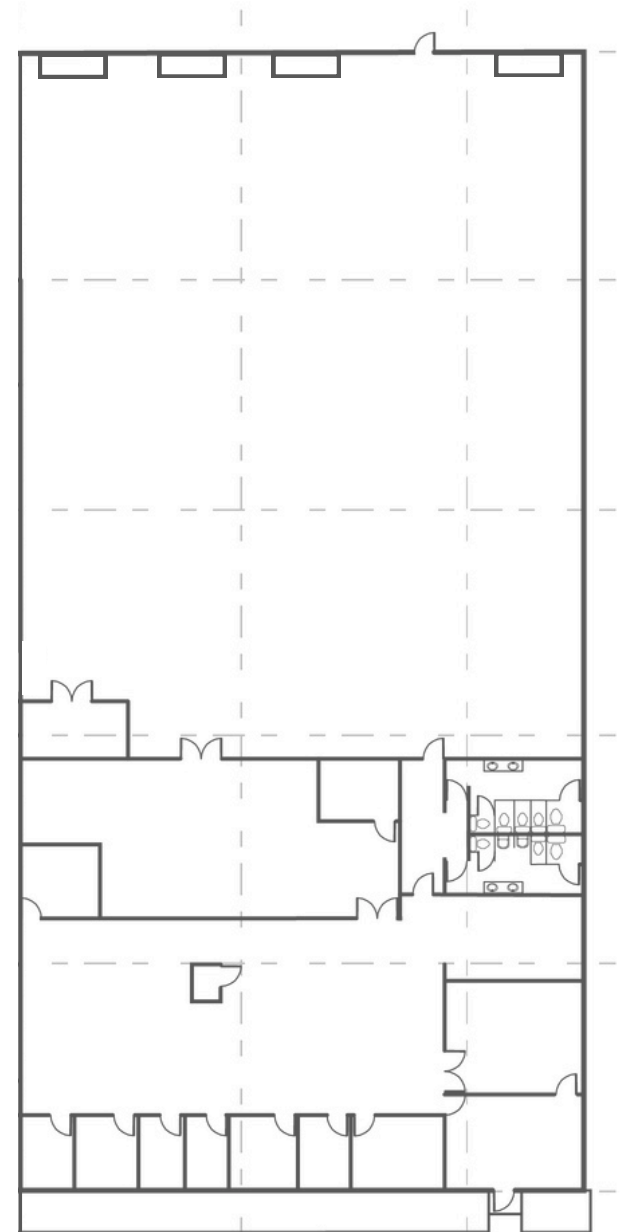
---

**SPRINKLERS** ESFR

---

**HVAC** 100%

---



**ADAM GREEN, SIOR**  
agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**  
wsallis@lee-associates.com  
512.289.9277

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**EASTGROUP**  
PROPERTIES

# BUILDING 4 | SUITE 400



## SUITE HIGHLIGHTS

**TOTAL SIZE** ±48,000 SF

**OFFICE** ±65%

**HVAC** 100%

**CLEAR HEIGHT** ±24'

**LOADING** 9 DOCK-HIGH DOORS

**SPRINKLERS** ESFR

**FEATURES** ENDCAP SPACE

**ADAM GREEN, SIOR**

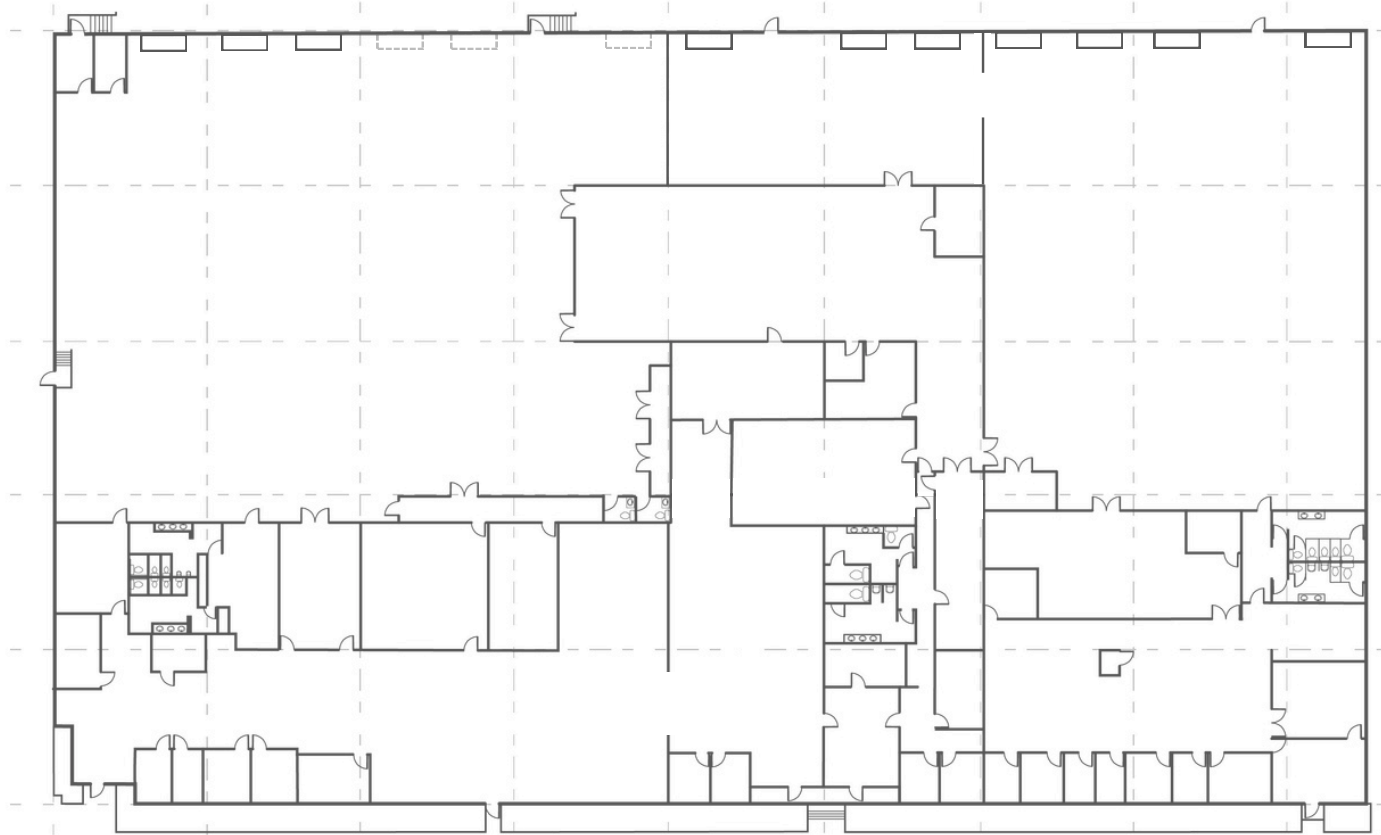
agreen@lee-associates.com  
 512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
 512.289.9277



# BUILDING 4 | SUITE 400 + 450



## SUITE HIGHLIGHTS

**TOTAL SIZE** ±68,000 SF

**OFFICE** ±60%

**HVAC** 100%

**CLEAR HEIGHT** ±24'

**LOADING** 13 DOCK-HIGH DOORS

**SPRINKLERS** ESFR

**FEATURES** ENDCAP SPACE

**ADAM GREEN, SIOR**

agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
512.289.9277

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**EASTGROUP**  
PROPERTIES

# PRIME LOCATION



**Austin Airport (AUS)**  
11 minutes



**Downtown Austin**  
16 minutes



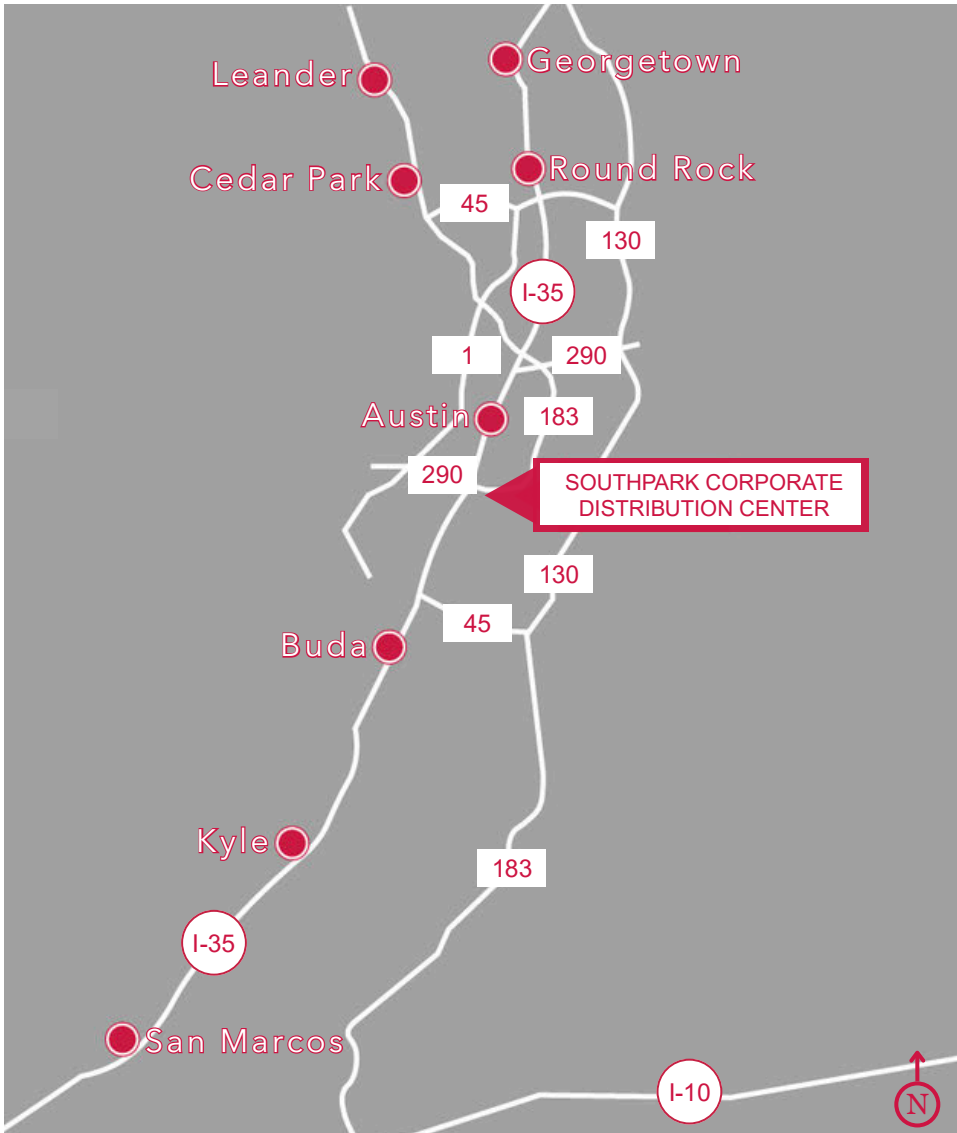
**San Antonio**  
80 minutes



**Houston**  
140 minutes



**Dallas**  
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

**SOUTHPARK CORPORATE CENTER 3 & 4**  
4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR

# ACCESS MAP

Industrial access that keeps you moving.

## Multiple Access Points

Flexible ingress and egress supporting efficient truck movement and site circulation

## Strategically Located Near US-183 & SH-71

Direct routes serving North Austin, South Austin, and surrounding submarkets

## Industrial Core Location

Surrounded by established industrial and service users with proven demand

## Close Proximity to Austin-Bergstrom International Airport

Well-suited for logistics, air freight support, and regional operations

**SOUTHPARK CORPORATE CENTER 3 & 4**  
4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR



FOR LEASE  
**SOUTHPARK  
CORPORATE CENTER 3 & 4**

4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR | AUSTIN, TX 78744

**Austin**



SCAN FOR MORE  
INFORMATION



**ADAM GREEN, SIOR**

agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
512.289.9277

