

**FLEX SPACE / INDUSTRIAL**  
**±7,550 - 12,274 SF AVAILABLE**

# **SOUTHPARK M**

4120 Freidrich Ln, Austin, TX



Owned By

**AGELLAN**

Leased By

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ADAM GREEN, SIOR**  
agreen@lee-associates.com  
512.410.8264

**MICHAEL SMITH**  
msmith@lee-associates.com  
512.410.8270

**AVERY LEVY**  
alevy@lee-associates.com  
512.410.8263

## FLEX SPACE / INDUSTRIAL

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Southpark M offers a strategic central location with immediate access to I-35 and Highway 71. It is five miles from Austin-Bergstrom International Airport and just minutes from downtown Austin, providing excellent regional connectivity with convenient routes to SH 130, US 183, and MoPac Expressway. This premier property also features above-market parking at 4.6 spaces per 1,000 square feet, enhancing tenant convenience and accessibility across the Greater Austin area.

### PROPERTY FEATURES

|                |                |
|----------------|----------------|
| SUBMARKET      | Southeast      |
| SQUARE FOOTAGE | 71,888 SF      |
| # OF BUILDINGS | 1              |
| PARKING        | 4.6 : 1,000 SF |
| ZONING         | LI             |

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# SOUTHPARK M

Suite 225 | 12,274 SF

**360° TOUR**



**CLICK OR SCAN**

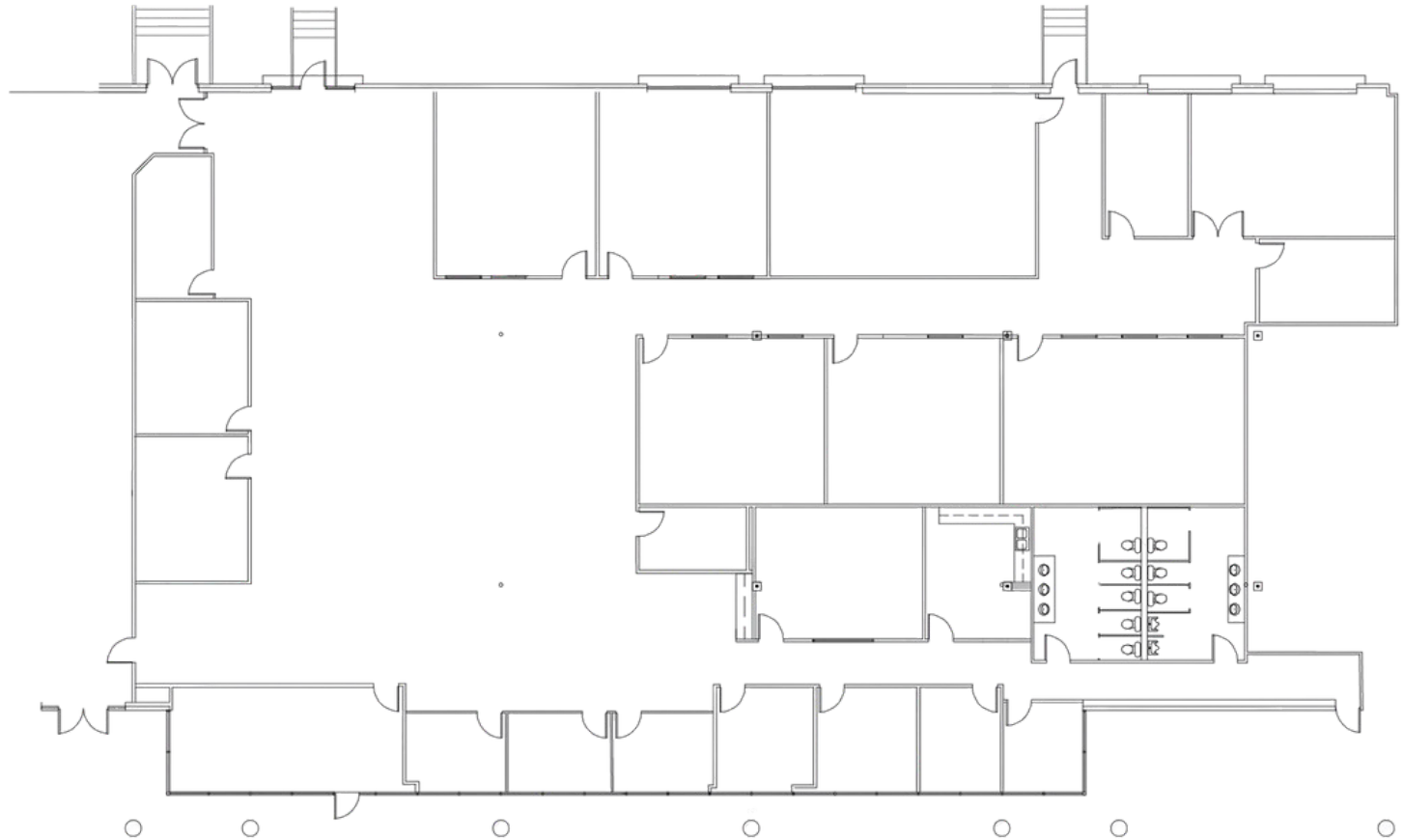
**CLEAR HEIGHT: ±16'**

**LOADING: 1-DOCK HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 90%**

**PARKING: 4.6:1,000 SF**



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# SOUTHPARK M

Suite 225 | PROPOSED MAKE-READY

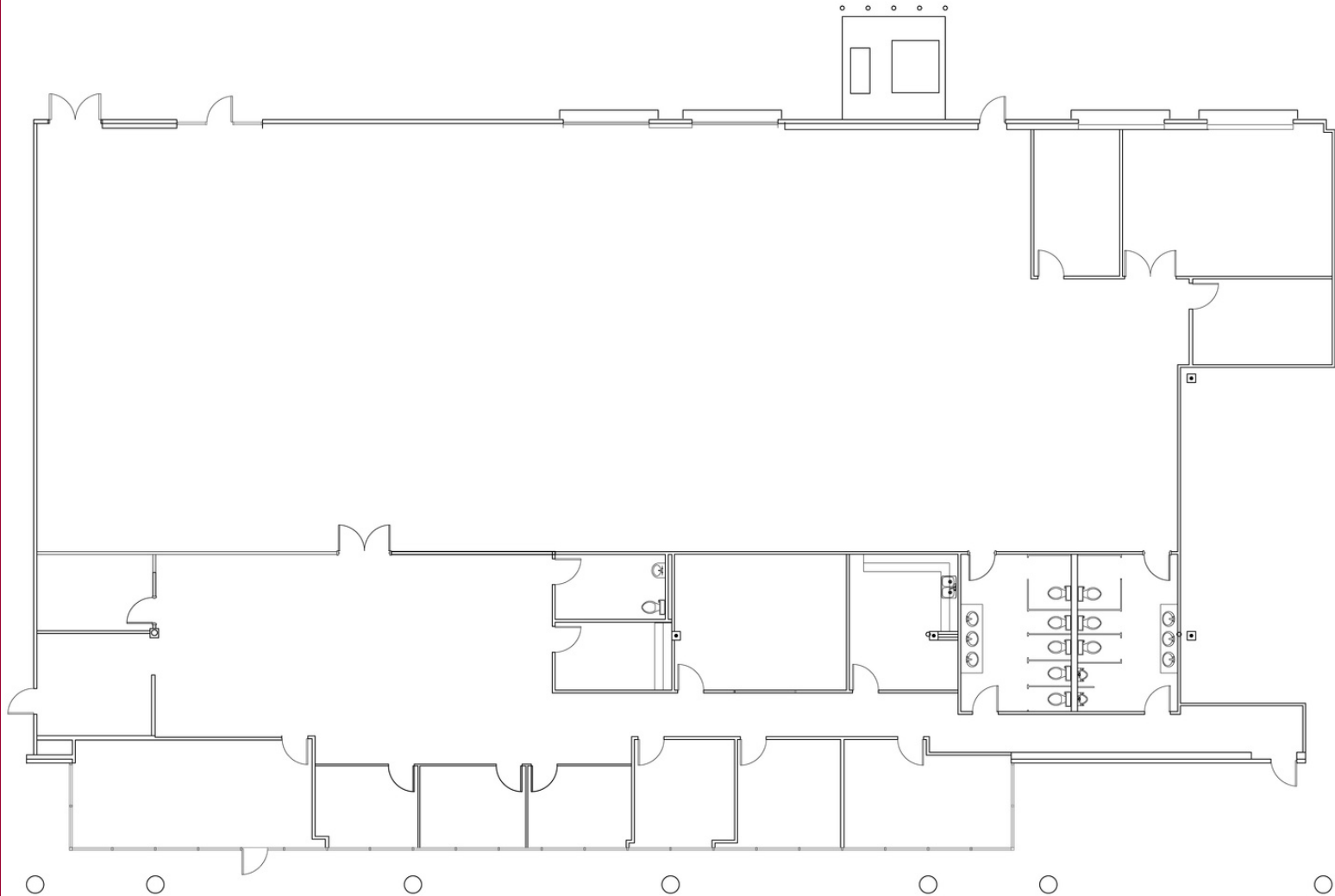
**CLEAR HEIGHT: ±16'**

**LOADING: UP TO 4 DOCK HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: ±50%**

**PARKING: 4.6:1,000 SF**



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alevy@lee-associates.com  
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# SOUTHPARK M

Suite 600 | 7,550 SF

**360° TOUR  
COMING SOON**

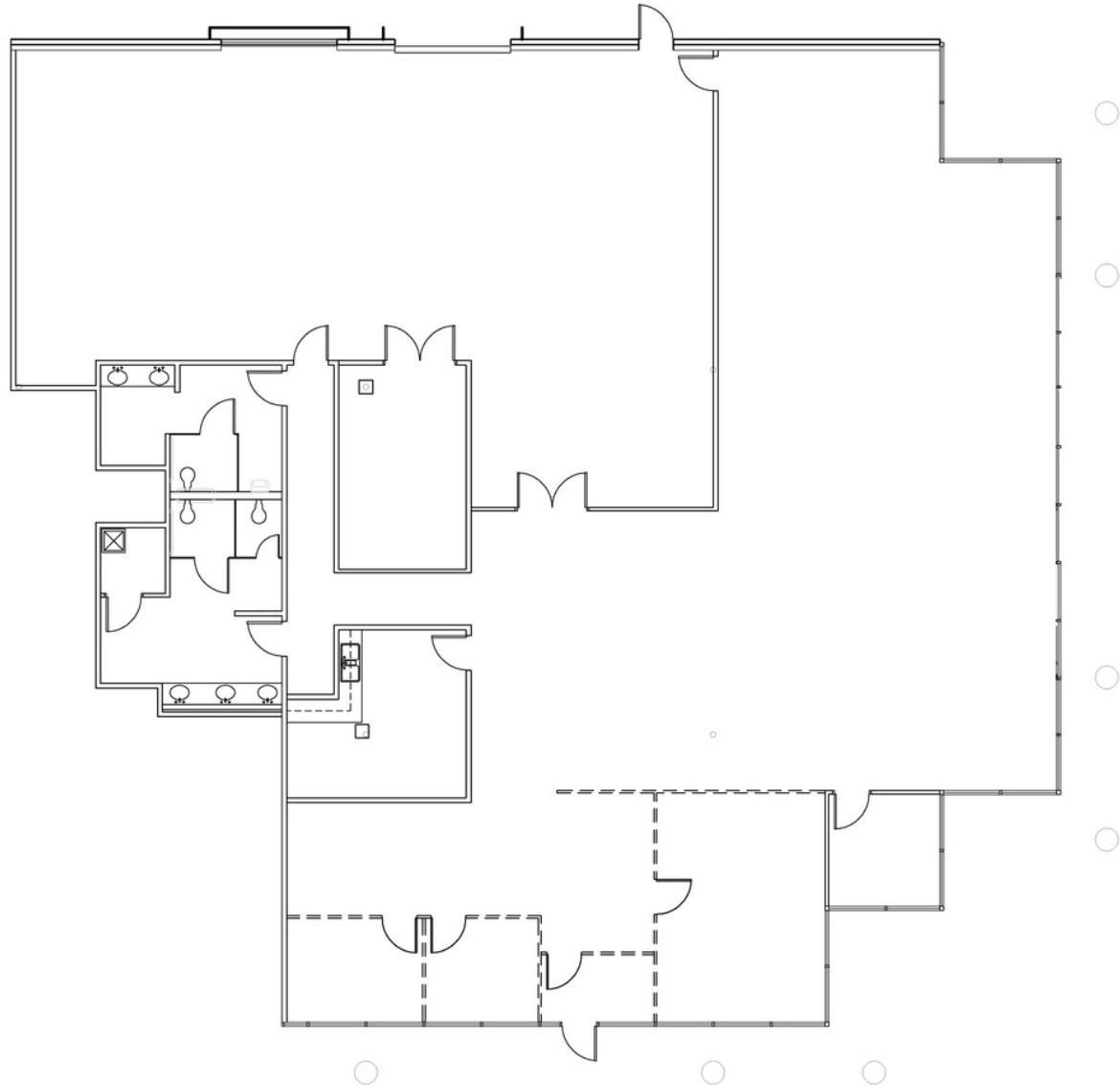
**CLEAR HEIGHT: ±16'**

**LOADING: 1 RAMP &  
1 DOCK HIGH**

**WAREHOUSE: 100% HVAC**

**OFFICE PERCENTAGE: 80%**

**PARKING: 4.6:1,000 SF**



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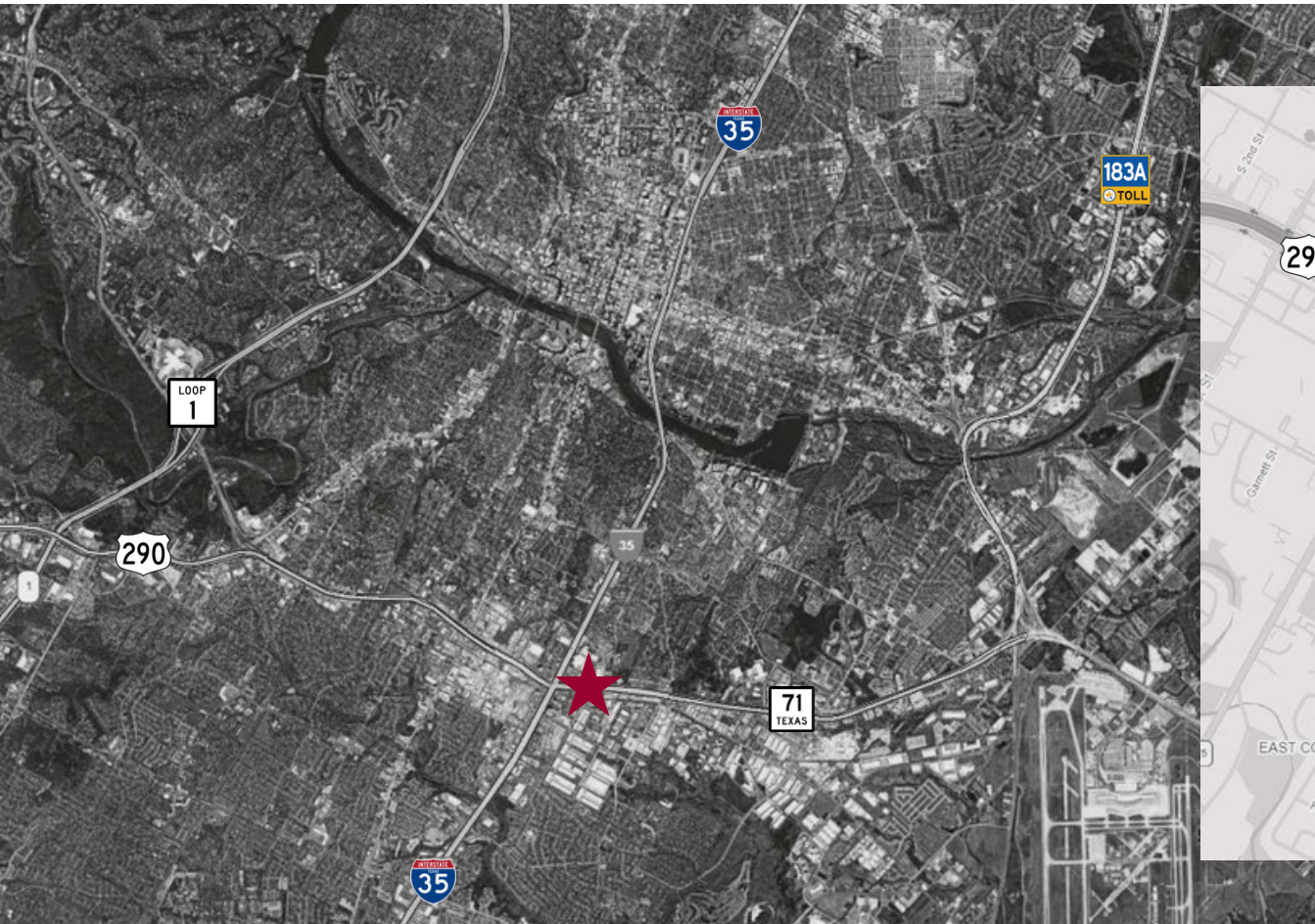
[msmith@lee-associates.com](mailto:msmith@lee-associates.com)  
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# SOUTHPARK M

4120 Freidrich Ln, Austin, TX



## DRIVE TIMES

**9 MIN**

SOUTH CONGRESS  
SHOPPING

**11 MIN**

DOWNTOWN  
AUSTIN

**20 MIN**

AUSTIN-BERGSTROM  
INT'L AIRPORT

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