

# INTERCHANGE EAST | FOR LEASE



**Infill Class A Industrial Opportunity**

±12,430 - 49,600 SF available

800 - 845 Interchange Blvd, Austin, TX 78721

 **LONGPOINT**

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# ABOUT THE PROPERTY

Interchange East is a strategically positioned industrial business park in the heart of East Austin, designed to support logistics, distribution, and light manufacturing operations. Located just minutes from Downtown Austin and Austin-Bergstrom International Airport, the park delivers rare infill access to SH-183, SH-290, TX-130, and I-35 - providing efficient regional and last-mile connectivity.

With flexible suite sizes, Interchange East allows tenants to scale within a cohesive campus environment. The park's established industrial setting, combined with proximity to Austin's growing workforce and employment centers, positions Interchange East as a compelling solution for companies seeking operational efficiency in a supply-constrained market.

## Highlights



800-845 Interchange Blvd  
Austin, TX 78721



±24' clear height



Dock high and ramp loading



Surface parking  
1-1.4/1,000 SF



Immediate, efficient access to urban markets, labor, and infrastructure



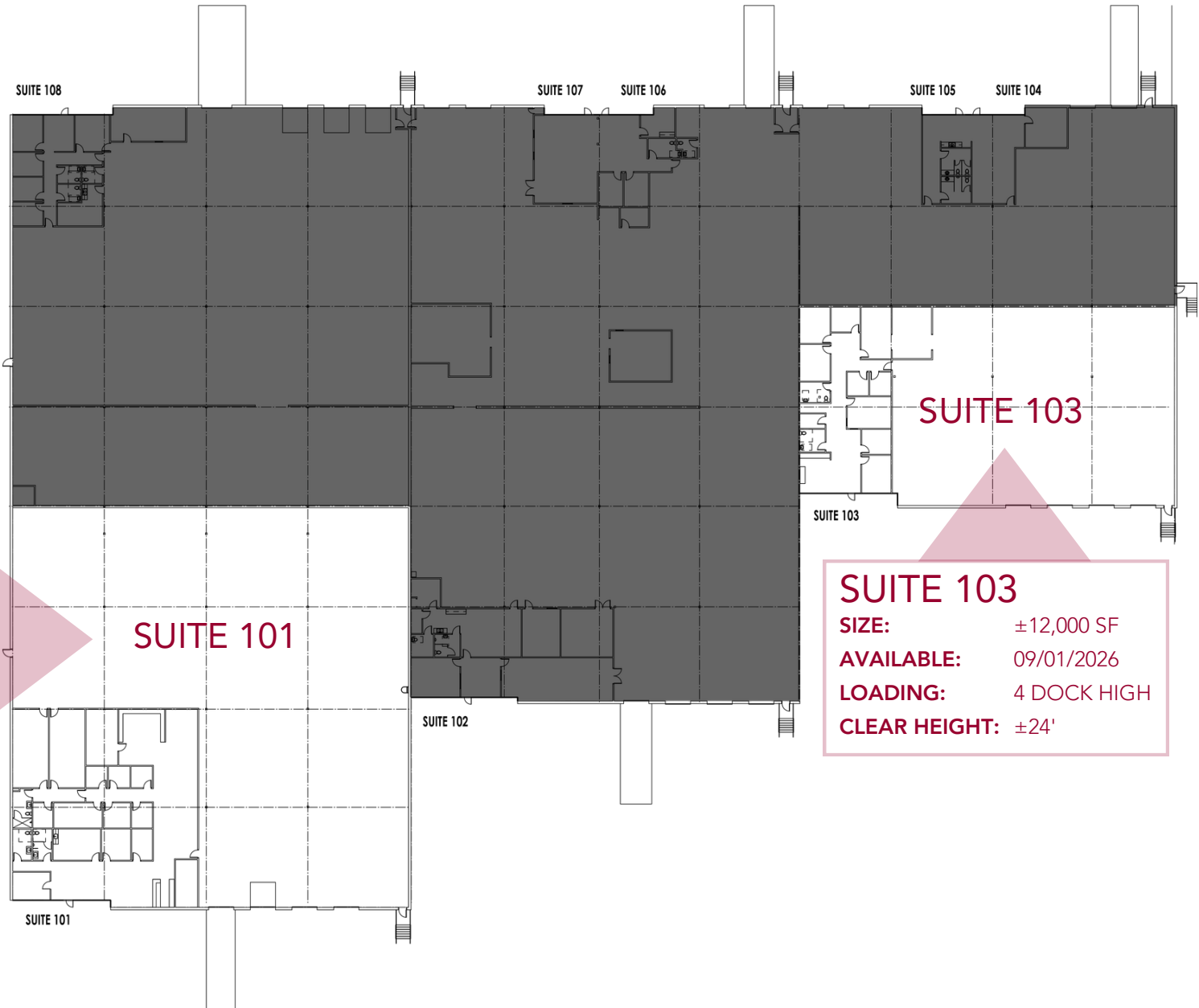
**FULLY LEASED**  
**BUILDING 840**  
137,416 SF

**AVAILABLE**  
**BUILDING 845**  
148,800 SF  
49,600 SF AVAILABLE

**AVAILABLE 09/01/26**  
**BUILDING 800**  
108,000 SF  
12,000-24,000 SF AVAILABLE

**FULLY LEASED**  
**PARKING 811**  
1.7 AC





### SUITE 101

**SIZE:** ±24,000 SF  
**AVAILABLE:** 10/01/2026  
**LOADING:** 1 DRIVE IN  
3 DOCK HIGH  
**CLEAR HEIGHT:** ±24'

SUITE 101

### SUITE 103

**SIZE:** ±12,000 SF  
**AVAILABLE:** 09/01/2026  
**LOADING:** 4 DOCK HIGH  
**CLEAR HEIGHT:** ±24'

# BUILDING 845

±12,430 - 49,600 SF AVAILABLE

## SUITE 103

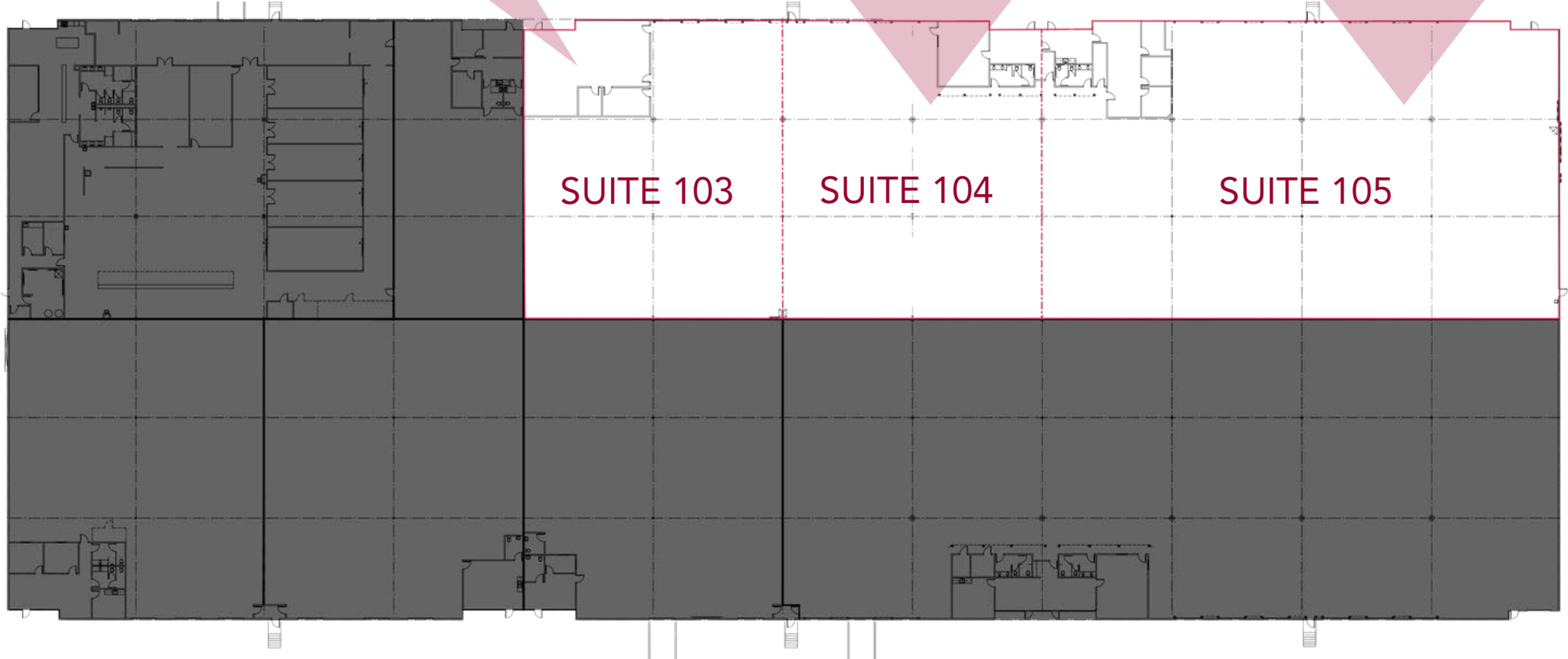
**SIZE:** ±12,430 SF  
**OFFICE %:** 15%  
**AVAILABLE:** IMMEDIATELY  
**LOADING:** 3 DOCK HIGH  
**CLEAR HEIGHT:** ±24'  
**POWER:** 3 PHASE, 480V, 200 AMPS  
**100% INSULATED**

## SUITE 104

**SIZE:** ±12,478 SF  
**OFFICE %:** 12%  
**AVAILABLE:** IMMEDIATELY  
**LOADING:** 3 DOCK HIGH  
**CLEAR HEIGHT:** ±24'  
**POWER:** 3 PHASE, 480V, 400 AMPS  
**100% HVAC**

## SUITE 105

**SIZE:** ±24,692 SF  
**OFFICE %:** 8%  
**AVAILABLE:** IMMEDIATELY  
**LOADING:** 6 DOCK HIGH  
**CLEAR HEIGHT:** ±24'  
**POWER:** 3 PHASE, 480V, 400 AMPS  
**100% INSULATED**



Adam Green, SIOR  
512.410.8264  
agreen@lee-associates.com

Mitchell Becker  
512.410.8265  
mbecker@lee-associates.com

Will Smith  
512.410.8268  
wsmith@lee-associates.com





**Adam Green, SIOR**  
512.410.8264  
agreen@lee-associates.com

**Mitchell Becker**  
512.410.8265  
mbecker@lee-associates.com

**Will Smith**  
512.410.8268  
wsmith@lee-associates.com



# EXCEPTIONAL ACCESS

Interchange East is strategically positioned in East Austin, offering exceptional access to the region's primary transportation corridors, and boasts direct connectivity to major highways serving Central Texas and the greater Austin metropolitan area.

## <1.0 MILE

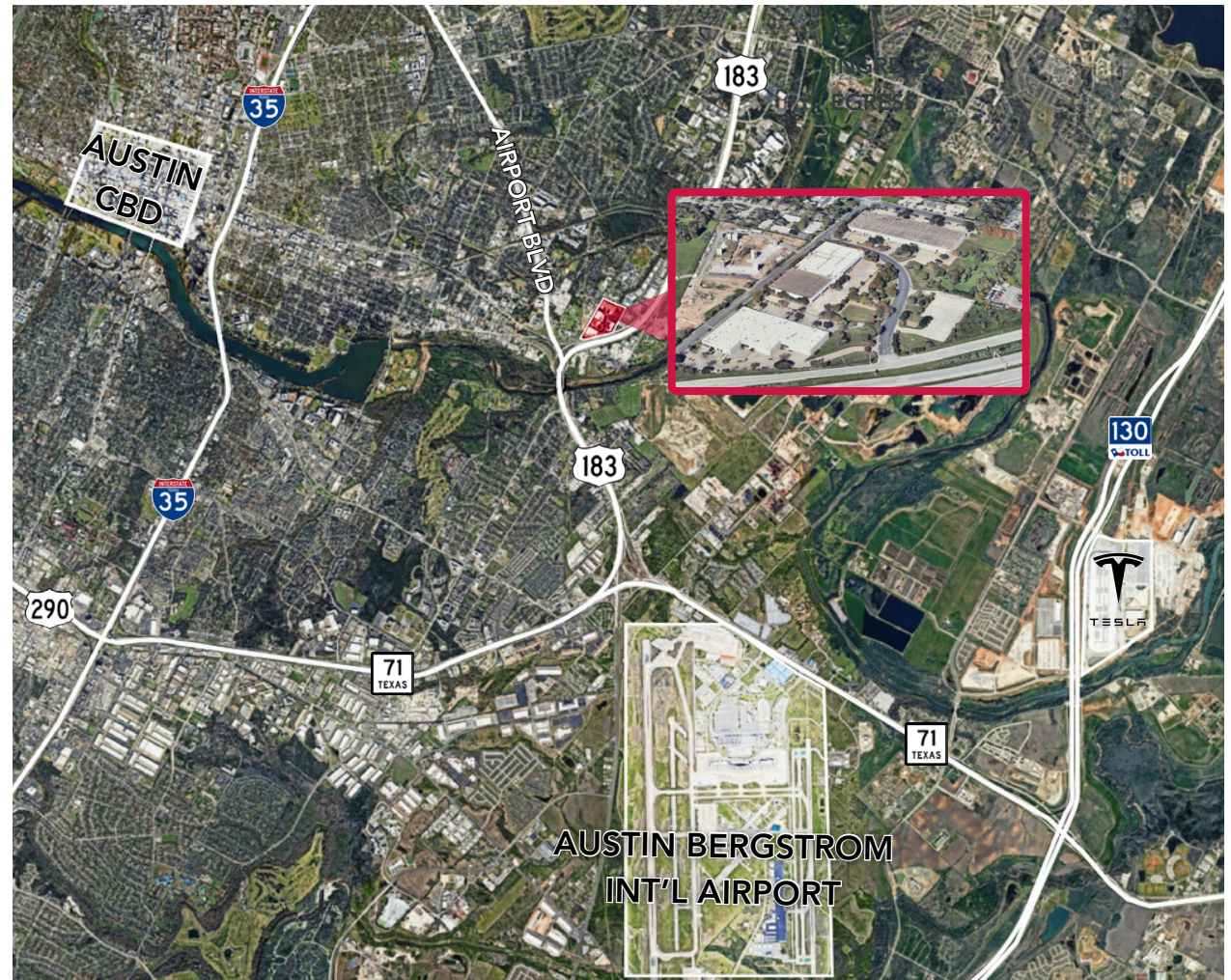
- SH-183
- SH-290
- Direct access to Bolm Rd & Interchange Blvd
- Immediate East Austin industrial corridor access

## ~2 MILES

- SH-71 (Ben White Blvd)
- Riverside Drive / E Riverside Dr
- Direct access routes between East Austin and South Austin submarkets
- Springdale Rd / Airport Blvd Connector Zone

## ~3 MILES (Downtown Austin / CBD)

- Cesar Chavez St
- East 7th St
- Interstate 35 (I-35)
- Austin-Bergstrom International Airport (ABIA)
- Direct north/south regional access
- Direct routes into Downtown Austin





**For further information, please contact:**

**Adam Green, SIOR**  
512.410.8264  
agreen@lee-associates.com

**Mitchell Becker**  
512.410.8265  
mbecker@lee-associates.com

**Will Smith**  
512.410.8268  
wsmith@lee-associates.com

