

FOR LEASE

SOUTHPARK CORPORATE CENTER 3 - SUITE 375

4209 S INDUSTRIAL DRIVE | AUSTIN, TX 78744



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20,065 SF

LIGHT INDUSTRIAL / FLEX





SOUTHPARK CORPORATE CENTER 3

Southpark Corporate Center is a premier 88,000 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 Size	88,000 SF
Year Built	1995
Clear Height	±24'
Typical Column Spacing	40' x 40'
Lot Size	4.5 Acres
Construction	Reinforced Concrete

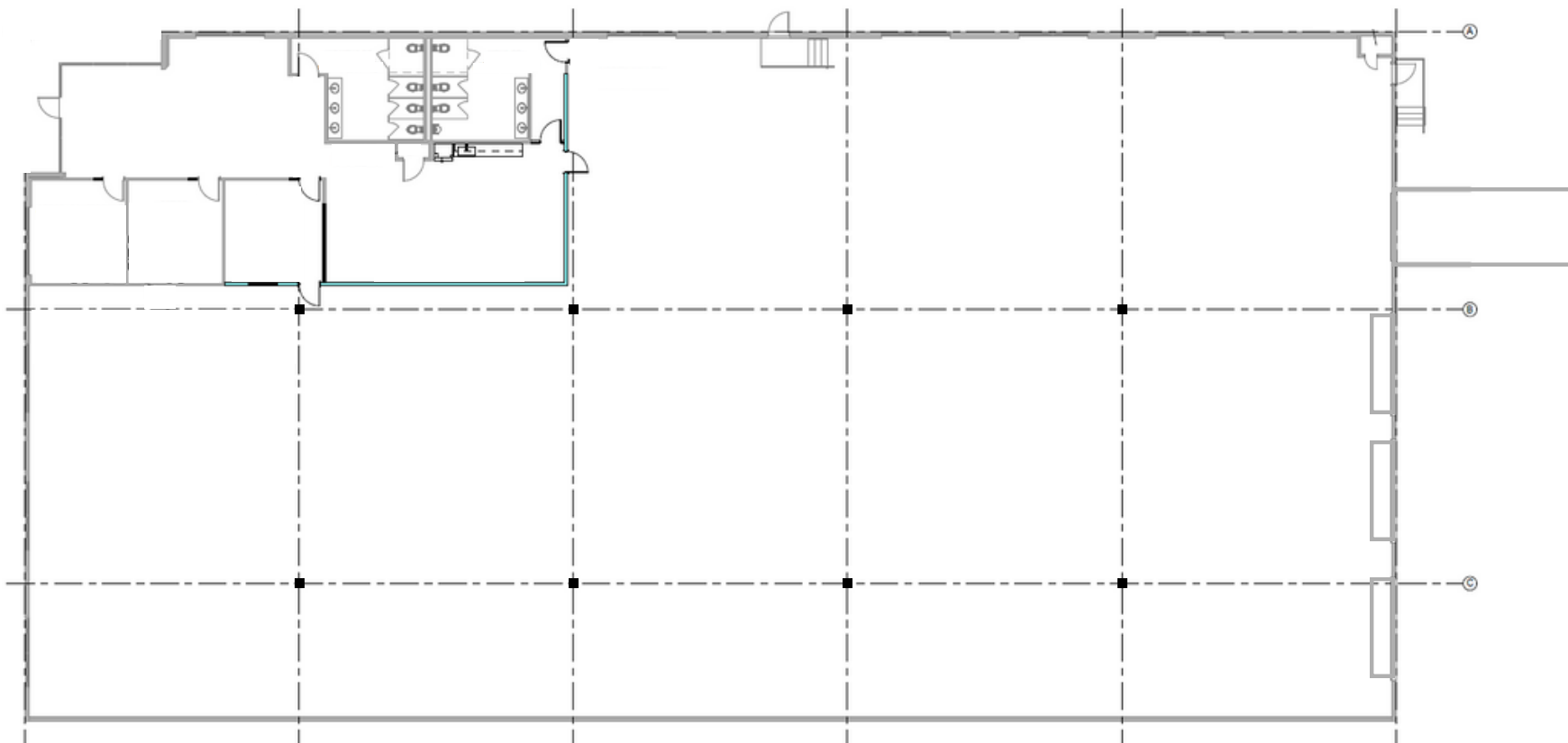
- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

0.2 MILES
I-35

18 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT

12 MINS
DOWNTOWN AUSTIN

AVAILABLE FOR LEASE 20,065 SF



±2,725 SF Office

±24' Clear Height

ESFR Sprinklers

Ample Glass

3 Oversized Dock-High Doors (12'x17')

1 Ramp

Endcap Space

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SUITE 375

NEARBY SERVICES

Hotels:

- Crowne Plaza Austin (1.1 mi)
- Hyatt Place Austin Airport (1.8 mi)
- Holiday Inn Express & Suites Austin Airport (2.0 mi)

Shopping:

- Dollar General (0.5 mi)
- Ben White Florist (0.8 mi)
- South Park Meadows Shopping Center (2.1 mi)
- Walmart Supercenter (2.3 mi)

Dining:

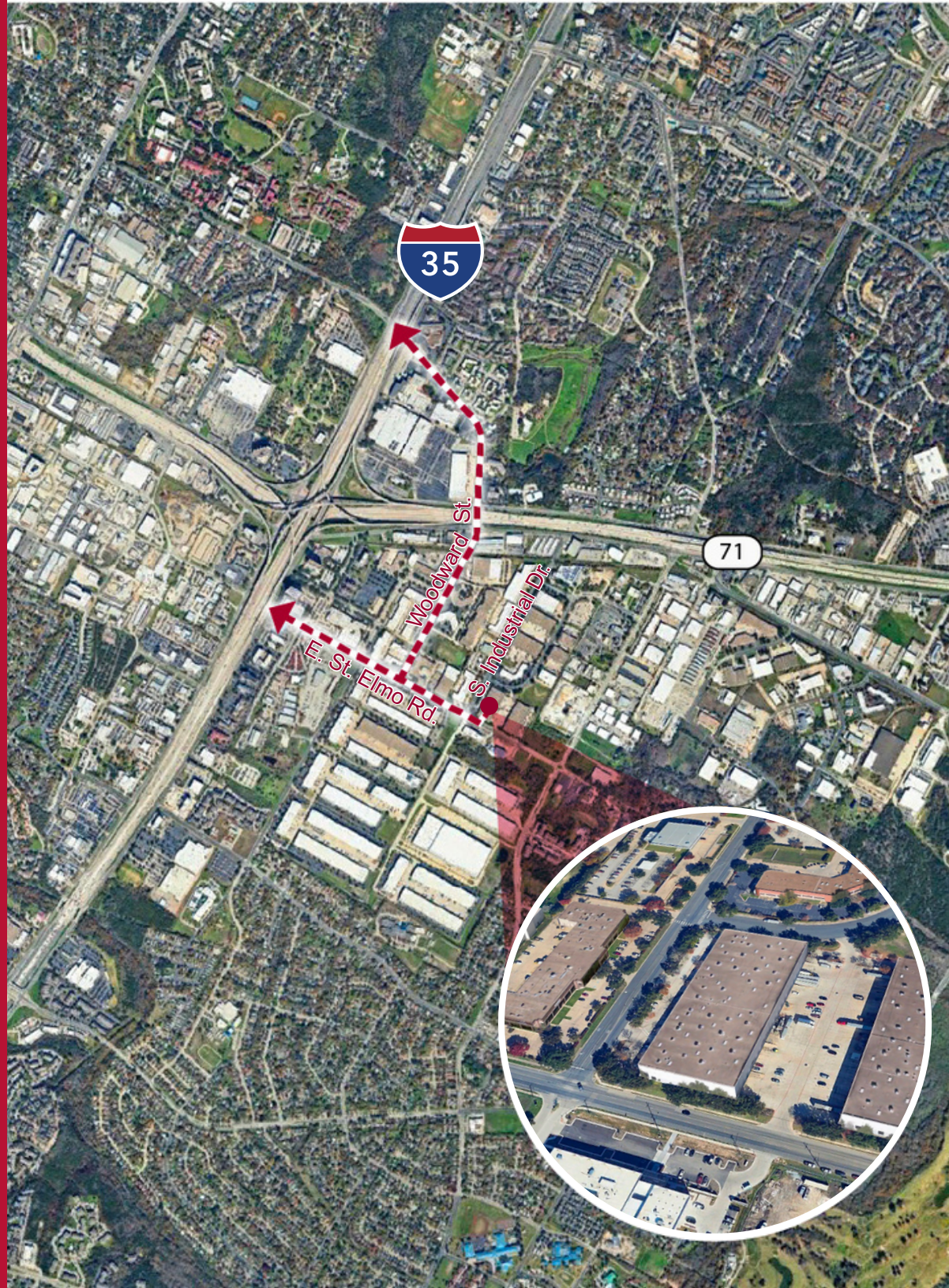
- Perla (3.8 mi)
- Teal House Coffee & Bakery (3.1 mi)
- Güero's Taco Bar (3.8 mi)
- Hopdaddy Burger Bar (3.8 mi)

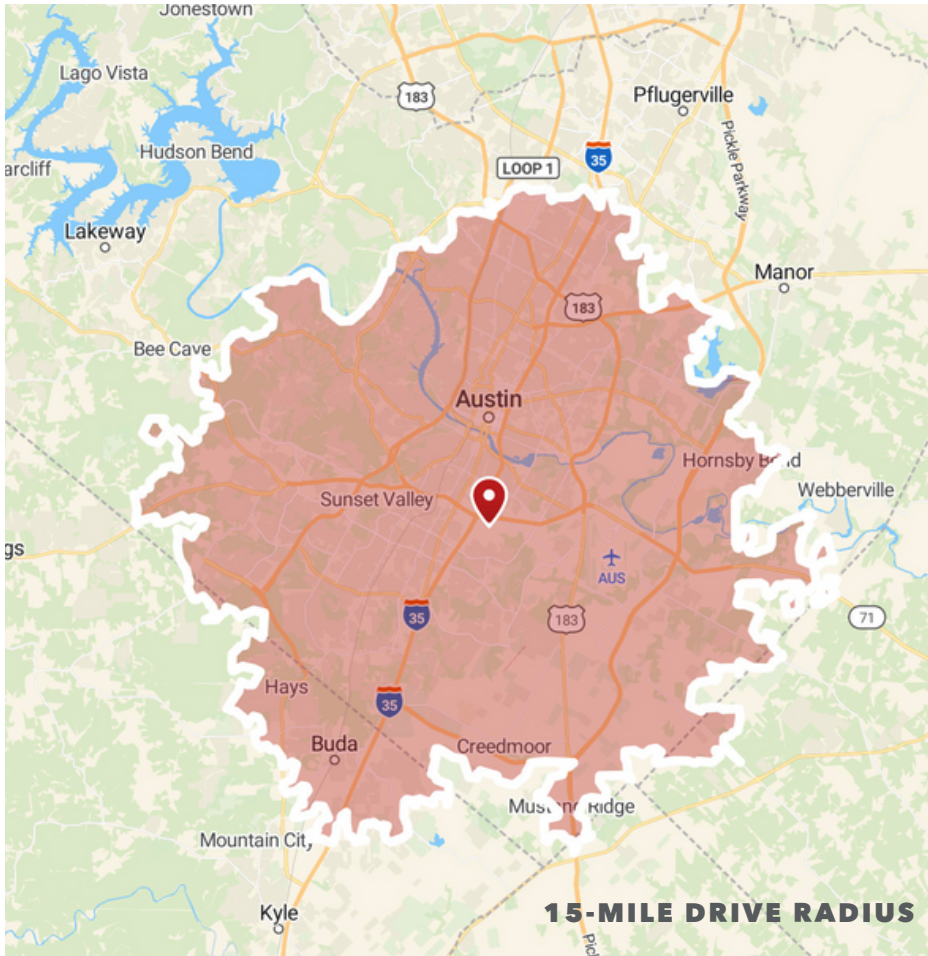
Services:

- Circle K Gas (0.3 mi)
- Bank of America (0.7 mi)
- Austin Regional Clinic (1.5 mi)
- 24 Hour Fitness (2.5 mi)
- H-E-B (4.7 mi)

AUSTIN HIGHLIGHTS

- Strategic location near Austin-Bergstrom International Airport
- Direct access to major highways (I-35, US 183, SH-71)
- \$190B+ annual economic output with diverse industry mix spanning technology, manufacturing, and logistics
- Pro-business environment with strong economic growth
- Rich talent pool from nearby universities and tech sector





AUSTIN, TEXAS LABOR PROFILE

WORKFORCE STATISTICS

Population (15-mi radius)	2,400,000+
Labor Force	1,260,000+
Median Age	35.9 years
Median Household Income	\$110,000

KEY INDUSTRIES & EMPLOYERS

- Technology
- Manufacturing
- Distribution
- Healthcare
- Government
- Toyota
- Lockheed Martin
- General Electric
- McKesson
- ExxonMobil
- Oracle

KEY INSIGHTS

- Strong employment growth with over 1.5M workforce participants
- Diverse industry mix with technology, healthcare, and professional services
- Low unemployment rate of 3.5%, indicating robust job market
- Strong professional/business services sector with 286,200 employees
- Education and healthcare sector showing consistent growth (+3.3% YoY)
- Financial services expansion with +3.1% annual growth
- Construction/development momentum with +5.9% growth

EDUCATION ATTAINMENT

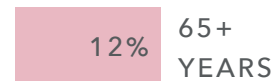


HIGH SCHOOL GRADUATE
OR HIGHER



BACHELOR'S DEGREE
OR HIGHER

AGE DISTRIBUTION





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SCAN FOR MORE INFORMATION

