

INTERCHANGE EAST | FOR LEASE



Infill Class A Industrial Opportunity

±12,000 - 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

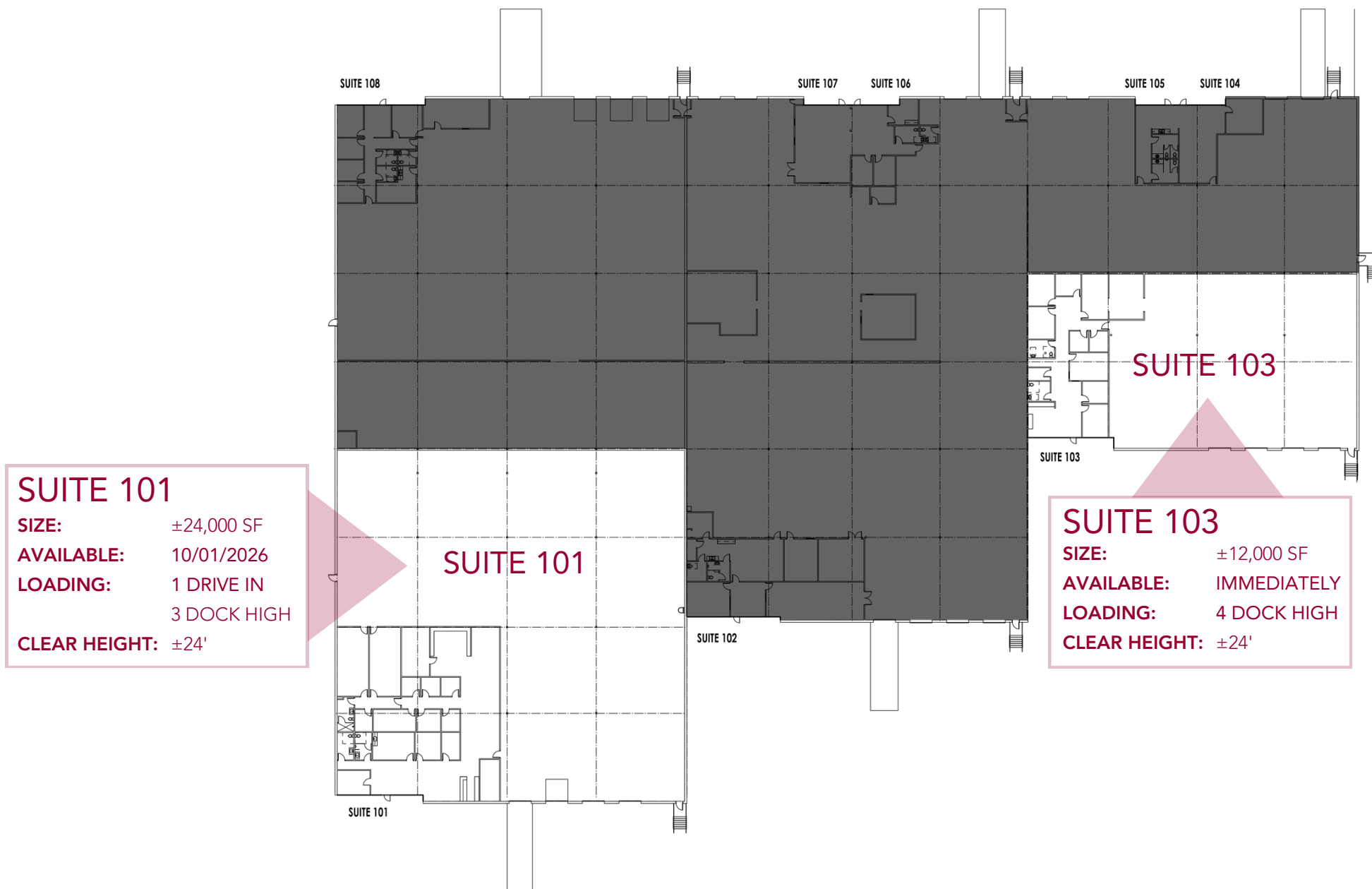


Immediate, efficient access to urban markets, labor, and infrastructure



BUILDING 800

±12,000 - 24,000 SF AVAILABLE



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



BUILDING 845

±12,430 - 49,600 SF AVAILABLE

SUITE 110

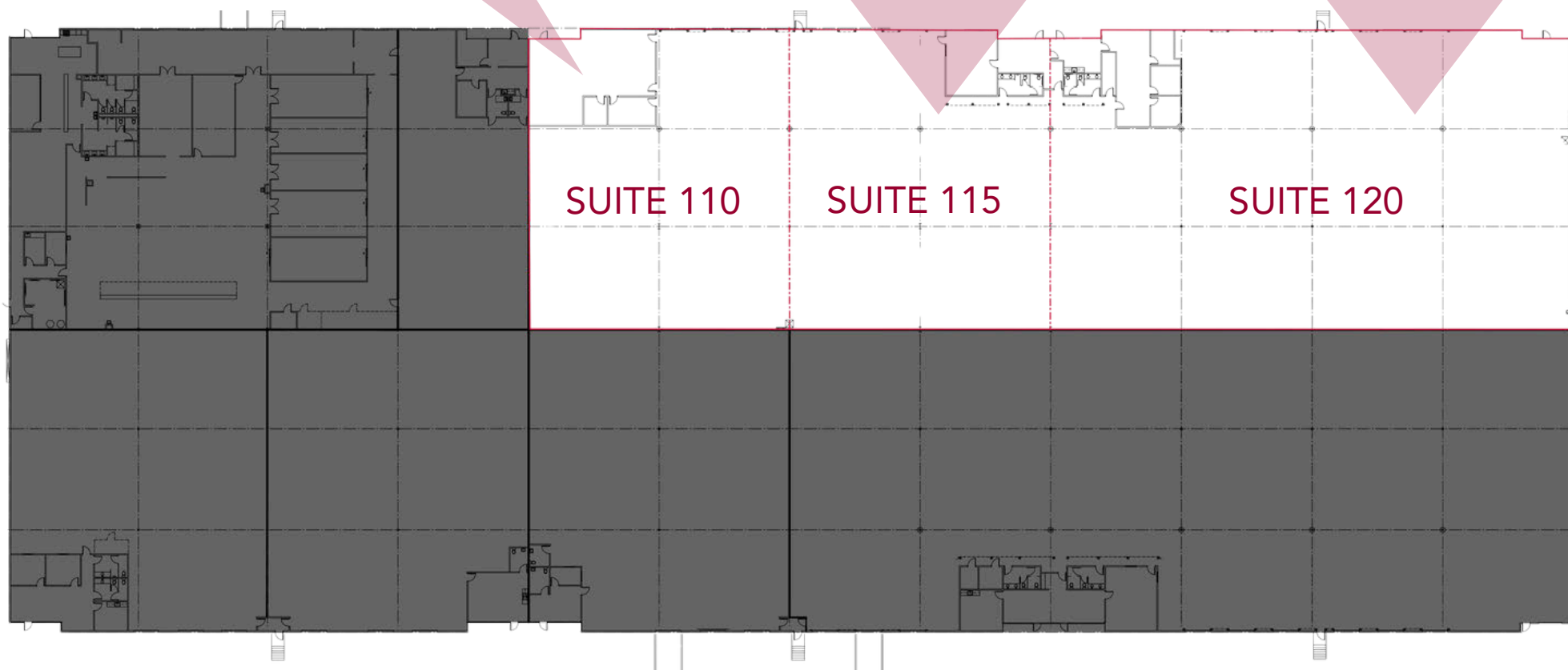
SIZE: ±12,430 SF
OFFICE %: 15%
AVAILABLE: IMMEDIATELY
LOADING: 3 DOCK HIGH
CLEAR HEIGHT: ±24'
POWER: 3 PHASE, 480V, 200 AMPS
100% INSULATED

SUITE 115

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

SUITE 120

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



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

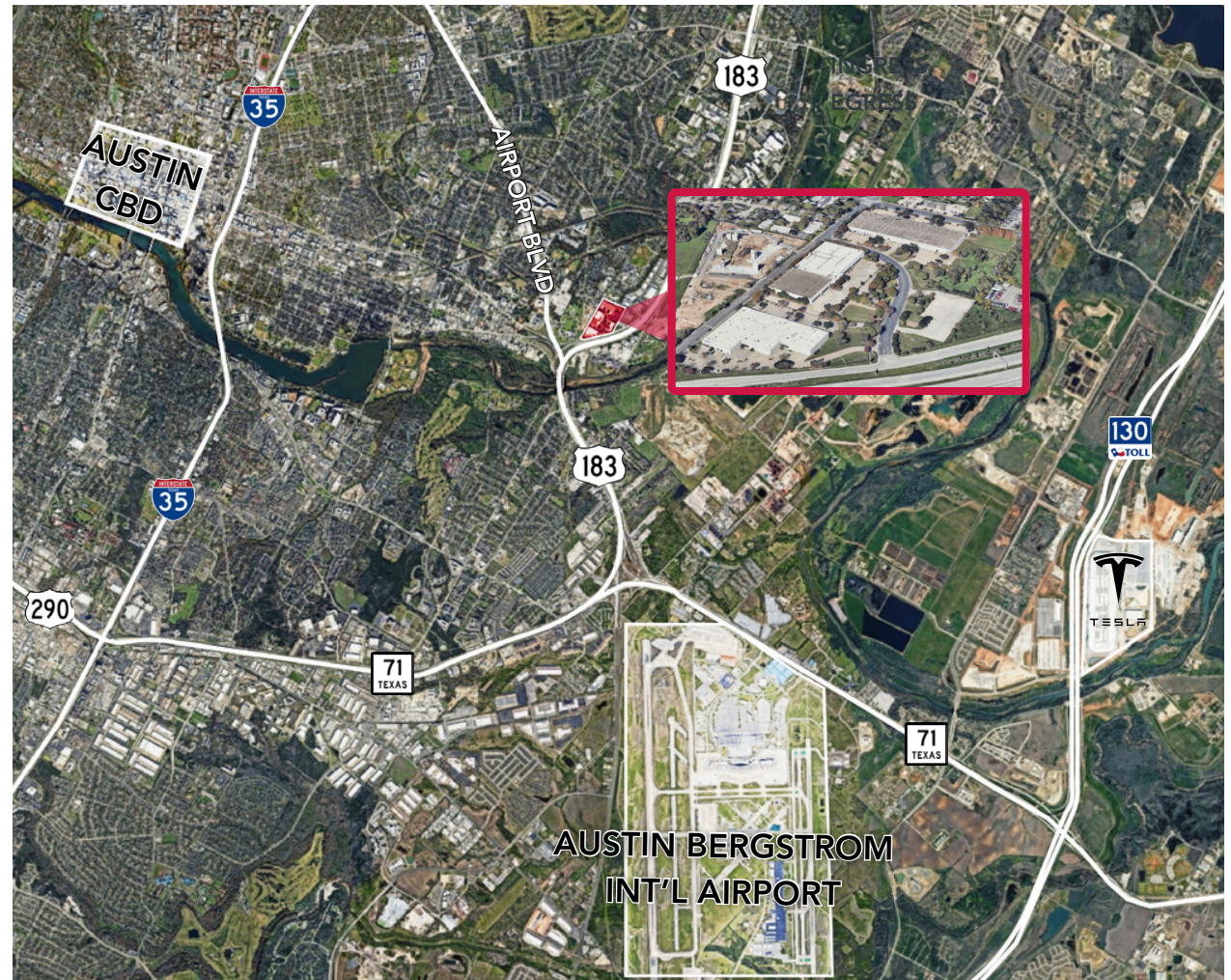
- SH-183
- SH-290
- Direct access to Bolm Rd & Interchange Blvd
- Immediate East Austin industrial corridor access

~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

<5 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



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





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

