

FLEX SPACE / INDUSTRIAL
±12,062 SF AVAILABLE

SOUTHPARK M
4120 Freidrich Ln, Austin, TX



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR
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512.410.8264

MICHAEL SMITH
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512.410.8270

AVERY LEVY
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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 | 12,062 SF

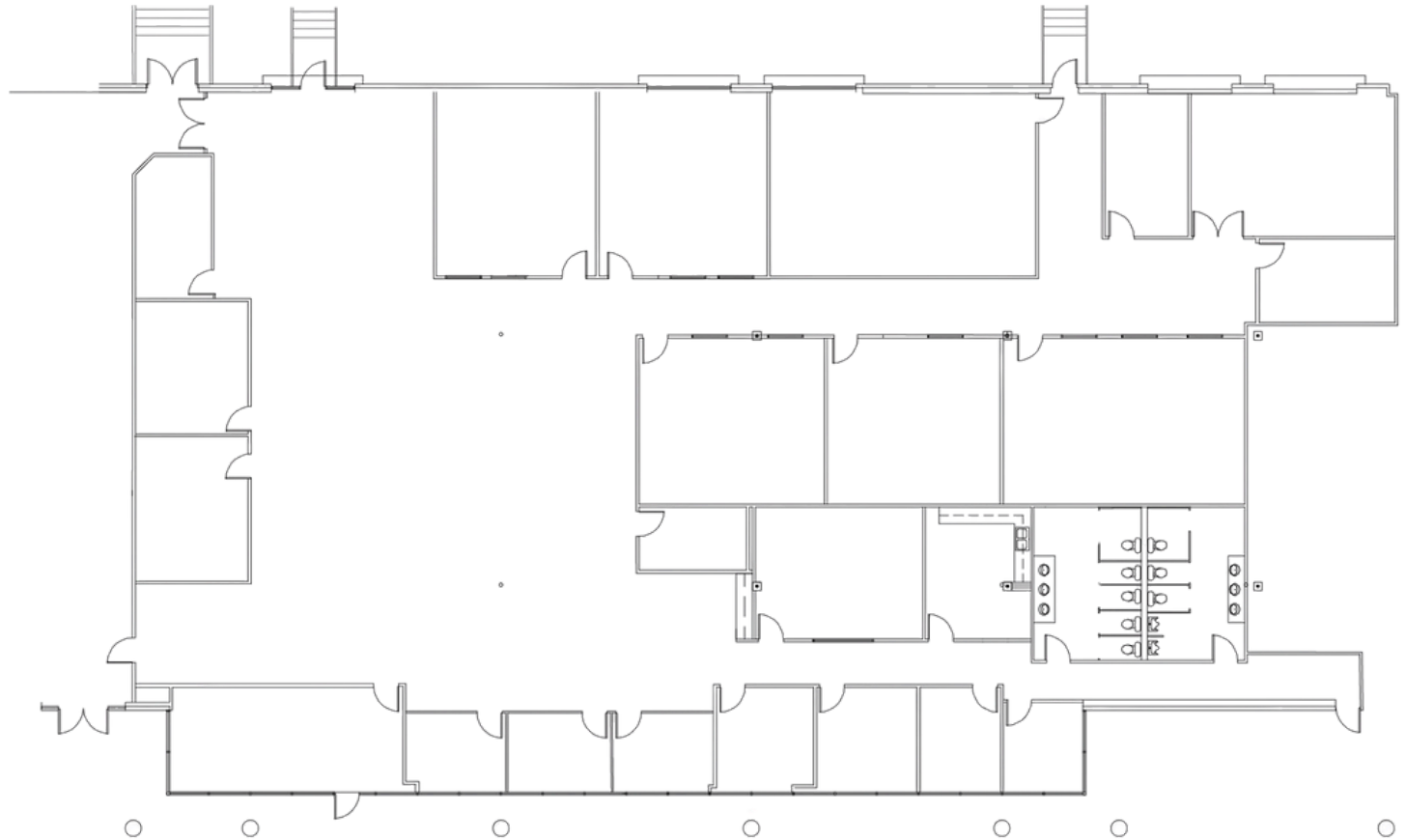
CLEAR HEIGHT: ±16'

LOADING: 1-DOCK HIGH

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 90%

PARKING: 4.6:1,000 SF



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**DRIVE
TIMES**

9 MIN

**SOUTH CONGRESS
SHOPPING**

11 MIN

**DOWNTOWN
AUSTIN**

20 MIN

**AUSTIN-BERGSTROM
INT'L AIRPORT**

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