

INDUSTRIAL
FOR LEASE
COMMERCE CENTER SOUTH 1 & 2

OWNED BY:

MIIG
Real Estate

LEASED BY:

LA
LEE & ASSOCIATES

±6,080 SF AVAILABLE

5810 & 5812 TRADE CENTER DRIVE | AUSTIN, TX 78744

COMMERCE CENTER SOUTH



Positioned in one of Southeast Austin's most accessible and visible corridors, Commerce Center South offers a top-tier environment tailored for growth and convenience. Located just off the southwest intersection of Highway 71 and Montopolis Drive, this premier flex/industrial development provides a strategic location with unmatched exposure along two major roadways—Highway 71 and Burleson Road.

Professionals and businesses benefit from immediate proximity to Austin-Bergstrom International Airport, just a five-minute drive away, and downtown Austin, accessible in under ten minutes. The site is also ideally connected to key regional routes, including I-35, SH-183, and the recently completed SH-130, ensuring smooth commutes and excellent regional connectivity. Commerce Center South delivers modern infrastructure, a prominent location, and outstanding access. Making it an ideal choice for companies seeking a Class A presence in Austin's thriving Southeast **submarket**.

BUILDINGS MAP

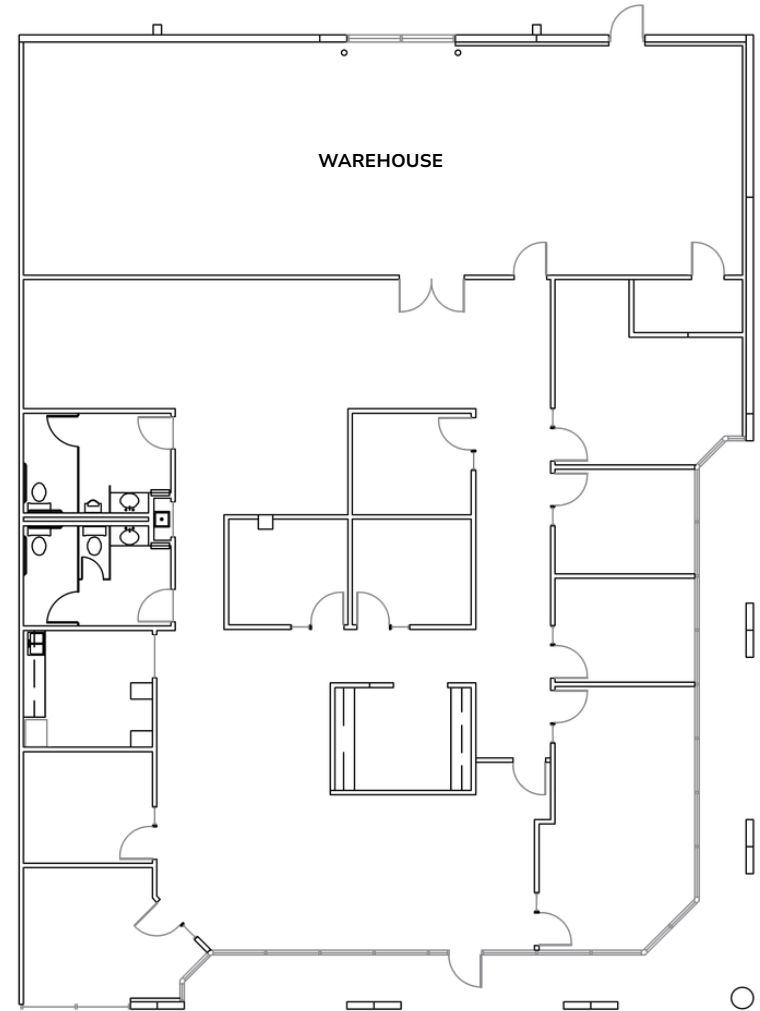


BUILDING 1

5810 TRADE CENTER DR, AUSTIN, TX 78744

SUITE FEATURES

SIZE:	±6,080 SF
OFFICE:	75%
CLEAR HEIGHT:	± 21'
LOADING:	1 Grade OH Door
CONDITION:	100% HVAC
DATE AVAILABLE:	01/01/2027



MITCHELL BECKER

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WILL SALLIS

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DRIVE TIMES



06 MIN
TO FEDEX SHIP CENTER



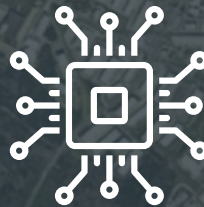
09 MIN
TO THE AIRPORT



14 MIN
TO DOWNTOWN



14 MIN
TO TESLA GIGAFACTORY



22 MIN
TO SAMSUNG SEMI-CONDUCTOR



20 MIN
TO THE DOMAIN

CONTACT US

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