

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

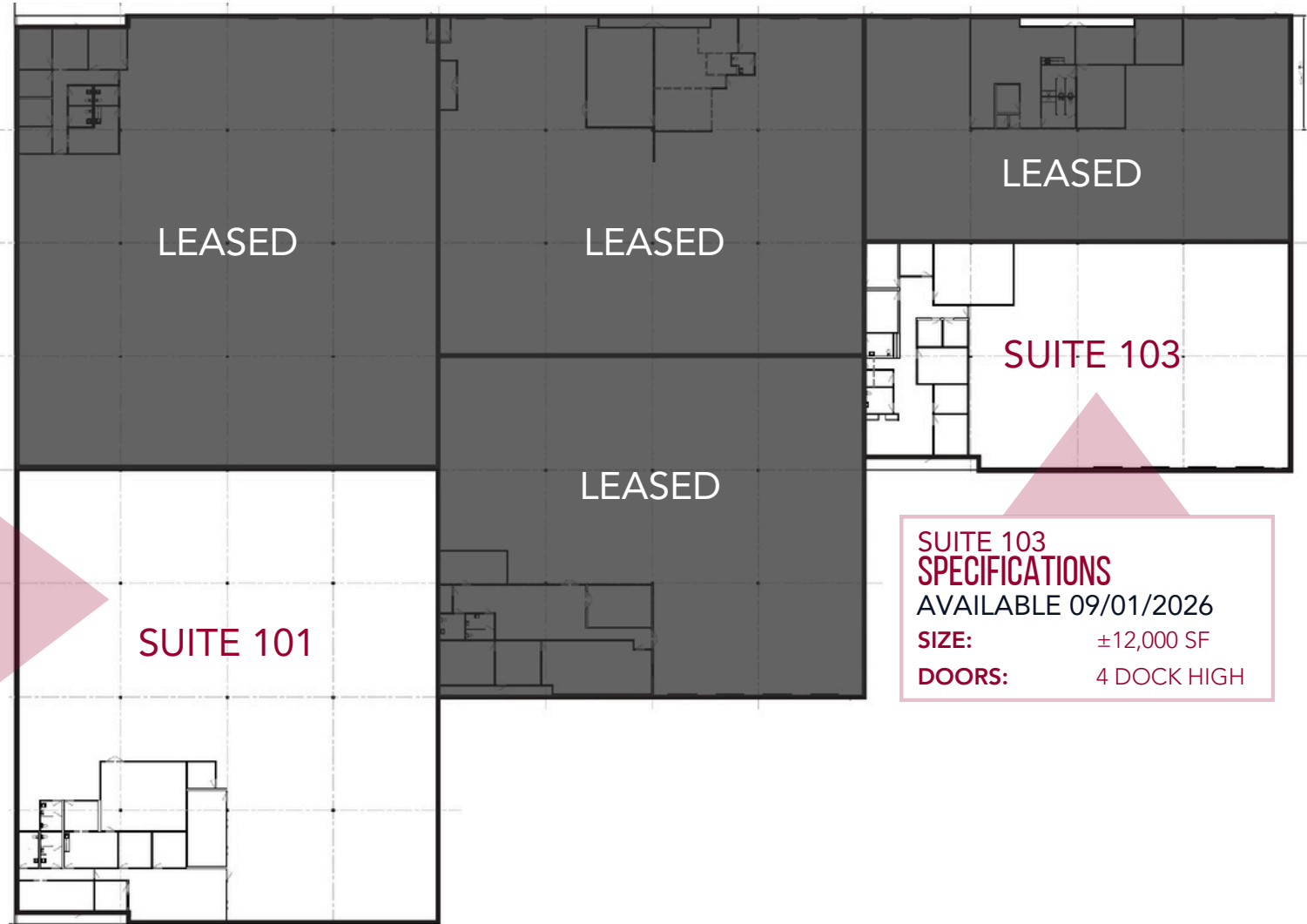
AVAILABLE
BUILDING 845
148,800 SF
49,600 SF AVAILABLE

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

FULLY LEASED
PARKING 811
1.7 AC

BUILDING 800

±12,000 - 24,000 SF AVAILABLE



**SUITE 101
SPECIFICATIONS**
AVAILABLE 10/01/2026

SIZE: ±24,000 SF
DOORS: 1 DRIVE IN
3 DOCK HIGH

SUITE 101

**SUITE 103
SPECIFICATIONS**
AVAILABLE 09/01/2026

SIZE: ±12,000 SF
DOORS: 4 DOCK HIGH

LEASED

LEASED

LEASED

LEASED

SUITE 103

BUILDING 845

±12,430 - 49,600 SF AVAILABLE

SUITE 110 SPECIFICATIONS

SIZE: ±12,430 SF
DOORS: 3 DOCK HIGH
WAREHOUSE: ±10,511 SF
OFFICE: ±1,919 SF

SUITE 115 SPECIFICATIONS

SIZE: ±12,478 SF
DOORS: 3 DOCK HIGH
WAREHOUSE: ±10,963 SF
OFFICE: ±1,515 SF

SUITE 120 SPECIFICATIONS

SIZE: ±24,692 SF
DOORS: 6 DOCK HIGH
WAREHOUSE: ±22,830 SF
OFFICE: ±1,862 SF



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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

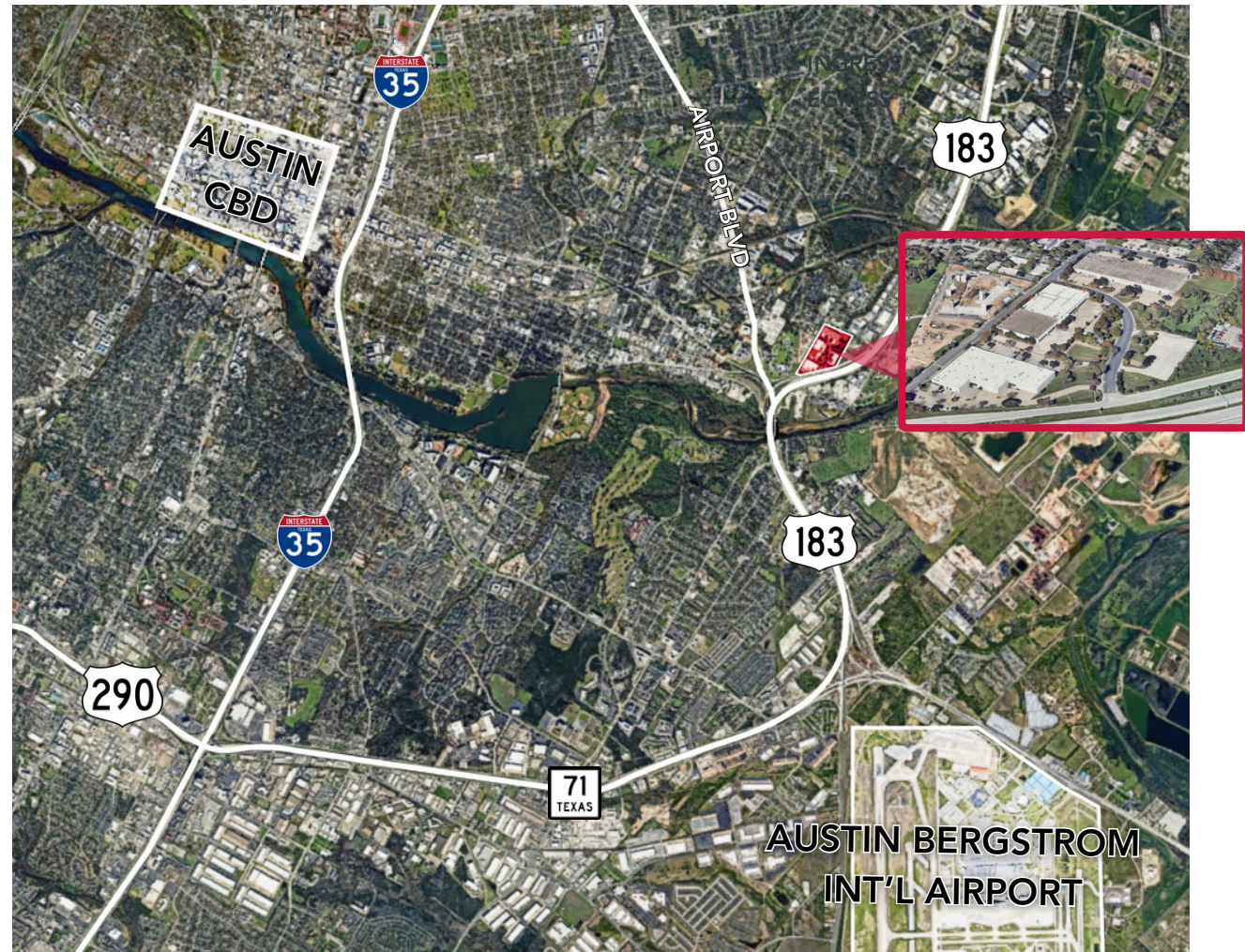
- SH-183
- SH-290
- Direct access to Bolm Rd & Interchange Blvd
- Immediate East Austin industrial corridor access

~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:

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