

FOR LEASE
**SPRINGDALE
BUSINESS CENTER**

8301 & 8291 SPRINGDALE RD | AUSTIN, TX 78724

±18,000 SF
CLASS A INDUSTRIAL

ADAM GREEN, SIOR

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EASTGROUP
PROPERTIES



BUILDING DETAILS

Springdale Business Center consists of two Class A distribution buildings totaling 159,000 square feet. The project's location on frontage road Hwy 290, offers convenient access to major arterials, major employers and the Walnut Creek Business district.

Building 1 Size	69,000 SF
Building 2 Size	90,000 SF
Year Built	2000
Clear Height	±24'
Typical Column Spacing	40' x 40'
Construction	Reinforced Concrete
Lot Size	4.5 Acres

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

2 MINS
HWY 290

15 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT

12 MINS
DOWNTOWN AUSTIN

BUILDING 2 | SUITE 400

SUITE HIGHLIGHTS

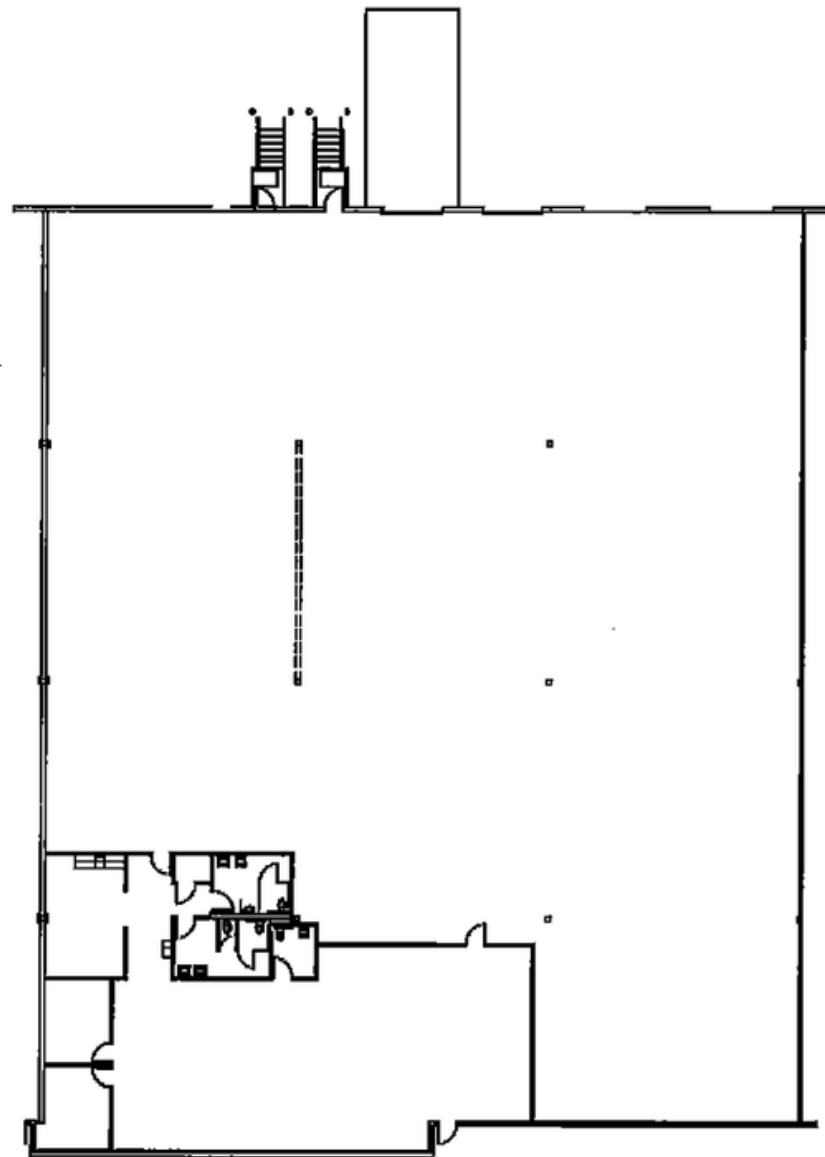
TOTAL SIZE ±18,000 SF

OFFICE 10%

CLEAR HEIGHT ±24'

LOADING 1 RAMP
3 DOCK-HIGH DOORS

SPRINKLERS ESFR



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PRIME LOCATION



Austin Airport (AUS)
15 minutes



Downtown Austin
12 minutes



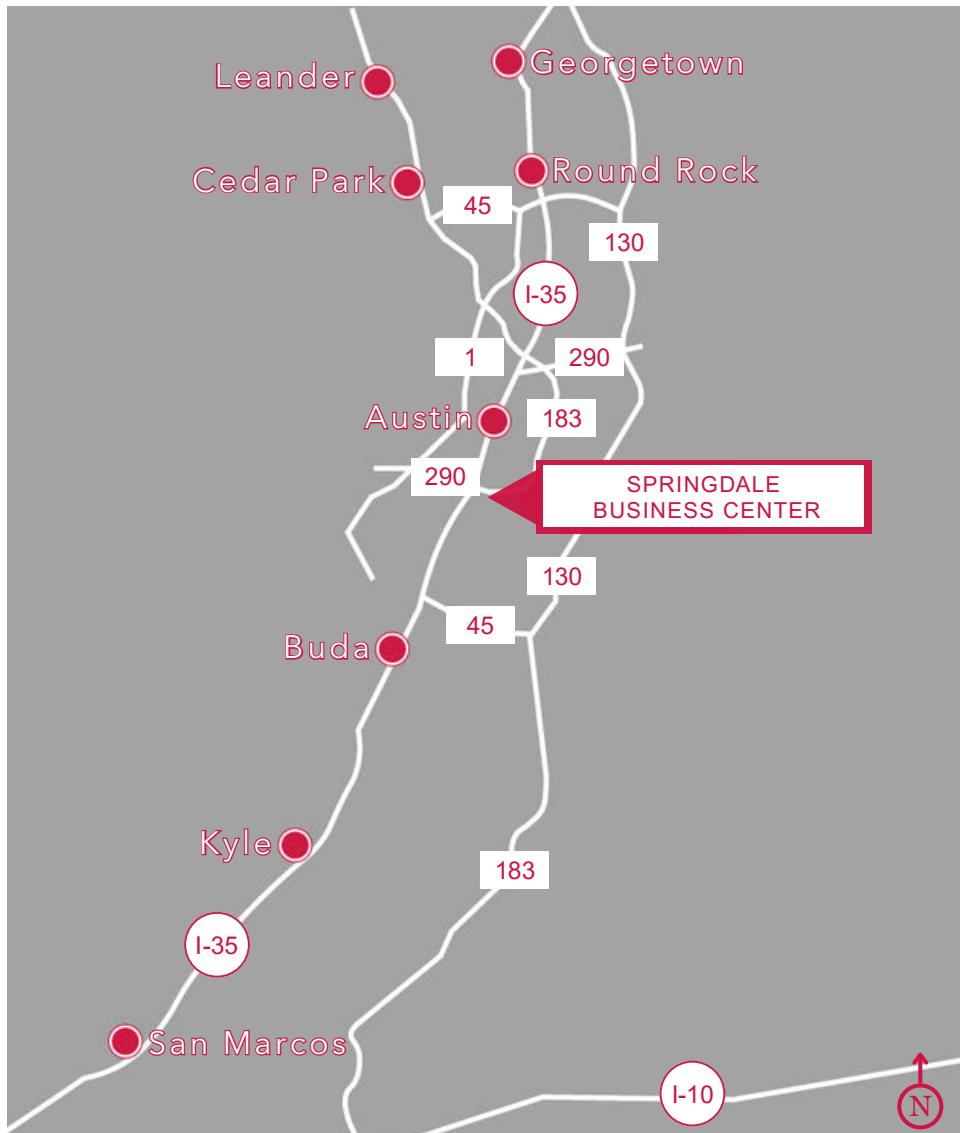
San Marcos
45 minutes



Houston
140 minutes



Dallas
200 minutes



AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
6,453	88,512	261,429



Median Household Income

1 mile	3 miles	5 miles
\$79,253	\$72,036	80,423



Civilian Laborforce

1 mile	3 miles	5 miles
3,809	50,653	158,139



Traffic Counts

US Hwy 290 & Springdale Rd
40,972 MPSI

Springdale Rd & Commercial Pk Dr
12,936 MPSI

Springdale Rd & E Hwy 290 Svc Rd
7,334 MPSI

ACCESS MAP

East Austin access built for momentum.

Immediate Access to SH-290

Direct connection to a major east-west corridor serving Central Austin and Bastrop

Convenient Access to Austin-Bergstrom International Airport

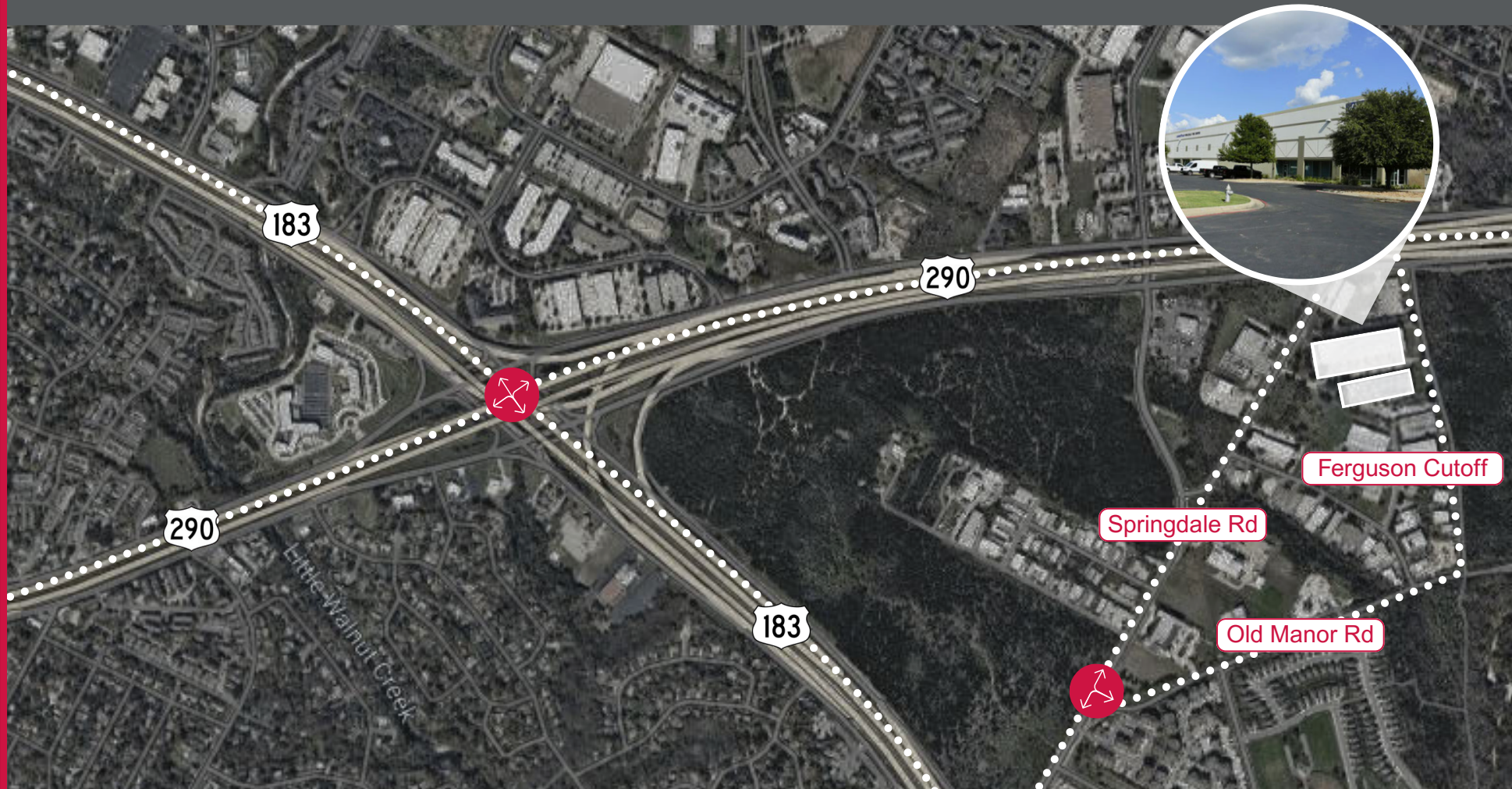
Efficient drive times for logistics, distribution, and business travel

Minutes from US-183

Quick access to a primary north-south route linking North and South Austin

Straight Forward Site Access

Clear, functional ingress and egress supporting daily operations



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SCAN FOR MORE
INFORMATION



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