



LEADCOMMERCIAL

1340 AIRPORT COMMERCE DRIVE

AUSTIN, TEXAS 78741 | SUITE 450 SUBLEASE

1340 AIRPORT
COMMERCE DRIVE

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Located within Airport Commerce Park in Austin's Southeast Industrial submarket, Airport Commerce Park is a Class A industrial warehouse/distribution facility positioned near Austin-Bergstrom International Airport and major regional transportation corridors. The property sits near the confluence of Austin's primary east-west and north-south freight corridors, making it attractive for distribution, regional warehousing, and e-commerce fulfillment.

PROPERTY DETAILS

Sublease	Suite 450
Available	30 Days Notice - May 31, 2028
Use	~ 55% office / ~ 45% warehouse
Features	1 conference room, 5 offices, 1 training room
Rentable Square Feet	+/- 7,500 SF
Base Rent	Contact Broker
Expenses	\$7.34 PSF
Parking Ratio	4/1,000
Shared Areas	Lobby & Breakroom

PHOTOS



PHOTOS



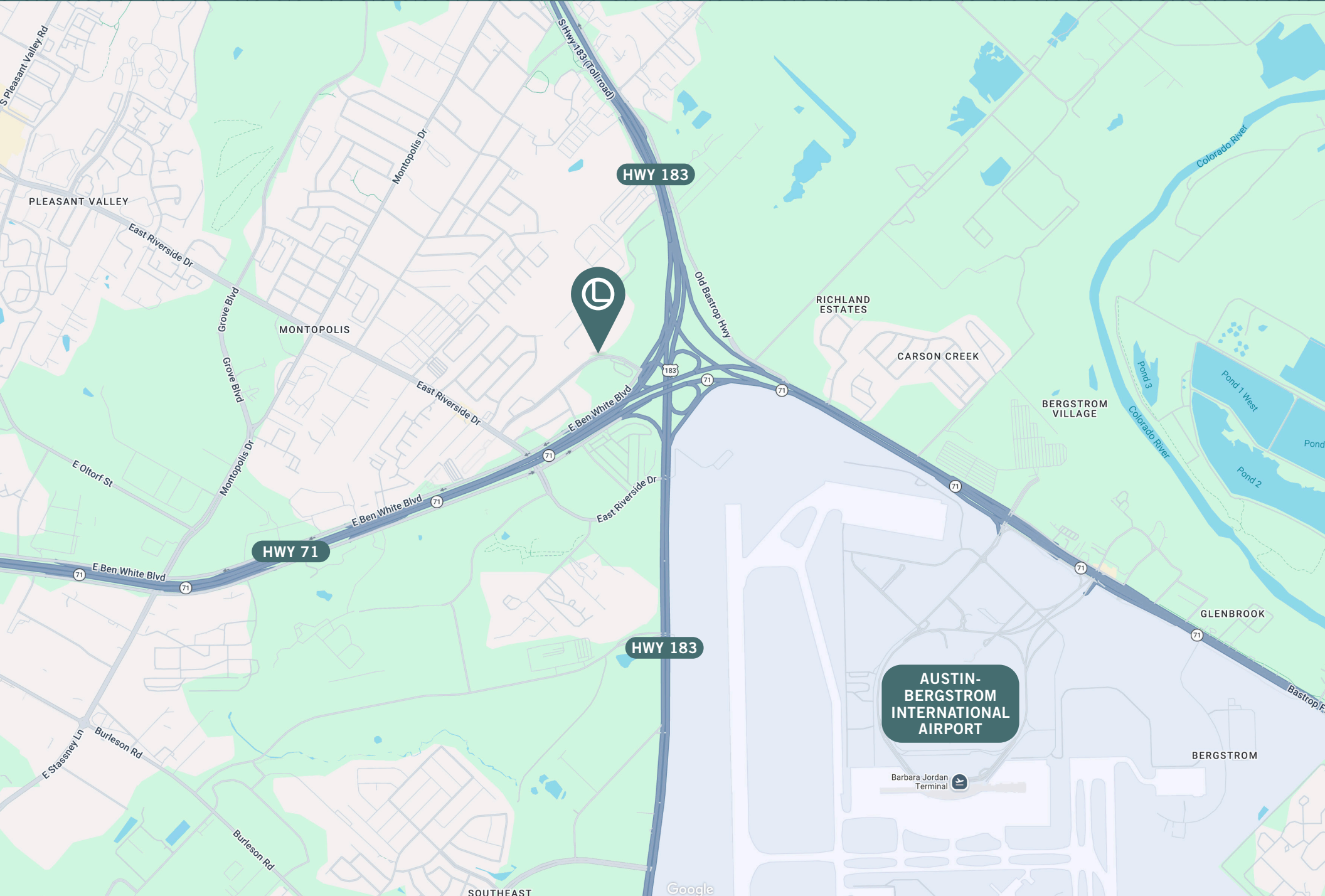
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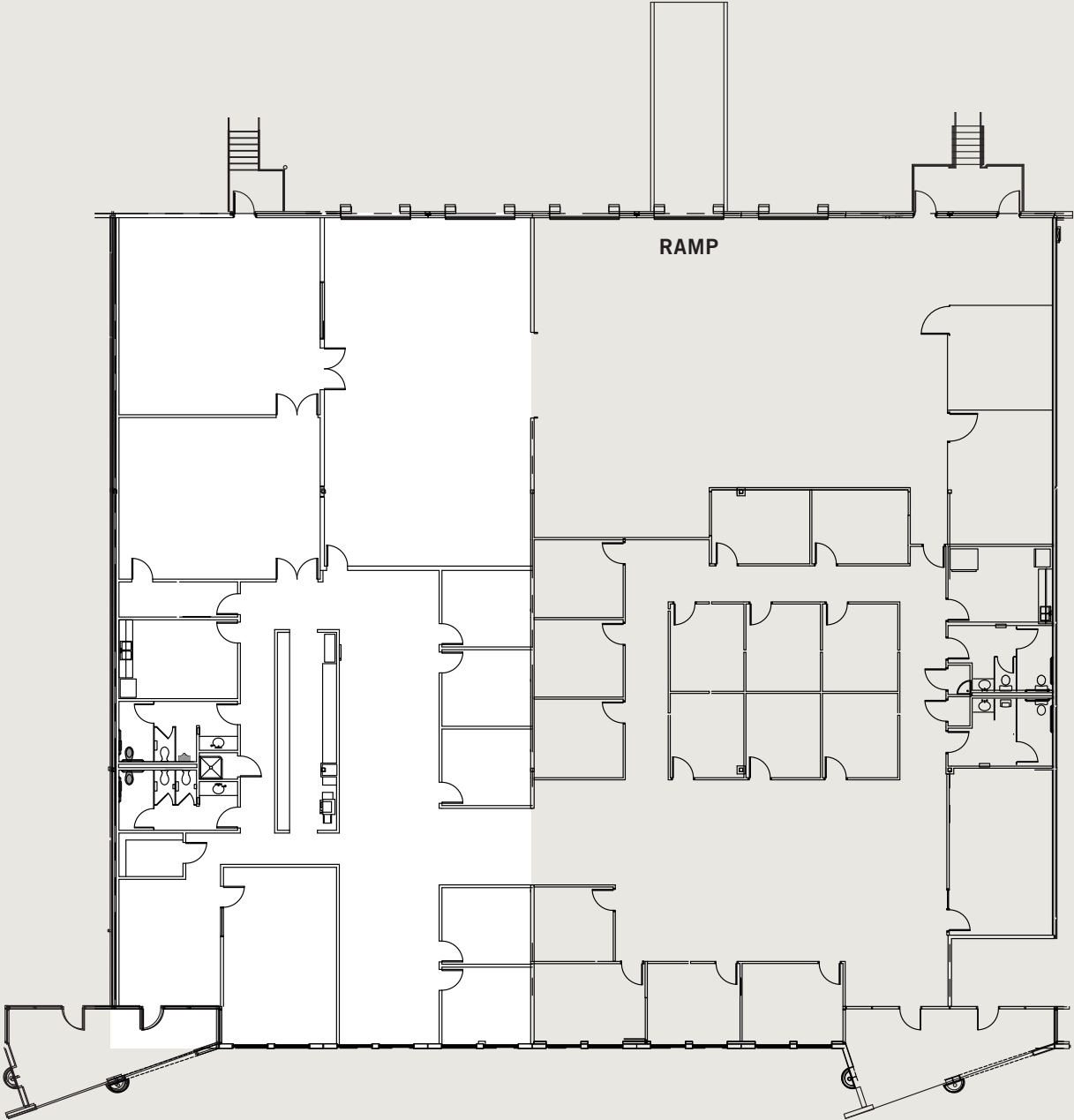
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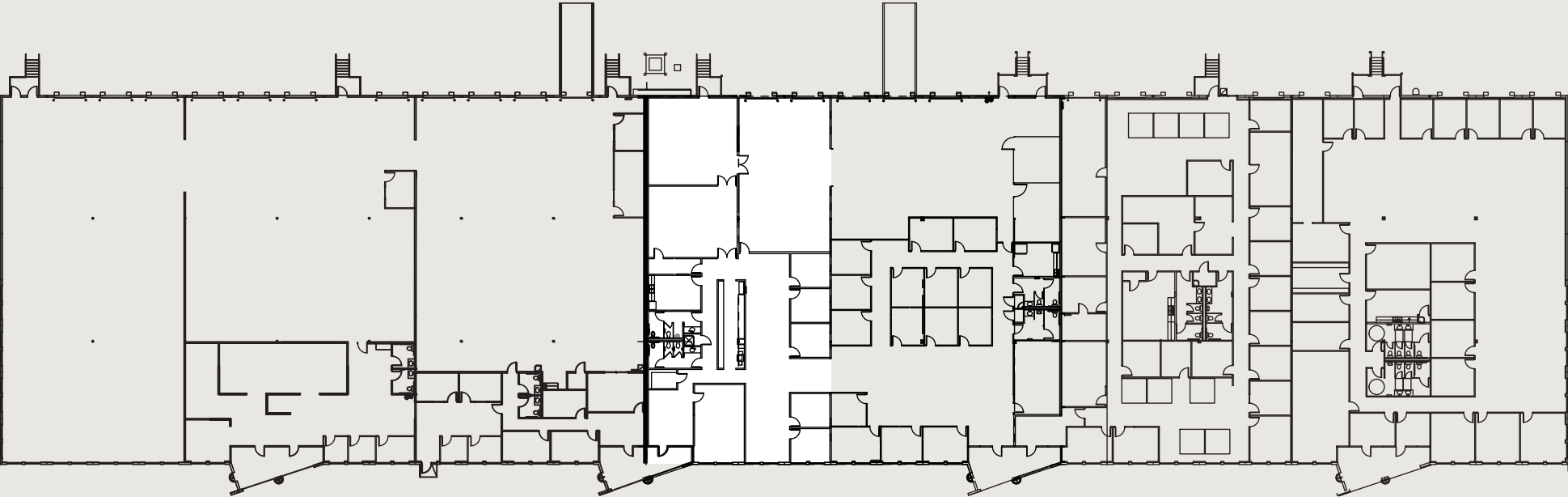
LOCATION MAP



FLOOR PLAN - SUITE 450 IS HIGHLIGHTED



SITE MAP



SUITE
450



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