

Heavy Power & Ample Parking Available

4806COMMERCIALPARK.COM

4806

Commercial Park

RECENTLY REVITALIZED THROUGH STRATEGIC CAPITAL INVESTMENTS

54,994 Total SF For Lease

For More Information:

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CBRE



* Exterior images have been digitally retouched.

54,994 SF Available for Immediate Occupancy

Capital Improvements Completed

+/- 3,000 SF Office

100% HVAC

+/- 15' Clear Height

1,200 Amps, 3 Phase Power

3.93 Acre Site

Outside Storage Available

4806 COMMERCIAL PARK is a premier 54,994-square-foot light industrial facility catering to discerning players in manufacturing, warehousing, and distribution. Undergoing significant capital improvements for a modern overhaul, the property boasts enhanced landscaping, move-in-ready offices, storefront upgrades, new signage, and an expanded truck court across its nearly four-acre expanse. With ample parking and full HVAC coverage, it's primed for efficiency.

Boasting one of Austin's prime infill locations, it sits just a quarter mile from a US-290 interchange, offering convenient access to major highways and the airport, making it an ideal last-mile destination for reaching affluent neighborhoods and growing suburbs.



Project *Improvements*

Move-in Ready Offices

Storefront Upgrades

Extended Truck Court

Fresh Interior and Exterior Paint

Enhanced Landscaping



1,200 Amps, 3 Phase Power

129 Parking Spaces Available

Efficient Access to Major Highways

Situated in one of Austin's premiere infill industrial hubs, 4806 Commercial Park offers exceptional connectivity for a variety of industrial and flex users.

The property is just a quarter mile from US-290 and one mile from US-183, ensuring direct routes south to Austin-Bergstrom International Airport. Its proximity to SH-130, four miles east on US-290, provides seamless regional access, making it an ideal location for last-mile delivery, warehousing, and industrial operations.



0.25 Miles / 1 Minute
US-290

1 Mile / 2 Minutes
US-183

4 Miles / 5 Minutes
SH-130 Toll Road

4 Miles / 6 Minutes
IH-35

10 Miles / 12 Minutes
Austin-Bergstrom
International Airport

8 Miles / 12 Minutes
Downtown Austin

10 Miles / 14 Minutes
The Domain

18 Miles / 20 Minutes
Cedar Park

Building Features

54,994 SF Available

(4) 16' x 10' OH Doors

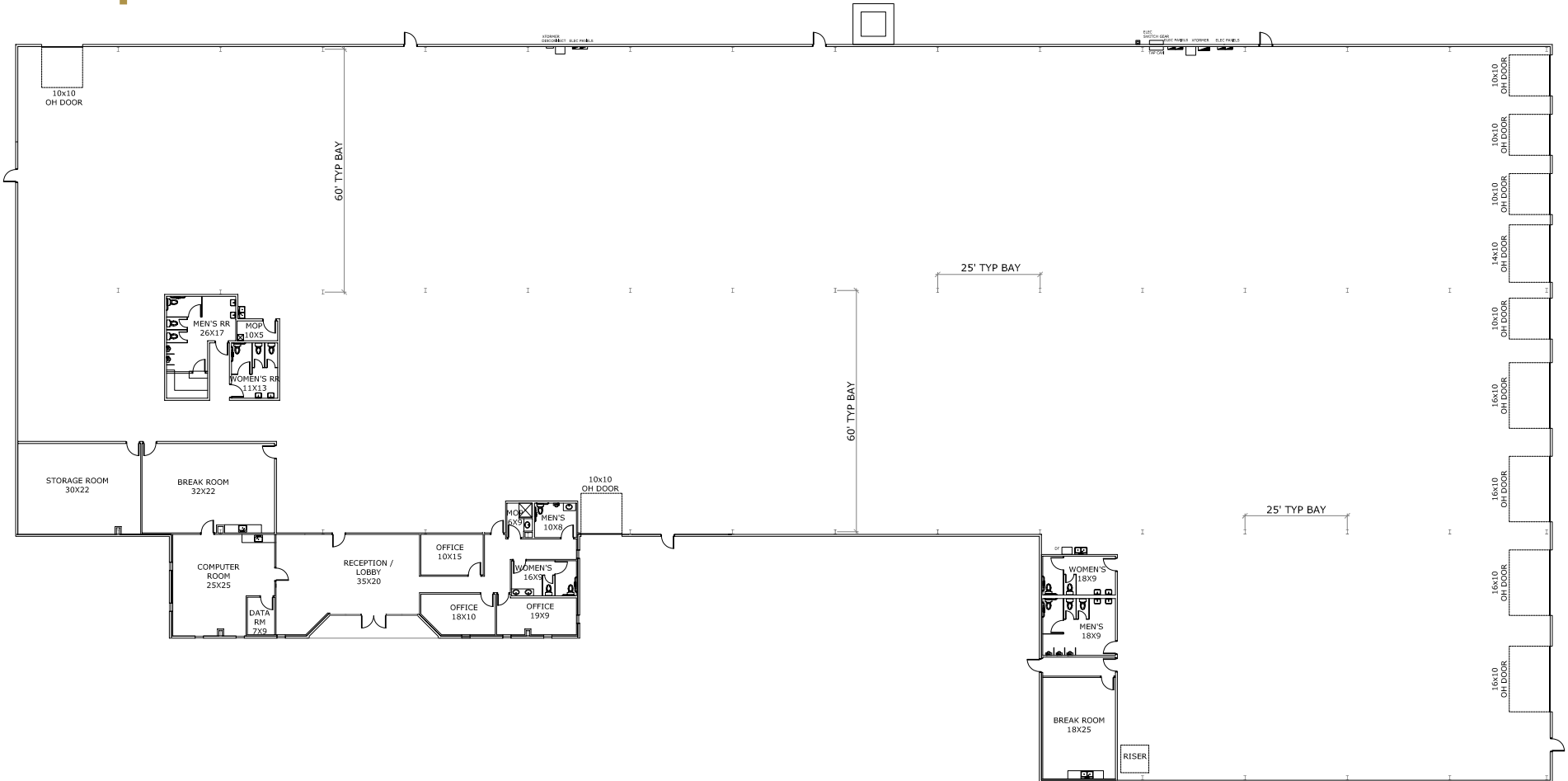
(6) 10' x 10' OH Doors

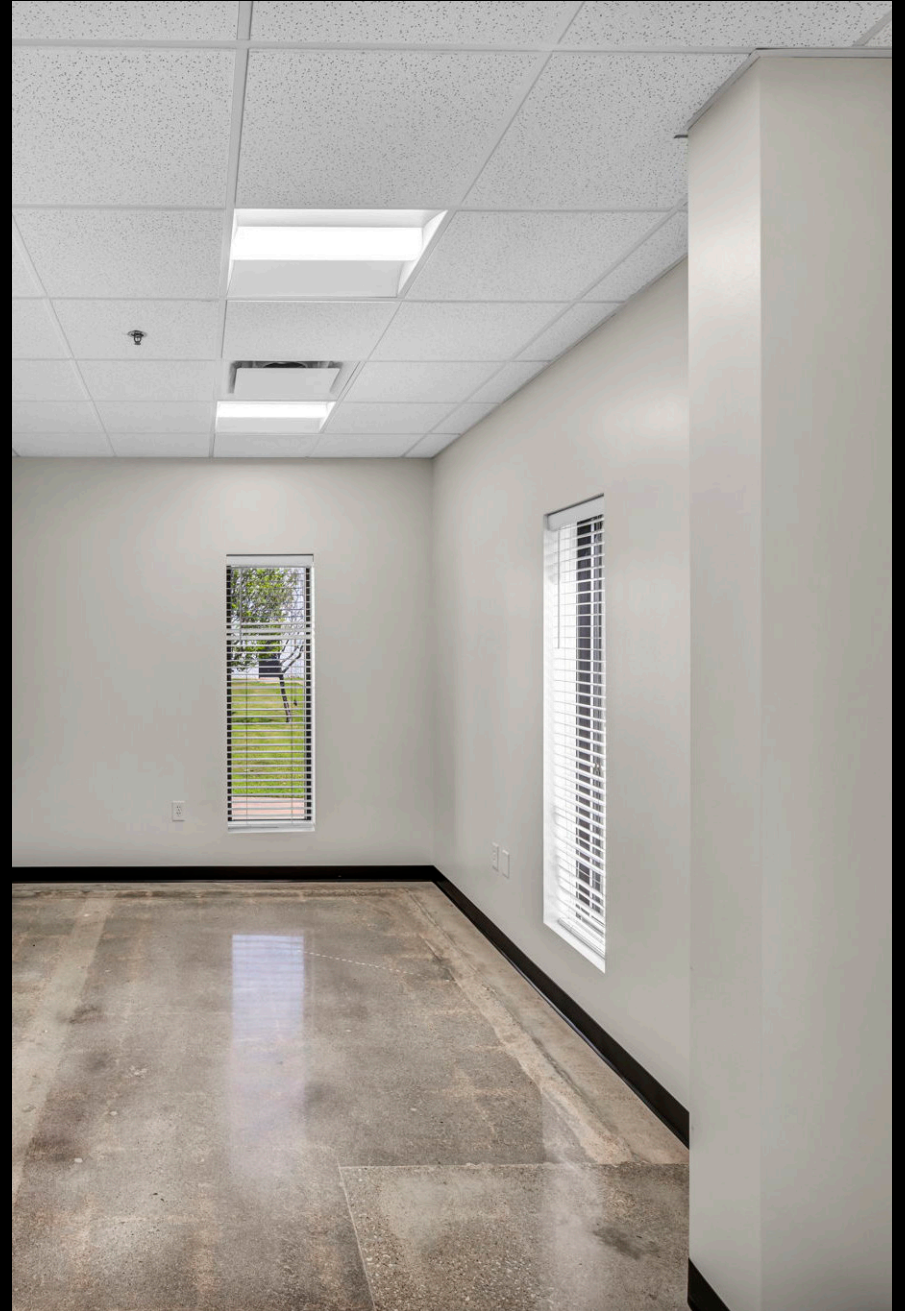
±3,000 SF Office

(1) 14' x 10' OH Door

±15' Clear Height

Floorplan





4806

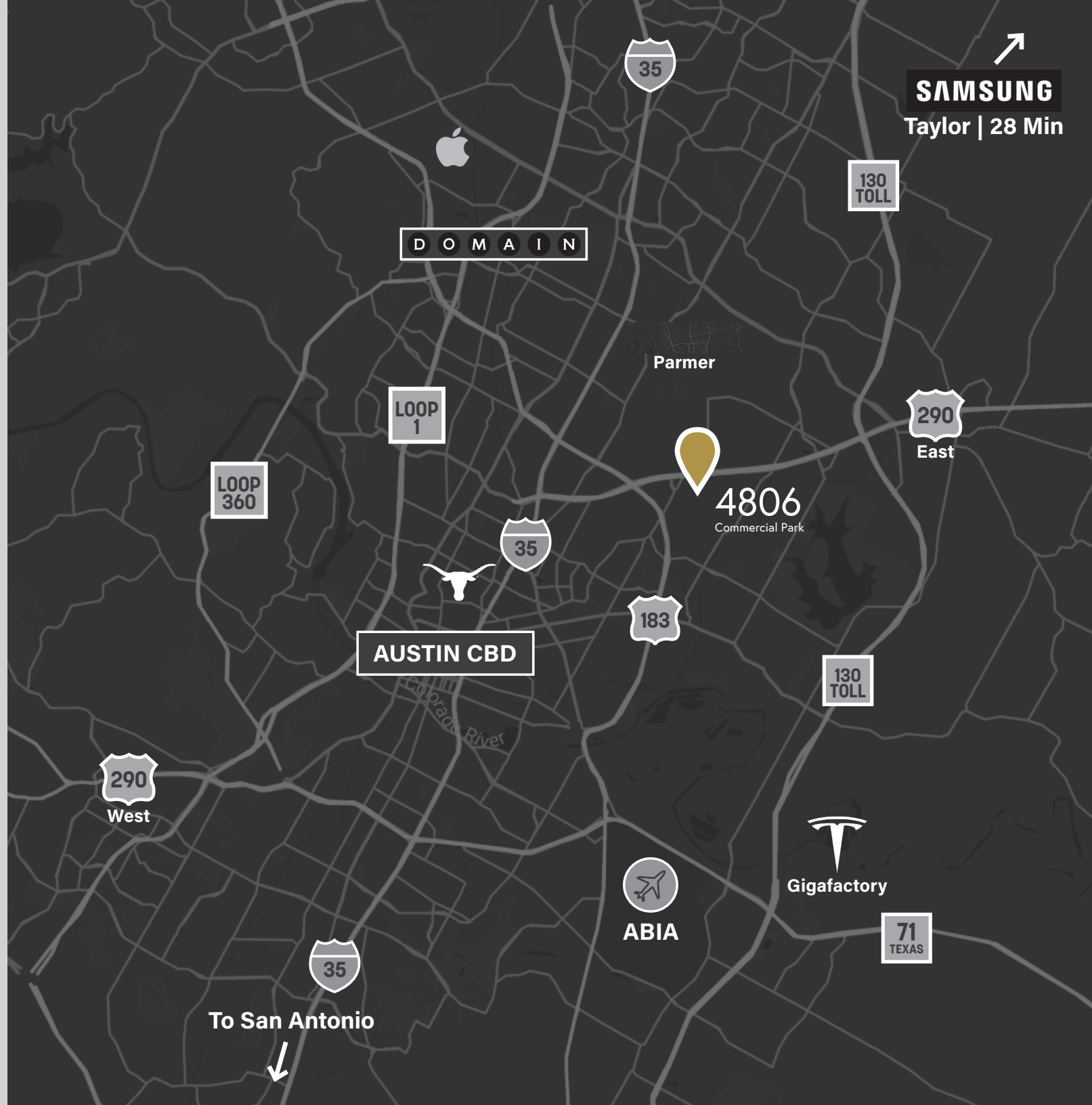
Commercial Park

Premier Infill Location

4806 Commercial Park is conveniently located off US-290 in the northeast submarket, with proximity to I-35, US-183 and the SH-130 toll road.

The exceptional infill location provides tenants with faster access to downtown Austin, major highways, and dense population centers of Austin, Pflugerville, and Round Rock.

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DEVELOPED BY:



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