



FOR LEASE  
**SOUTHPARK**  
**CORPORATE CENTER 3 & 4**

4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR | AUSTIN, TX 78744

**±20,000 - 68,000 SF**  
LIGHT INDUSTRIAL / FLEX

**ADAM GREEN, SIOR**

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 **LEE &  
ASSOCIATES**

**EASTGROUP**  
PROPERTIES



## BUILDING DETAILS

Southpark Corporate Center 3 & 4 is a premier 176,000 SF industrial/flex facility at the intersection of IH-35 and Ben White Blvd./SH-71 in Austin. The property offers versatile industrial space with significant office components, positioned minutes from Austin's CBD and major technology employers.

Building 3 Size	88,000 SF
Building 4 Size	88,000 SF
Year Built	1995
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

**0.2 MILES**  
I-35

**18 MINS**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

**12 MINS**  
DOWNTOWN AUSTIN

# BUILDING 3 | SUITE 200

## SUITE HIGHLIGHTS

**TOTAL SIZE** ±39,781 SF

**OFFICE** ±6,993 SF

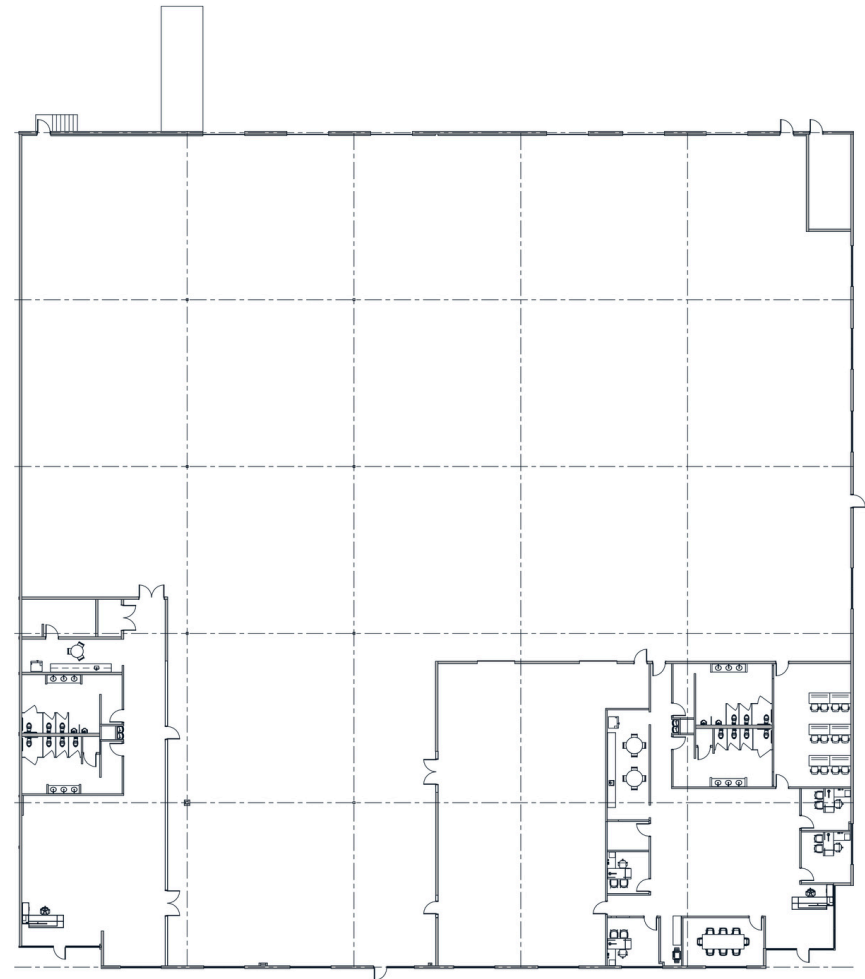
**CLEAR HEIGHT** ±24'

**LOADING** 1 RAMP  
6 DOCK-HIGH DOORS

**SPRINKLERS** ESFR

**HVAC** 100%

**FEATURES** ENDCAP SPACE



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# BUILDING 4 | SUITE 450

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## SUITE HIGHLIGHTS

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**TOTAL SIZE** ±20,000 SF

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**OFFICE** 30%

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**CLEAR HEIGHT** ±24'

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**LOADING** 4 DOCK-HIGH DOORS

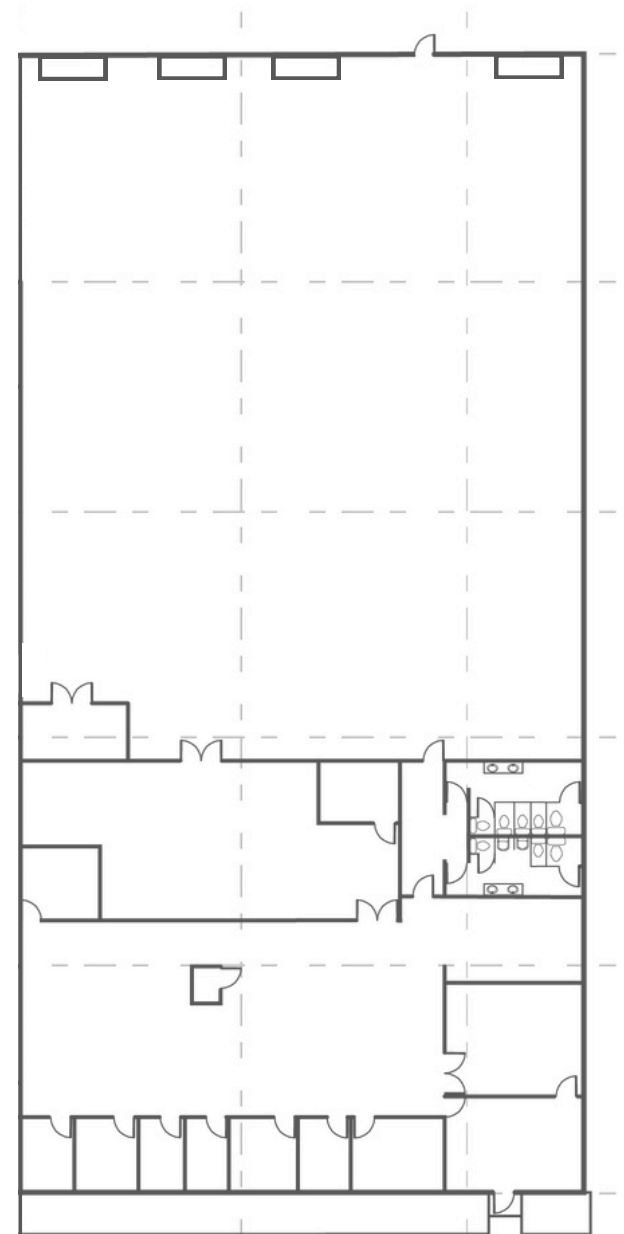
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**SPRINKLERS** ESFR

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**HVAC** 100%

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# BUILDING 4 | SUITE 400



## SUITE HIGHLIGHTS

**TOTAL SIZE** ±48,000 SF

**OFFICE** ±65%

**HVAC** 100%

**CLEAR HEIGHT** ±24'

**LOADING** 9 DOCK-HIGH DOORS

**SPRINKLERS** ESFR

**FEATURES** ENDCAP SPACE

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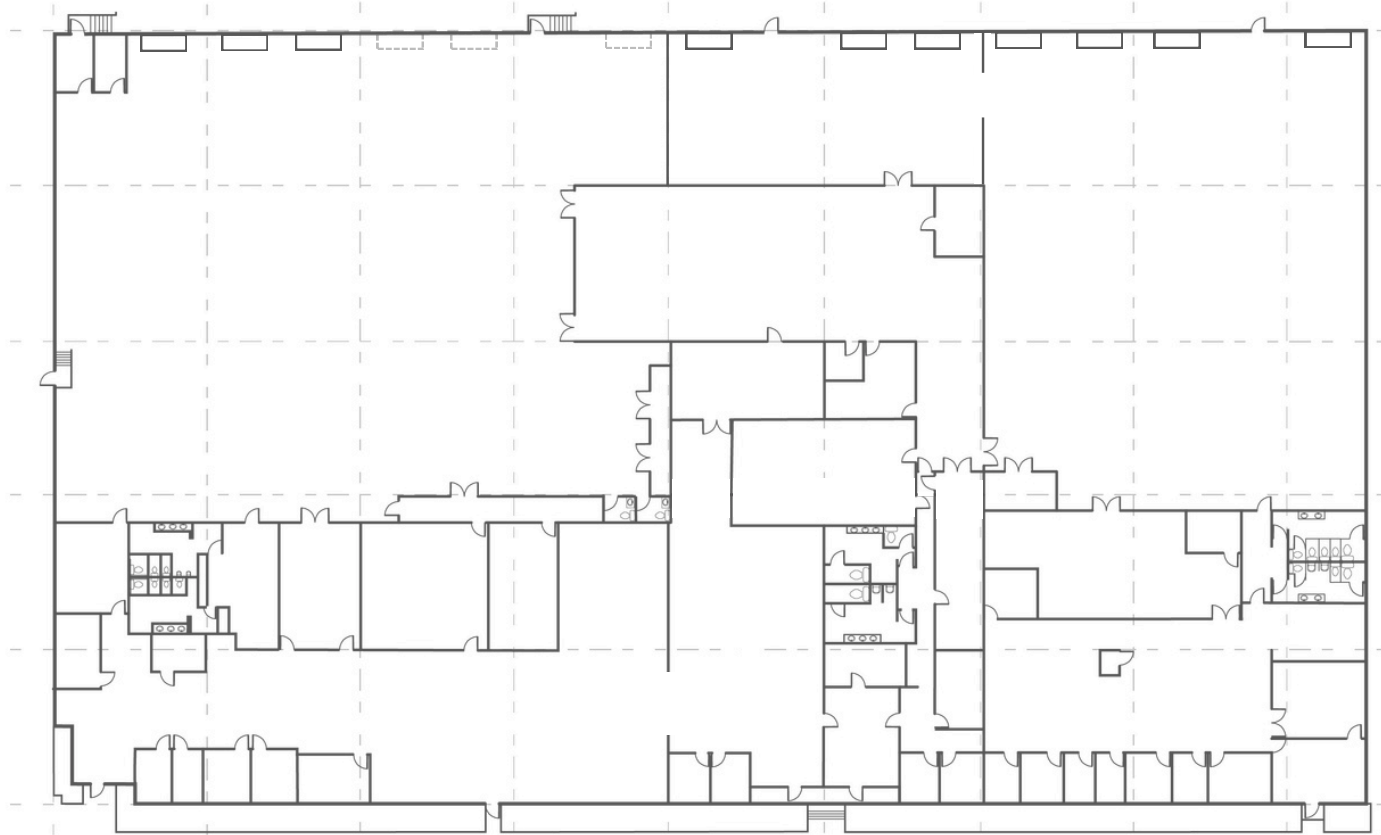
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# BUILDING 4 | SUITE 400 + 450



## SUITE HIGHLIGHTS

**TOTAL SIZE** ±68,000 SF

**OFFICE** ±60%

**HVAC** 100%

**CLEAR HEIGHT** ±24'

**LOADING** 13 DOCK-HIGH DOORS

**SPRINKLERS** ESFR

**FEATURES** ENDCAP SPACE

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# PRIME LOCATION



**Austin Airport (AUS)**  
11 minutes



**Downtown Austin**  
16 minutes



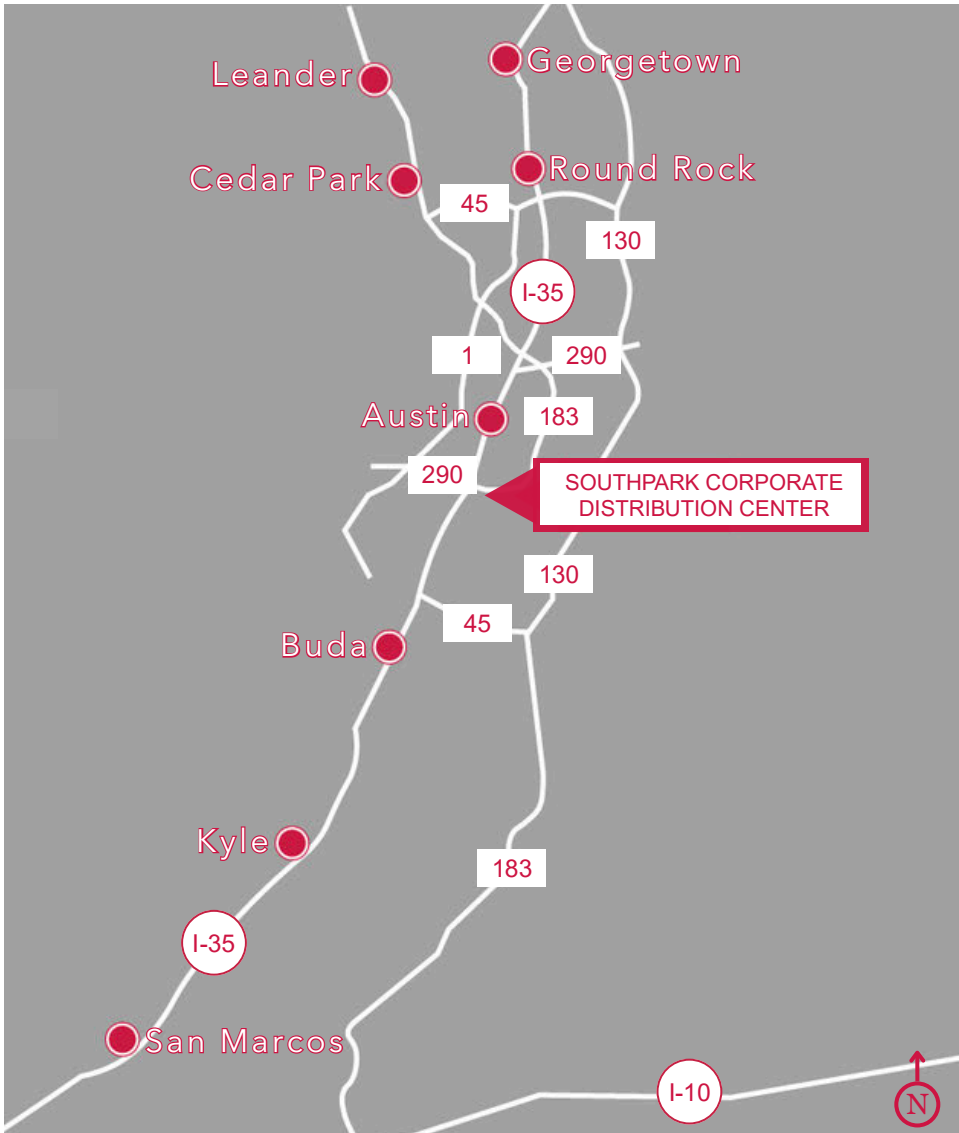
**San Antonio**  
80 minutes



**Houston**  
140 minutes



**Dallas**  
200 minutes



## AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
10,246	144,044	309,194



Median Household Income

1 mile	3 miles	5 miles
\$62,827	\$75,557	\$90,057



Civilian Laborforce

1 mile	3 miles	5 miles
5,509	92,674	200,187



Traffic Counts

Woodward Street & E St Elmo Rd  
10,538 MPSI

E St Elmo Rd & S Industrial Dr  
9,266 MPSI

E St Elmo Rd & S Pleasant Valley Rd  
7,996 MPSI

**SOUTHPARK CORPORATE CENTER 3 & 4**  
4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR

# ACCESS MAP

Industrial access that keeps you moving.

## Multiple Access Points

Flexible ingress and egress supporting efficient truck movement and site circulation

## Strategically Located Near US-183 & SH-71

Direct routes serving North Austin, South Austin, and surrounding submarkets

## Industrial Core Location

Surrounded by established industrial and service users with proven demand

## Close Proximity to Austin-Bergstrom International Airport

Well-suited for logistics, air freight support, and regional operations

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**Austin**



SCAN FOR MORE  
INFORMATION



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