



DOWNTOWN  
AUSTIN

BUILDING IV

BUILDING II

BUILDING I

71  
TEXAS

STREAM

116,208  
SQUARE FEET

THREE  
BUILDINGS

SOUTHEAST  
AUSTIN

FOR LEASE



Semicon  
BUSINESS PARK I, II, IV



**Building IV**  
41,200 SF

**Building II**  
30,000 SF

**Building I**  
45,008 SF

IV

II

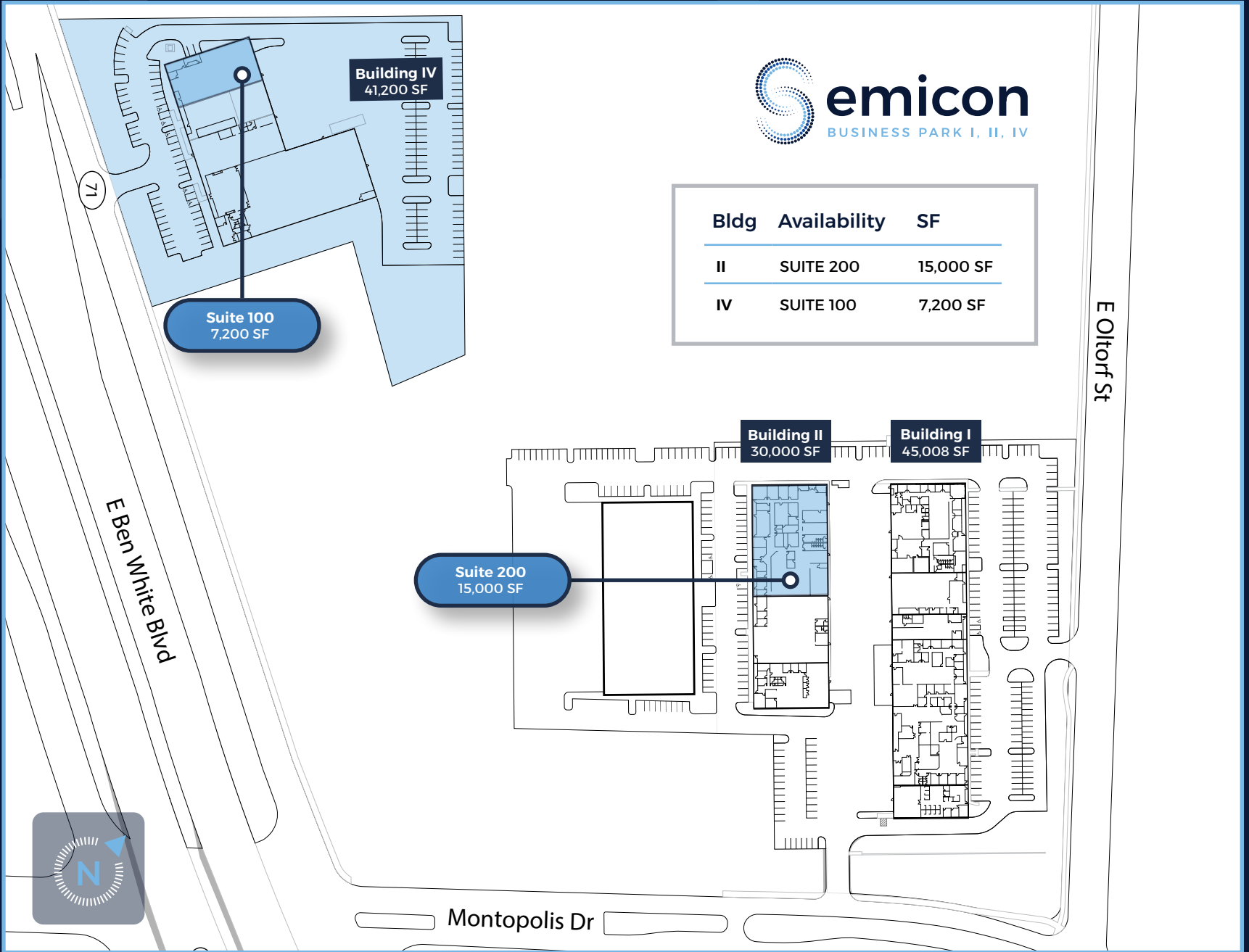
I

# Property Overview

Semicon Business Park is a premier three-building, 116,208 square-foot industrial park located in the heart of Southeast Austin's thriving industrial corridor. With immediate access to Highway 71, the property offers seamless connectivity to the greater Austin metro and beyond. Semicon features 12 suites ranging from 3,000 to 22,000 square feet, with an average suite size of 9,600 square feet, ideal for a variety of business needs.

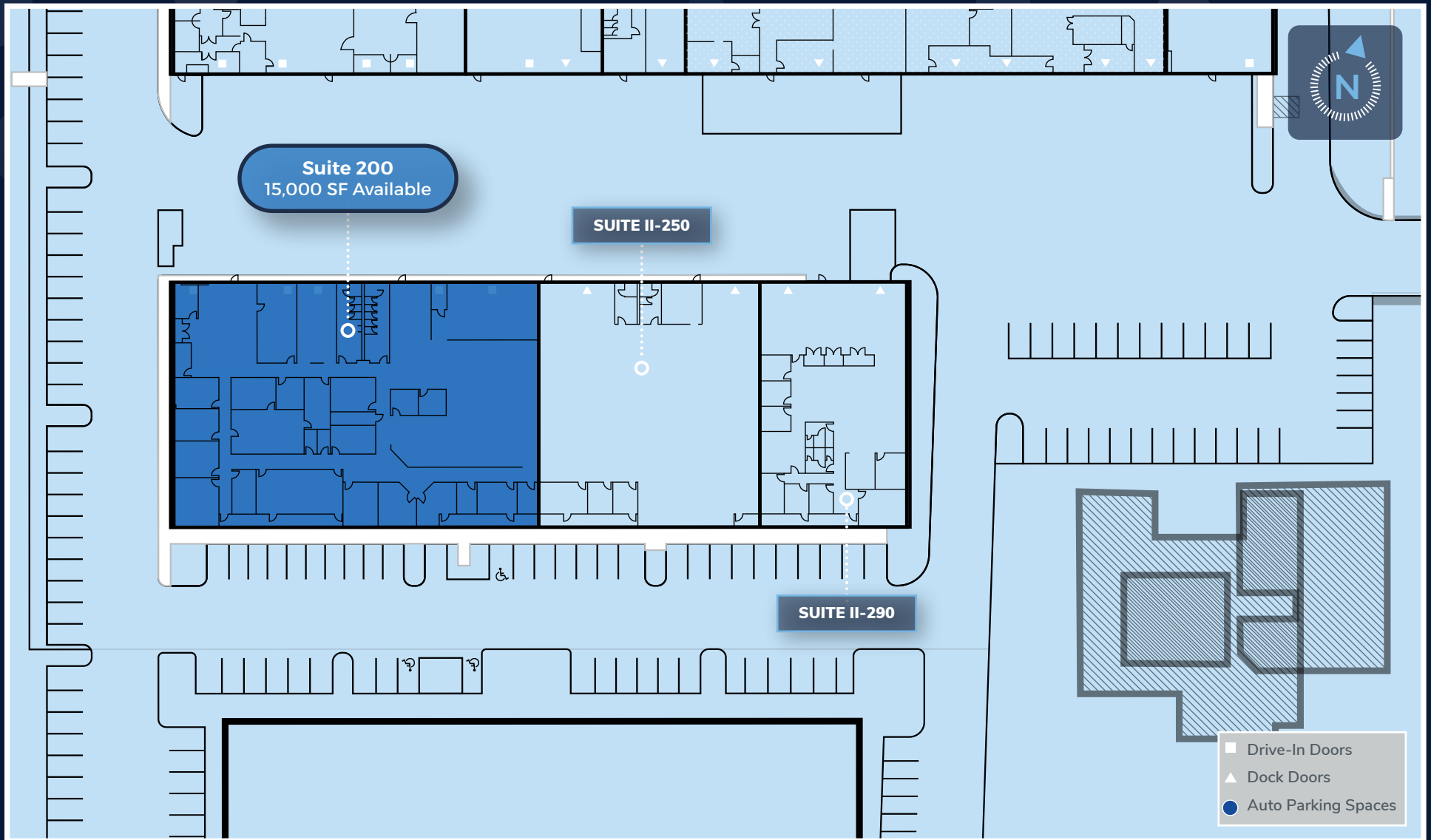
	BUILDING I	BUILDING II	BUILDING IV
<b>ADDRESS</b>	6201 E Oltorf St Austin, TX 78741	2914 Montopolis St Austin, TX 78741	6006 Ben White Blvd Austin, TX 78741
<b>TOTAL BUILDING AREA</b>	45,008 SF	30,000 SF	41,200 SF
<b>YEAR BUILT</b>	1998	1998	2001
<b>CLEAR HEIGHT</b>	24'	24'	16'
<b>DOCK HIGH</b>	3	0	1
<b>SEMI DOCK</b>	5	4	0
<b>GRADE LEVEL</b>	5	5	6

# Portfolio Site Plan



# 2914 MONTOPOLIS DRIVE

## Building II Site Plan



**BUILDING II**  
**Suite 200 Specs**

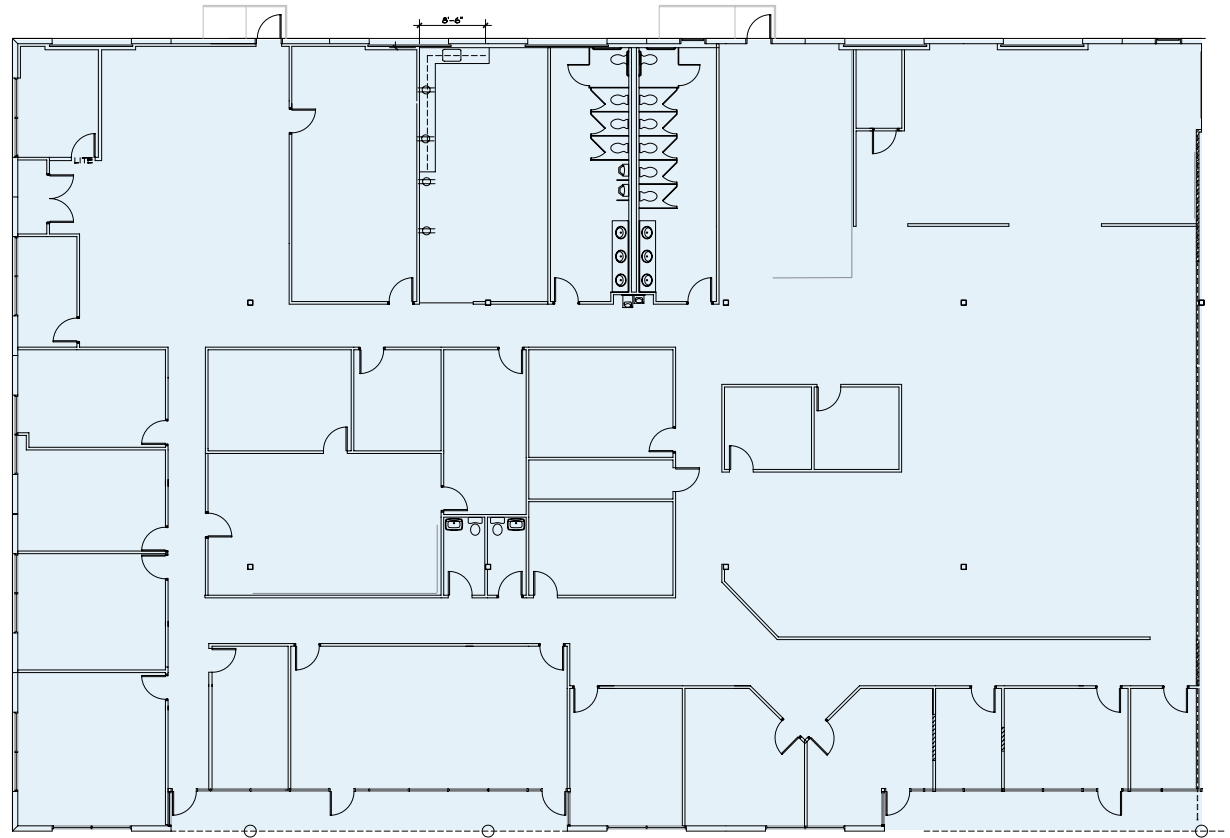
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100% Value Office / Flex

Private Offices & Open Workspace

4.4:1000 Parking Ratio

24' Clear Height



**FOR MORE INFORMATION**

**TUCKER RICE**

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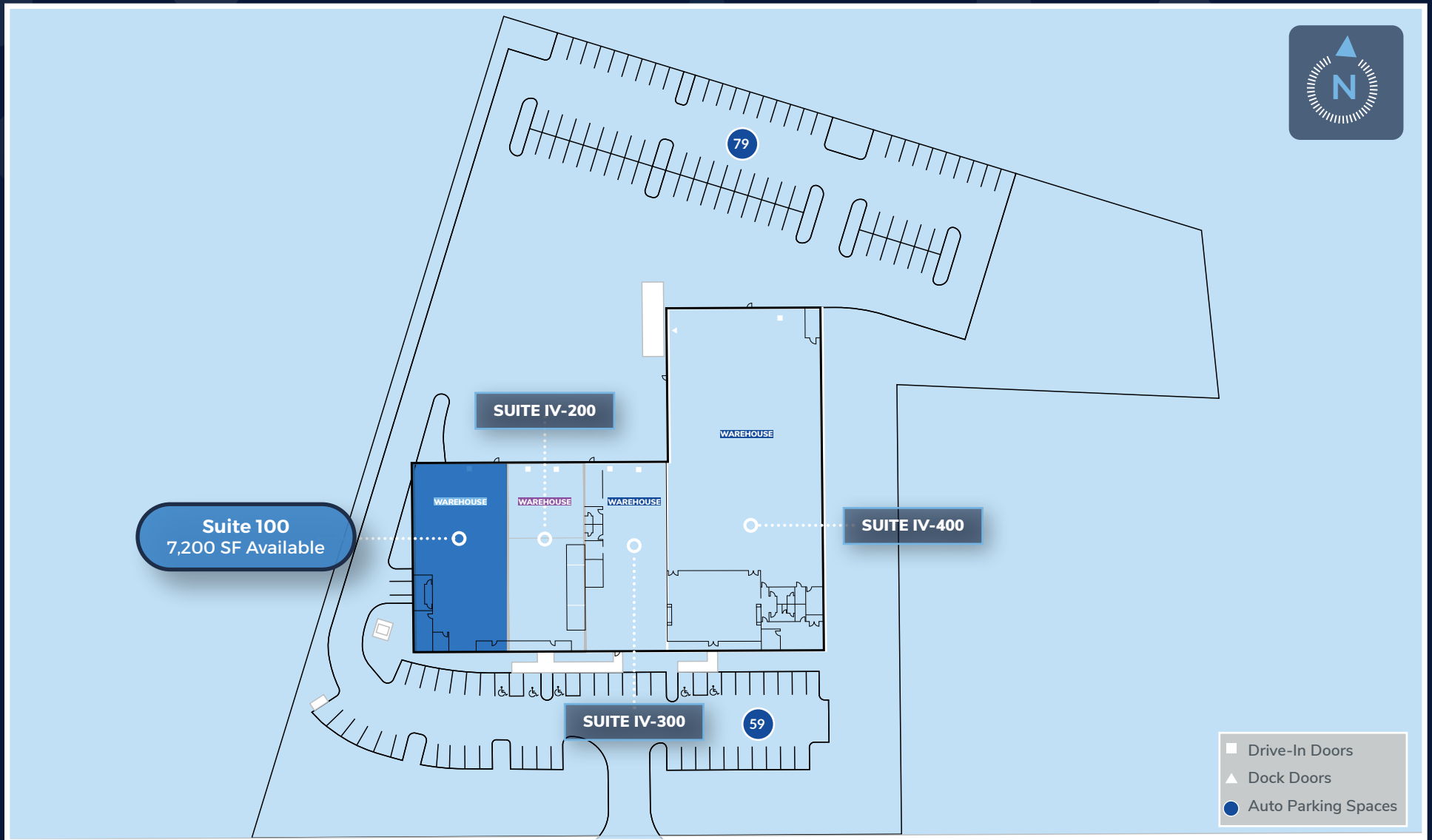
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# Building IV Site Plan



**BUILDING IV**  
**Suite 100 Specs**

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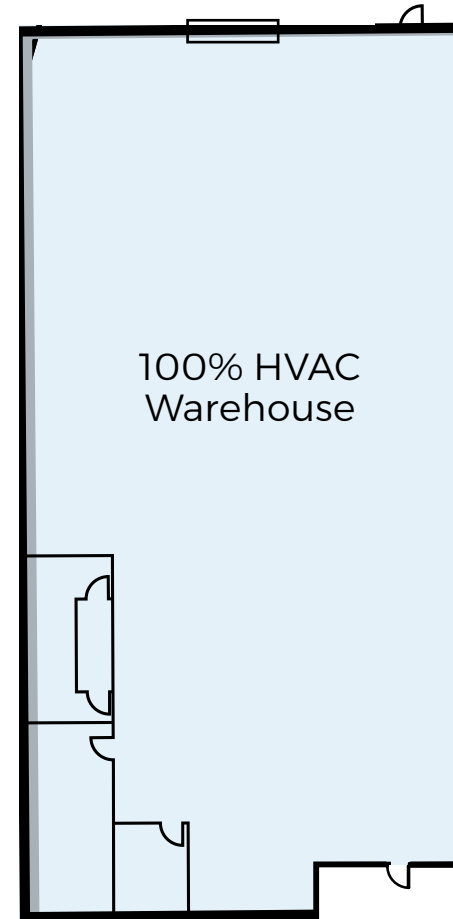
8.5% Office | 91.5% Warehouse

100% HVAC

1 Grade Level Door

+/- 14' Clear Height

Ample Power & Parking



**FOR MORE INFORMATION**

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# Location Aerial: West



DOWNTOWN  
AUSTIN

71  
TEXAS

INTERSTATE  
35

BURLESON RD

E BEN WHITE BLVD

**Semicon**  
BUSINESS PARK I, II, IV

E LLORF STREET

MONTOPOLIS DR

71  
TEXAS

MONTOPOLIS DR

E BEN WHITE BLVD

# Location Aerial: East



130  
TEXAS

71  
TEXAS

130  
TEXAS

183  
TEXAS

MONTOPOLIS DR

E BEN WHITE BLVD

BURLESON RD

E OLTORF STREET

E BEN WHITE BLVD

MONTOPOLIS DR

71  
TEXAS



# Ingress/Egress Map



**MAP KEY**  
INGRESS ← (light blue arrow)  
EGRESS → (yellow arrow)





**Semicon**  
BUSINESS PARK I, II, IV

## Leasing Contacts

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