

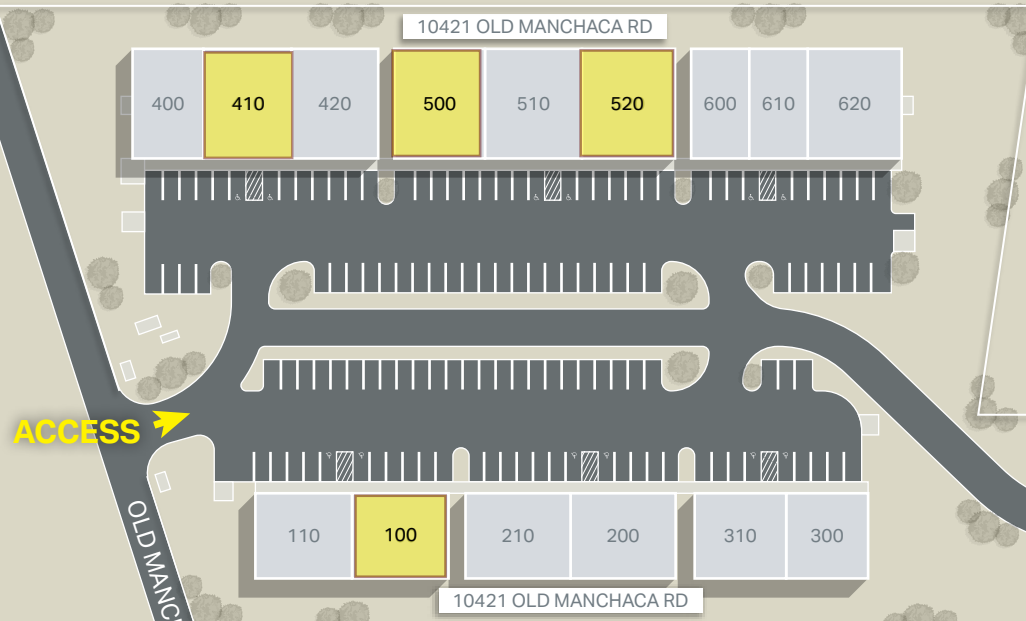


FOR LEASE SUITES FROM 2,000 SF - 4,040 SF

10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



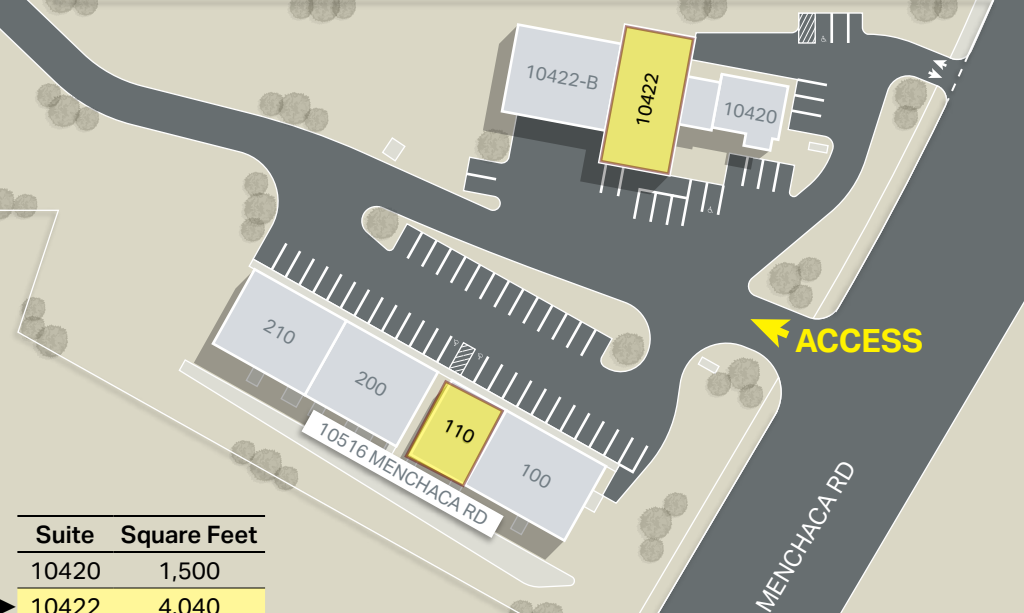
SITE PLAN



	Suite	Square Feet
AVAILABLE ►	100	2,770
	110	2,770
	200	3,000
	210	3,000
	300	2,500
	310	2,500
	400	2,160
AVAILABLE ► 01/01/2027	410	2,640
	420	2,640
AVAILABLE ►	500	3,200
	510	3,200
AVAILABLE ►	520	3,200
	600	2,100
	610	2,100
	620	3,000

The Manchac is a 61,240 SF business park on 7.08 acres in the Austin EJTB. It is home to a diverse tenant mix spanning multiple industries, including automotive, home repair, and technology.

Each climate-controlled suite has an office and restroom. All units have chain-operated grade level overhead doors. There is an opportunity for future pylon signage.

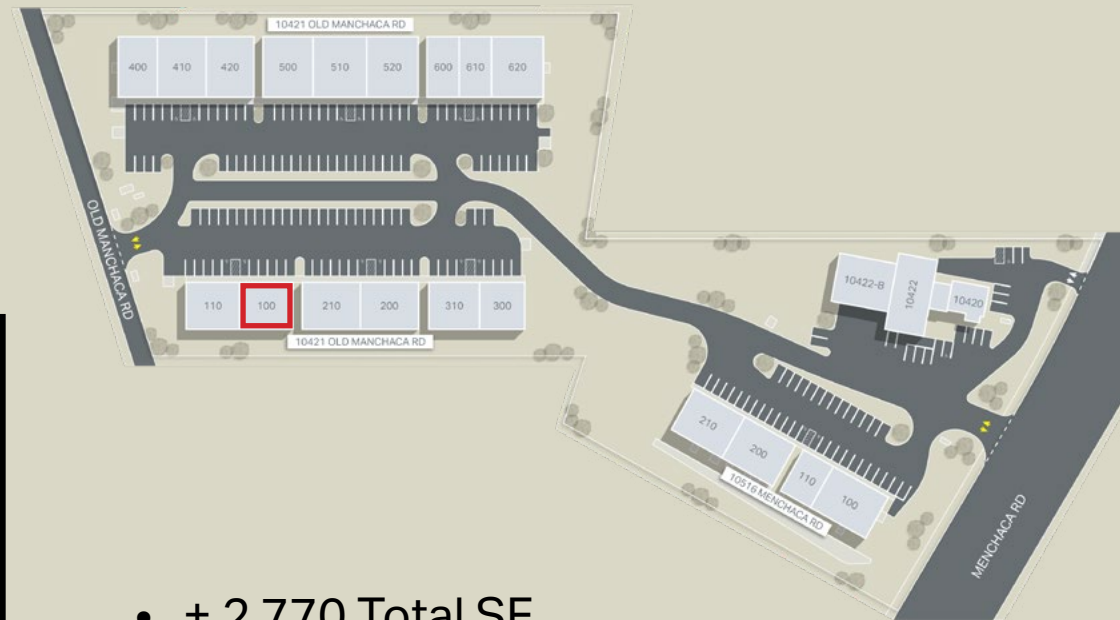
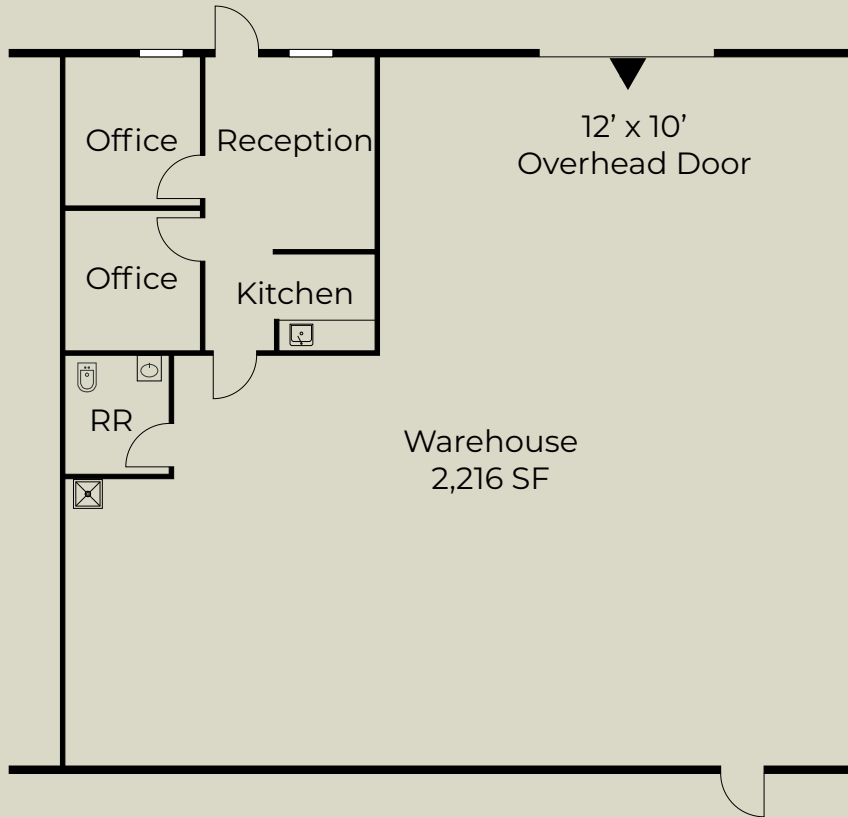


	Suite	Square Feet
	10420	1,500
AVAILABLE ►	10422	4,040
	10422-B	3,000
	100	3,000
AVAILABLE ► 09/01/2026	110	2,000
	200	3,000
	210	3,000



FOR LEASE | SUITE 100

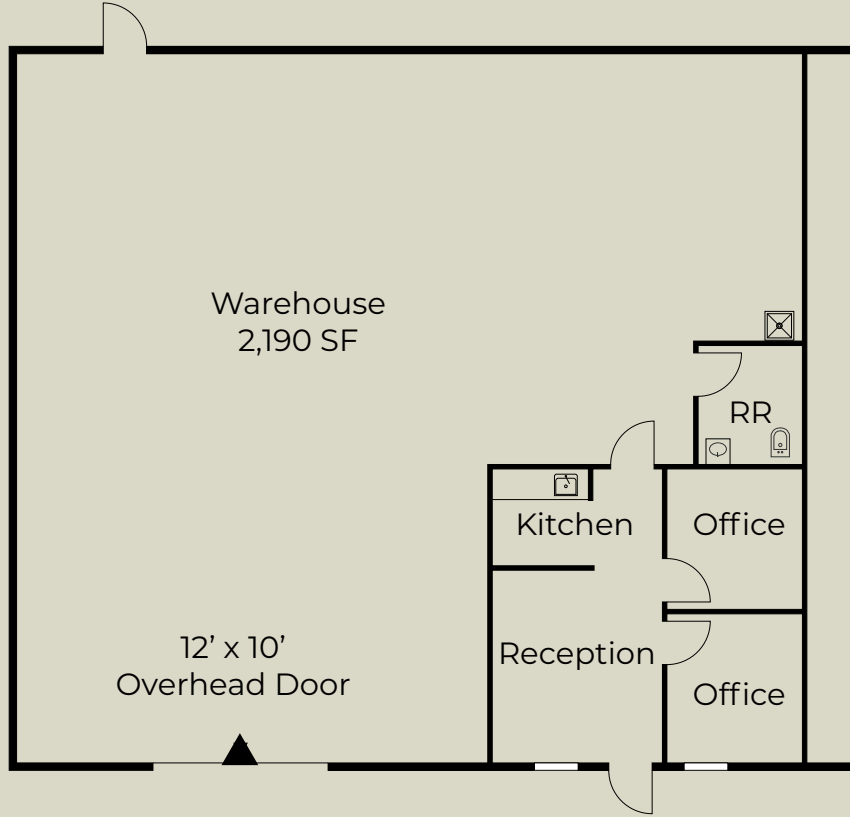
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ± 2,770 Total SF
- ± 554 SF Office
- ± 2,216 SF Warehouse
- (1) 12' x 10' Grade-Level Door
- 100% Climate Controlled
- Fully Insulated
- Clear Height 14' - 19'
- 3-Phase Power

FOR LEASE | SUITE 410

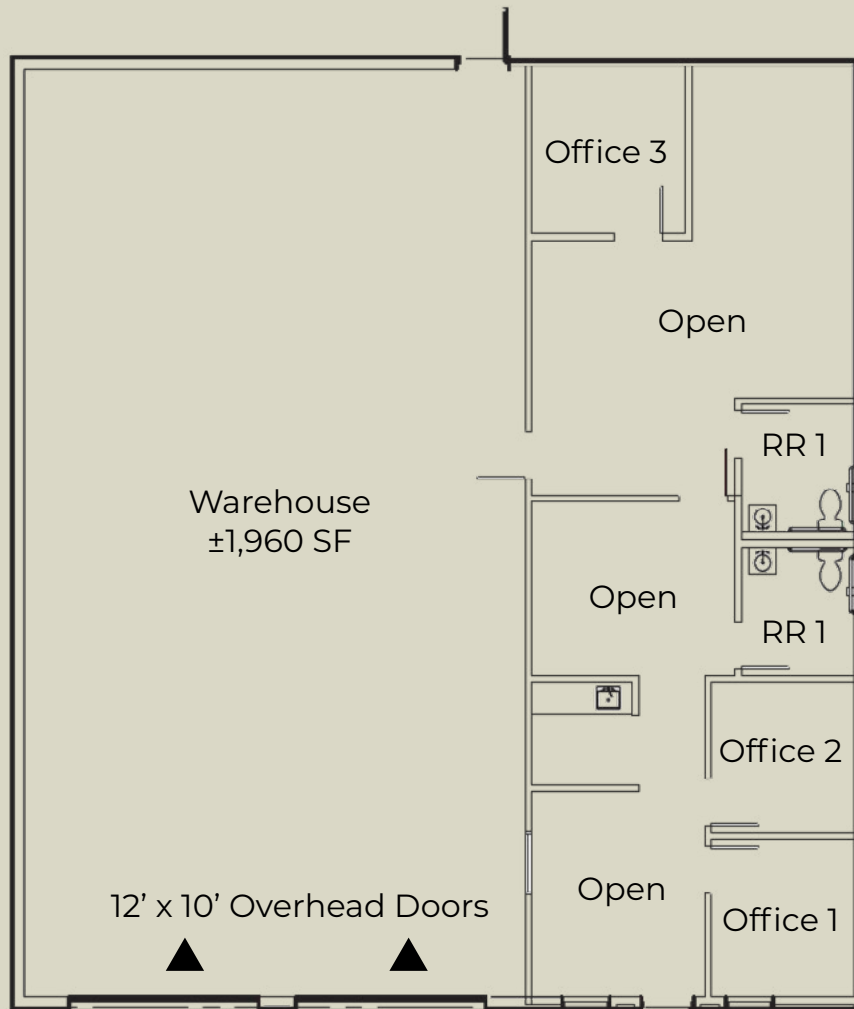
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ± 2,640 Total SF
- ± 450 SF Office
- ±2,190 SF Warehouse
- (1) 12' x 10' Grade-Level Door
- Clear Height 19'
- Fully Insulated
- 3-Phase Power
- Available 01/01/2027

FOR LEASE | SUITE 500

10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ±3,200 Total SF
- ±1,240 SF Office
- ±1,960 SF Warehouse
- 100% Climate Controlled
- Fully Insulated
- Clear Height 14' - 19'
- (2) 12' x 10' Grade-Level Overhead Doors
- 3-Phase Power

FOR LEASE | SUITE 520

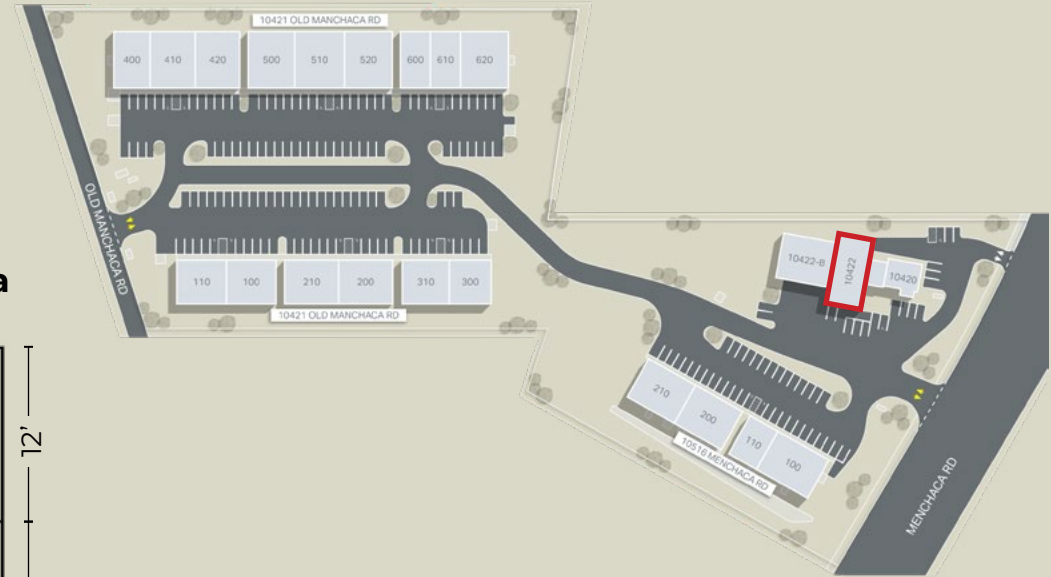
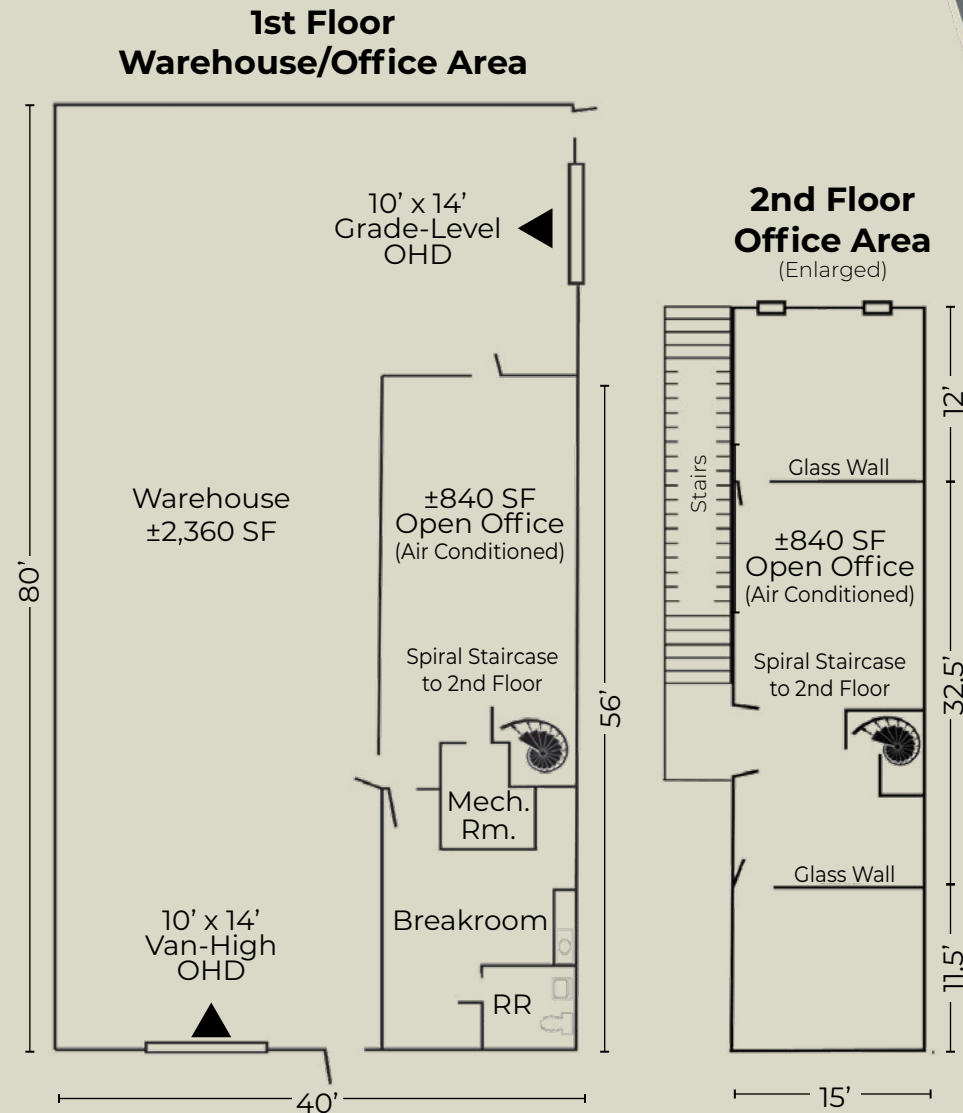
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ±3,200 Total SF
- ±640 SF Office
- ±2,560 SF Warehouse
- Fully Insulated
- Clear Height 19'
- (2) 12' x 10' Grade-Level Overhead Doors
- 3-Phase Power

FOR LEASE | SUITE 10422

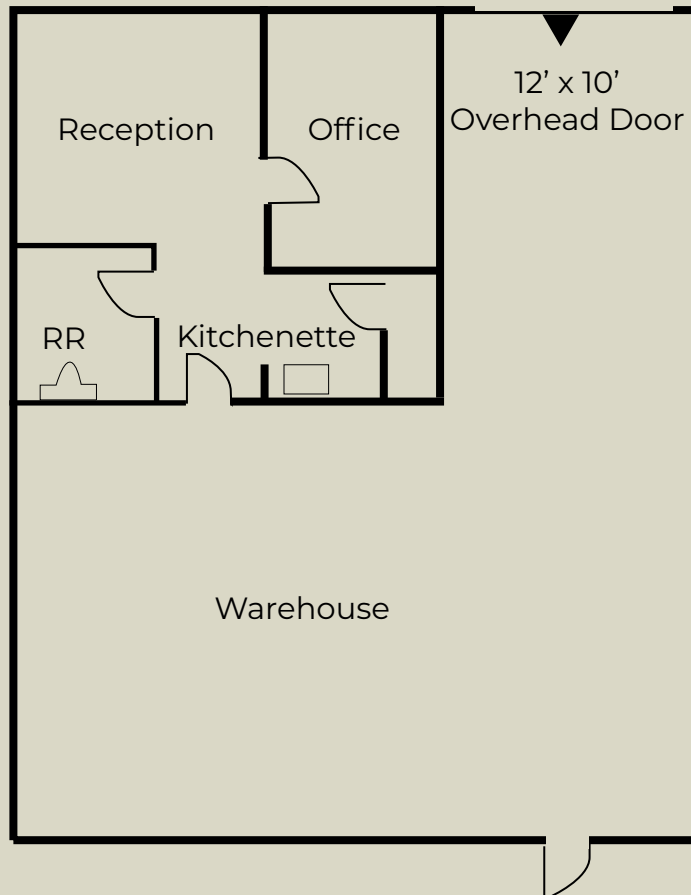
10420 – 10516 Manchaca Road | 10516 Old Manchaca Road
Austin, Texas 78748



- ±4,040 SF Steel Frame Metal Shell Office and Warehouse Building
- ±2,360 SF Warehouse
- ±1,680 SF HVAC Office (±840 SF/Floor)
- (1) 10'x14' Grade-Level Overhead Door
- (1) 10'x14' Van-High Overhead Door
- ±21' Clear Height

FOR LEASE | SUITE 110

10420 – 10516 Manchaca Road | 10516 Old Manchaca Road
Austin, Texas 78748



- ±2,000 Total SF
- ±500 SF Office
- ±1,500 SF Warehouse
- Fully Insulated
- Clear Height 14'-19'
- (1) 12' x 10' Grade-Level Overhead Door
- 3-Phase Power
- Available 09/01/2026

SURROUNDING RETAIL / DINING

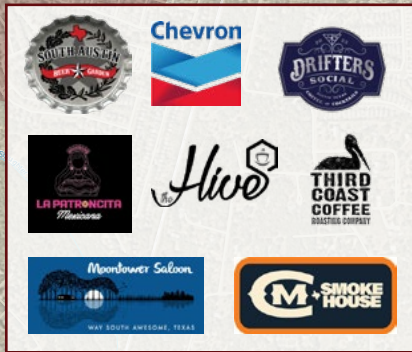
Menchaca Rd

S Congress Ave

the
MANCHAC



W Slaughter Ln



Southpark
Meadows

Menchaca Rd

35



DRIVE TIMES



3.9 MILES
9 MINUTES



MOPAC

3.9 MILES
9 MINUTES



BEN WHITE BLVD

5.2 MILES
12 MINUTES



13.6 MILES
29 MINUTES



ABIA

12.9 MILES
22 MINUTES



TESLA

16.3 MILES
27 MINUTES

AUSTIN CBD



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CBRE

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