

FLEX SPACE / INDUSTRIAL
±7,550 - 12,062 SF AVAILABLE

SOUTHPARK M

4120 Freidrich Ln, Austin, TX



Owned By

AGELLAN

Leased By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR
agreen@lee-associates.com
512.410.8264

MICHAEL SMITH
msmith@lee-associates.com
512.410.8270

AVERY LEVY
alevy@lee-associates.com
512.410.8263

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Southpark M offers a strategic central location with immediate access to I-35 and Highway 71. It is five miles from Austin-Bergstrom International Airport and just minutes from downtown Austin, providing excellent regional connectivity with convenient routes to SH 130, US 183, and MoPac Expressway. This premier property also features above-market parking at 4.6 spaces per 1,000 square feet, enhancing tenant convenience and accessibility across the Greater Austin area.

PROPERTY FEATURES

SUBMARKET	Southeast
SQUARE FOOTAGE	71,888 SF
# OF BUILDINGS	1
PARKING	4.6 : 1,000 SF
ZONING	LI

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SOUTHPARK M

Suite 225 | 12,062 SF

360° TOUR



CLICK OR SCAN

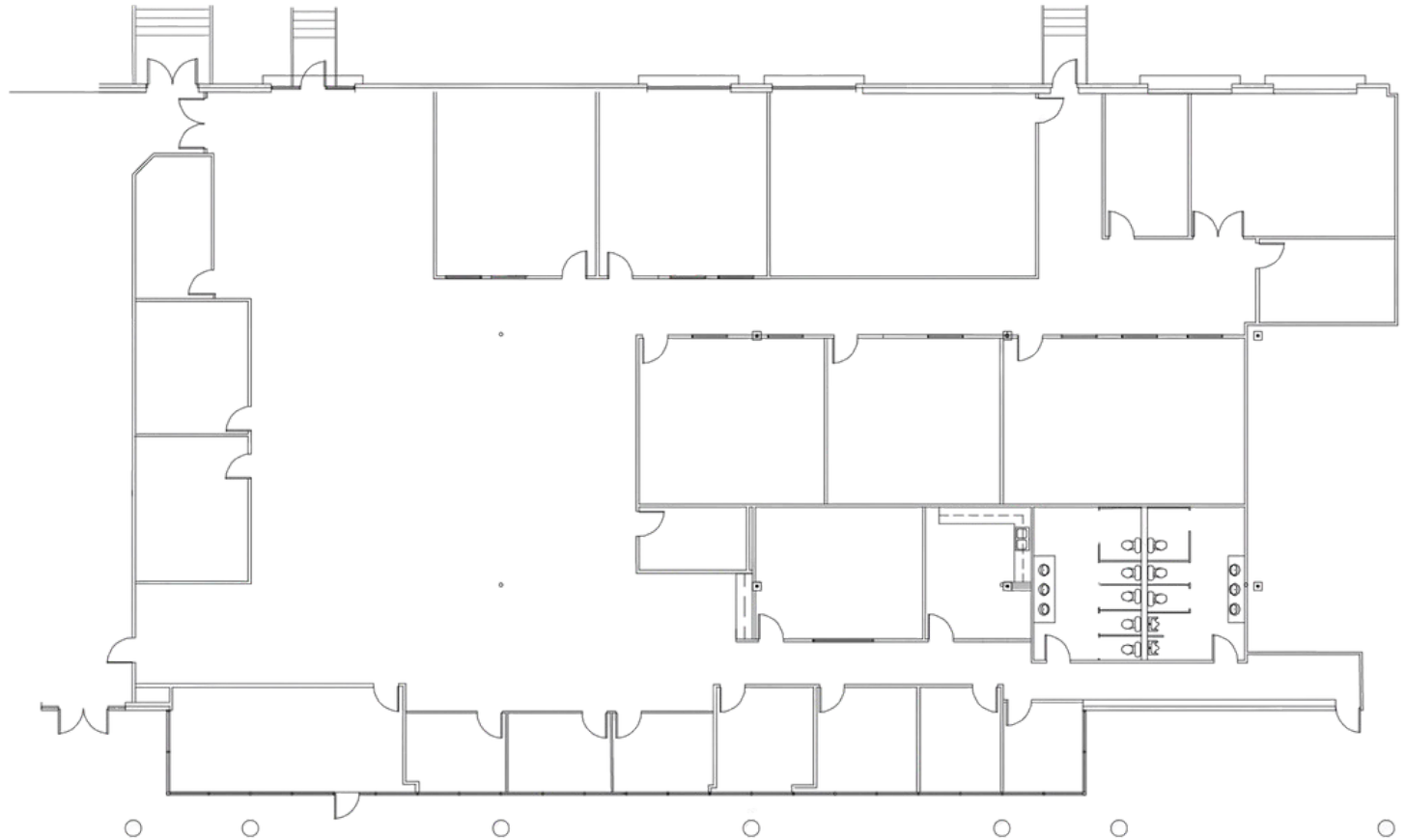
CLEAR HEIGHT: ±16'

LOADING: 1-DOCK HIGH

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 90%

PARKING: 4.6:1,000 SF



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SOUTHPARK M

Suite 225 | PROPOSED MAKE-READY

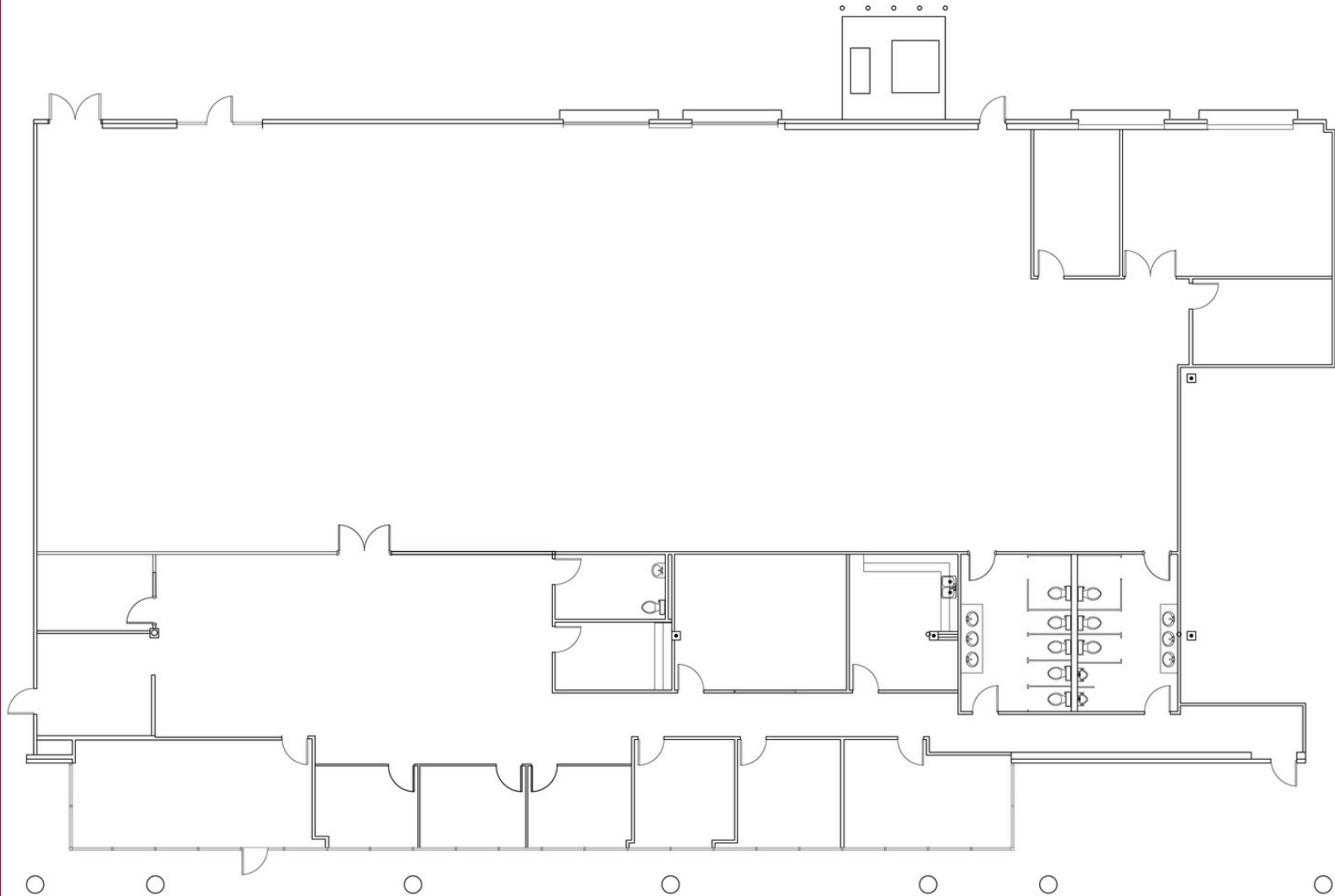
CLEAR HEIGHT: ±16'

LOADING: UP TO 4 DOCK HIGH

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: ±50%

PARKING: 4.6:1,000 SF



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SOUTHPARK M

Suite 600 | 7,550 SF

**360° TOUR
COMING SOON**

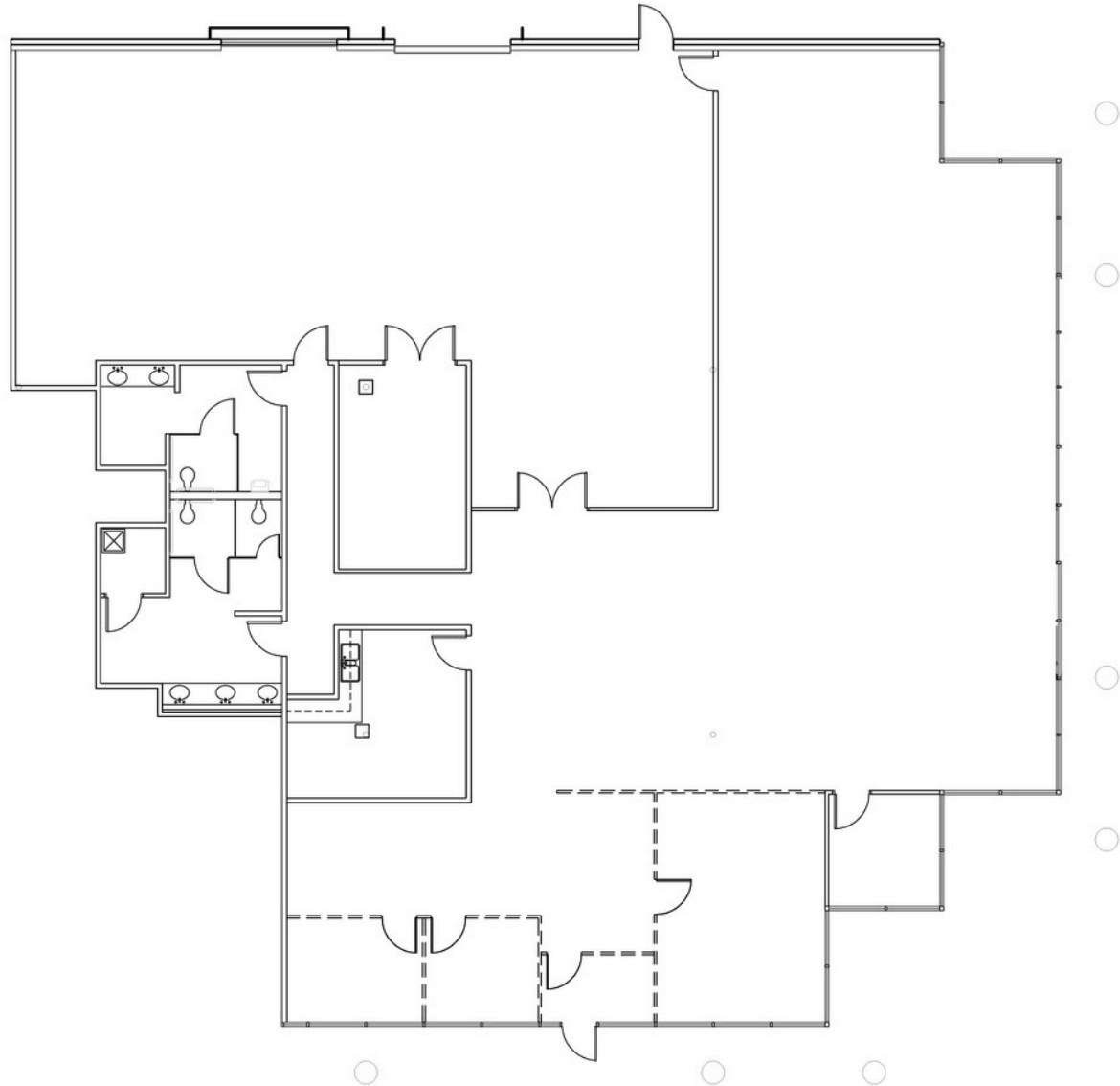
CLEAR HEIGHT: ±16'

**LOADING: 1 RAMP &
1 DOCK HIGH**

WAREHOUSE: 100% HVAC

OFFICE PERCENTAGE: 80%

PARKING: 4.6:1,000 SF



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SOUTHPARK M

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DRIVE TIMES

9 MIN

SOUTH CONGRESS
SHOPPING

11 MIN

DOWNTOWN
AUSTIN

20 MIN

AUSTIN-BERGSTROM
INT'L AIRPORT

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