



Accelerating success.



FOR SUBLEASE

Airport Commerce Park 8,744 SF Available

1340 Airport Commerce Drive, Building 3
Austin, TX 78741 | Suite 360

[View online at colliers.com](https://www.colliers.com)

Michael Modesett

Senior Associate

+1 512 964 2726

michael.modesett@colliers.com

Carson Plumlee

Associate

+1 737 431 0609

carson.plumlee@colliers.com

Chase Clancy

Executive Vice President

+1 512 317 3790

chase.clancy@colliers.com

Roy Sweeney

Vice President

+1 713 882 6905

roy.sweeney@colliers.com

Space Details

Address 1340 Airport Commerce Drive

Location Austin, TX 78741

Suite Building 3, Suite 360

Size 8,744 SF

Office 1,748 SF

Availability 30 days' notice

Clear Height 24'

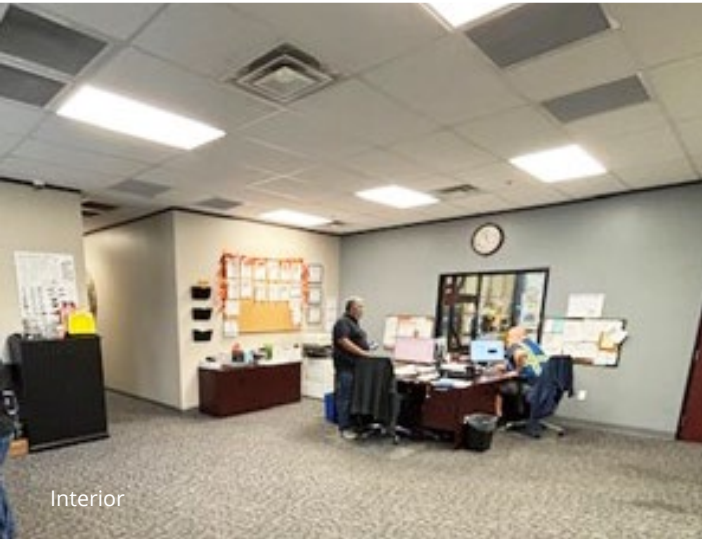
Sprinkler ESFR

Lease Expiration 4/30/2027

Loading 1 ramp, 2 docks

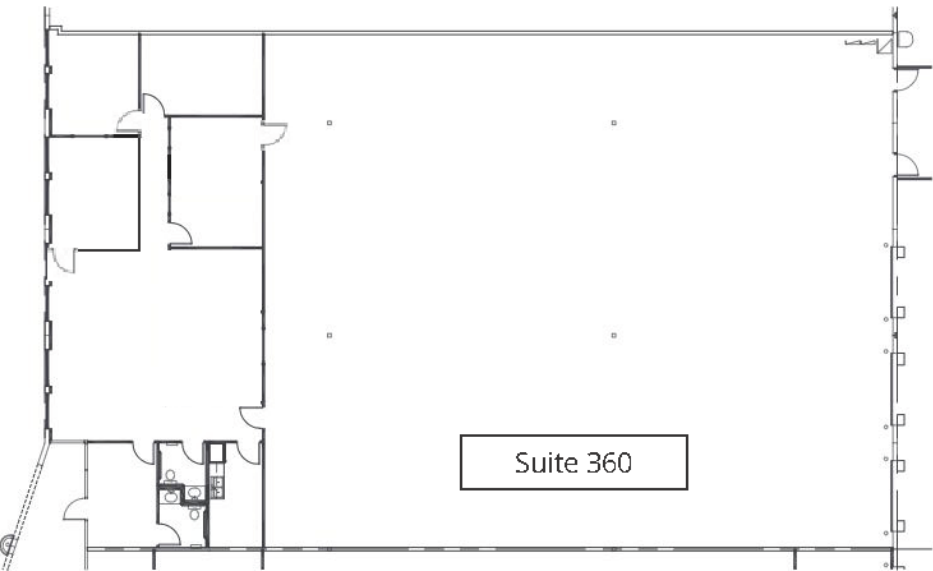


Conference Room



Interior

Floorplan





Exterior Front



Exterior Back



Warehouse



Warehouse

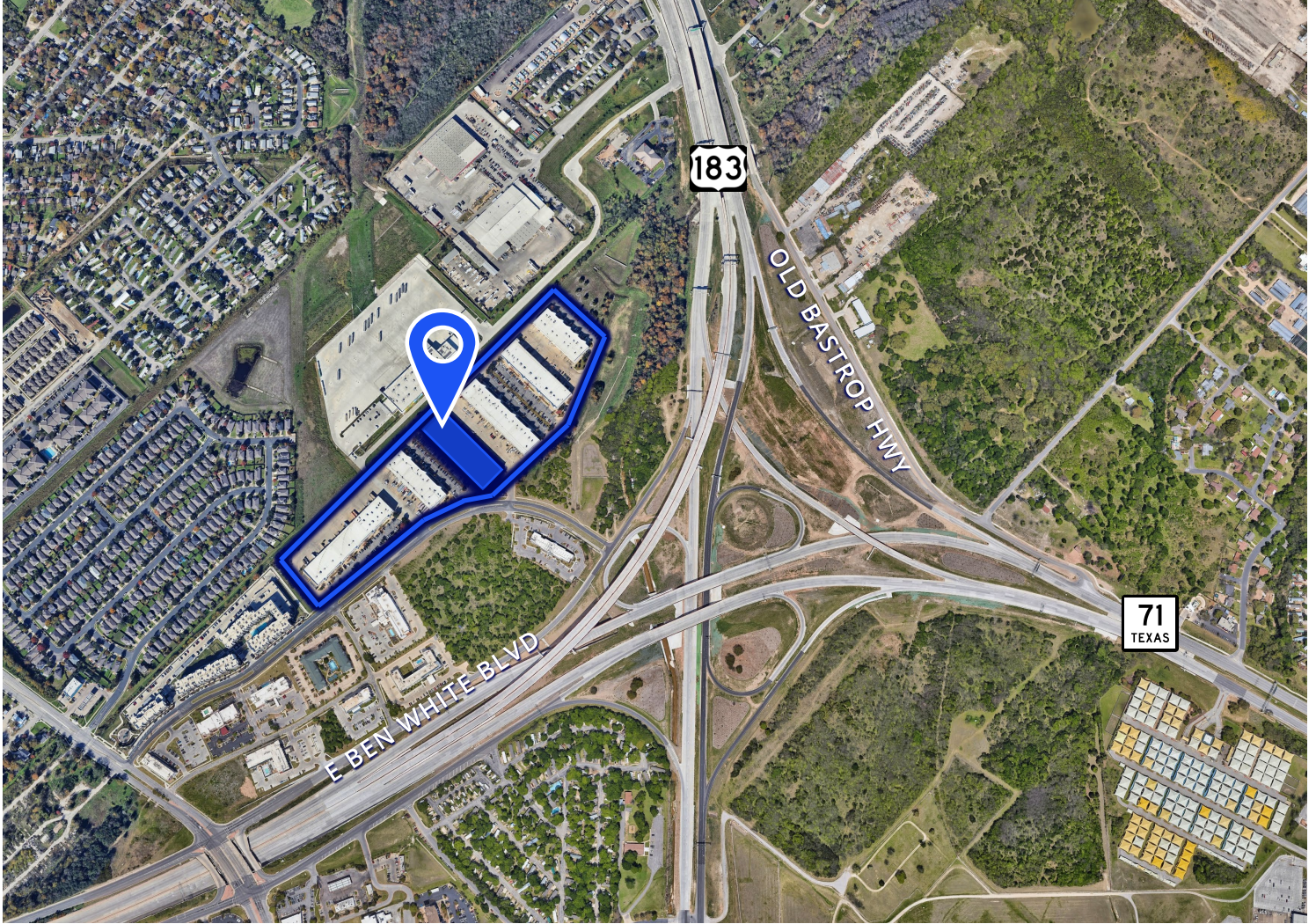


Interior Space



Interior Space

Property Location



Airport Commerce Park Building 3

Unmatched Connectivity

Airport Commerce Park is a highly visible development strategically located in Austin's Southeast Industrial submarket. This project offers exceptional access and visibility- making it the ideal destination for businesses seeking a prime location in a heavily amenitized area.

Prime Location

Positioned at one of the most significant intersections in the Austin MSA, this property offers unmatched connectivity and visibility near the confluence of Hwy 71, US 183, and Riverside Drive. This premier "crossroads" location provides superior freeway access to all parts of the city and beyond via IH-35, Hwy 71, US 183, Hwy 290, and SH 130. Just eight minutes from Austin's Central Business District and in close proximity to major employers such as Motorola, Freescale, AMD, Samsung and Sematech, this site delivers exceptional convenience for business and lifestyle.

Airport Commerce Park



Building 3

Suite 360 - 8,744 SF

- Direct access to Hwy 71 & Hwy 183
- Close in proximity to ABIA
- Near Downtown and East Austin
- Easy access to Riverside Drive

Michael Modesett
Senior Associate
+1 512 964 2726
michael.modesett@colliers.com

Carson Plumlee
Associate
+1 737 4310609
carson.plumlee@colliers.com

Chase Clancy
Executive Vice President
+1 512 317 3790
chase.clancy@colliers.com

Roy Sweeney
Vice President
+1 713 882 6905
roy.sweeney@colliers.com



Accelerating success.

Colliers
111 Congress Avenue, Austin, TX 78701, St. 750 | +1 512 539 3000
colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.