

# SOUTHPARK COMMERCE CENTER III

AUSTIN  
SOUTHEAST SUBMARKET

4801 Freidrich Ln  
Austin, TX 78744



## BUILDING 2

FOR LEASE

### Available Size

37,000 - 137,939 SF

### Building Size

194,338 SF

### Office

+/- 3,800 SF

### Dock Doors

41

### Ramps

1

### Loading

Rear-Load

### Clear Height

+/- 26'

### Truck Court

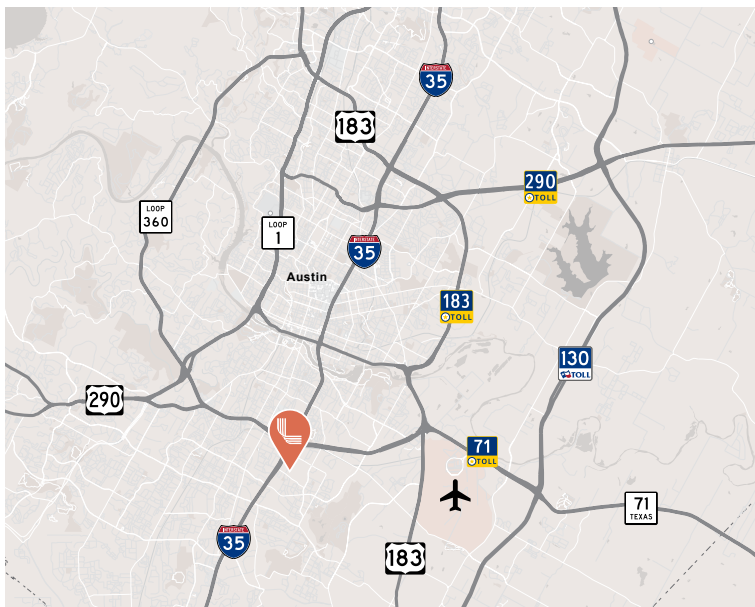
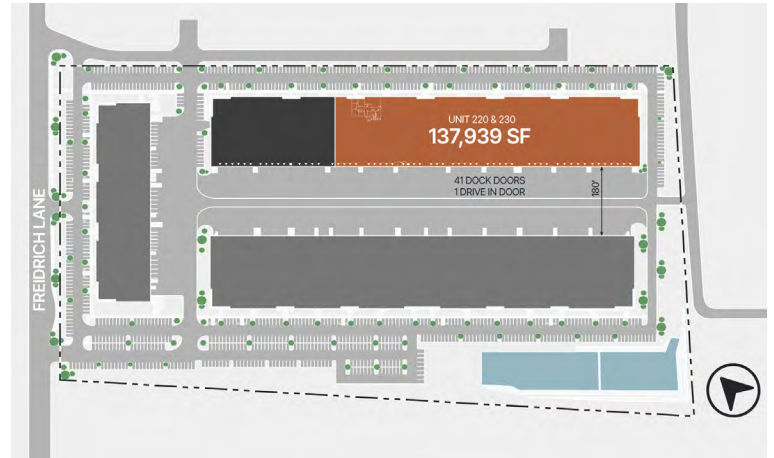
180' (shared)

### Sprinkler System

ESFR

### Building Class

A



### Additional Information

- Immediate access to I-35, SH-71, US-183, US-290
- Located just seven minutes from downtown Austin

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LEASED BY



# BLDG 2: SUITE 220 & 230: 37,000 - 137,939 SF

