

FOR LEASE
SOUTHPARK
CORPORATE CENTER 3 & 4

4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR | AUSTIN, TX 78744

±20,000 - 68,000 SF
LIGHT INDUSTRIAL / FLEX

UP TO 2,000 AMPS
480V/3-PHASE POWER

ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277



EASTGROUP
PROPERTIES



BUILDING DETAILS

Southpark Corporate Center 3 & 4 is a premier 176,000 SF industrial/flex facility at the intersection of IH-35 and Ben White Blvd./SH-71 in Austin. The property offers versatile industrial space with significant office components, positioned minutes from Austin's CBD and major technology employers.

Building 3 Size	88,000 SF
Building 4 Size	88,000 SF
Year Built	1995
Clear Height	±24'
Typical Column Spacing	40' x 40'
Construction	Reinforced Concrete
Lot Size	4.5 Acres

- ESFR sprinkler system
- Heavy power up to 2,000 amps
- 480V/3-phase
- Flexible suite sizes

0.2 MILES
I-35

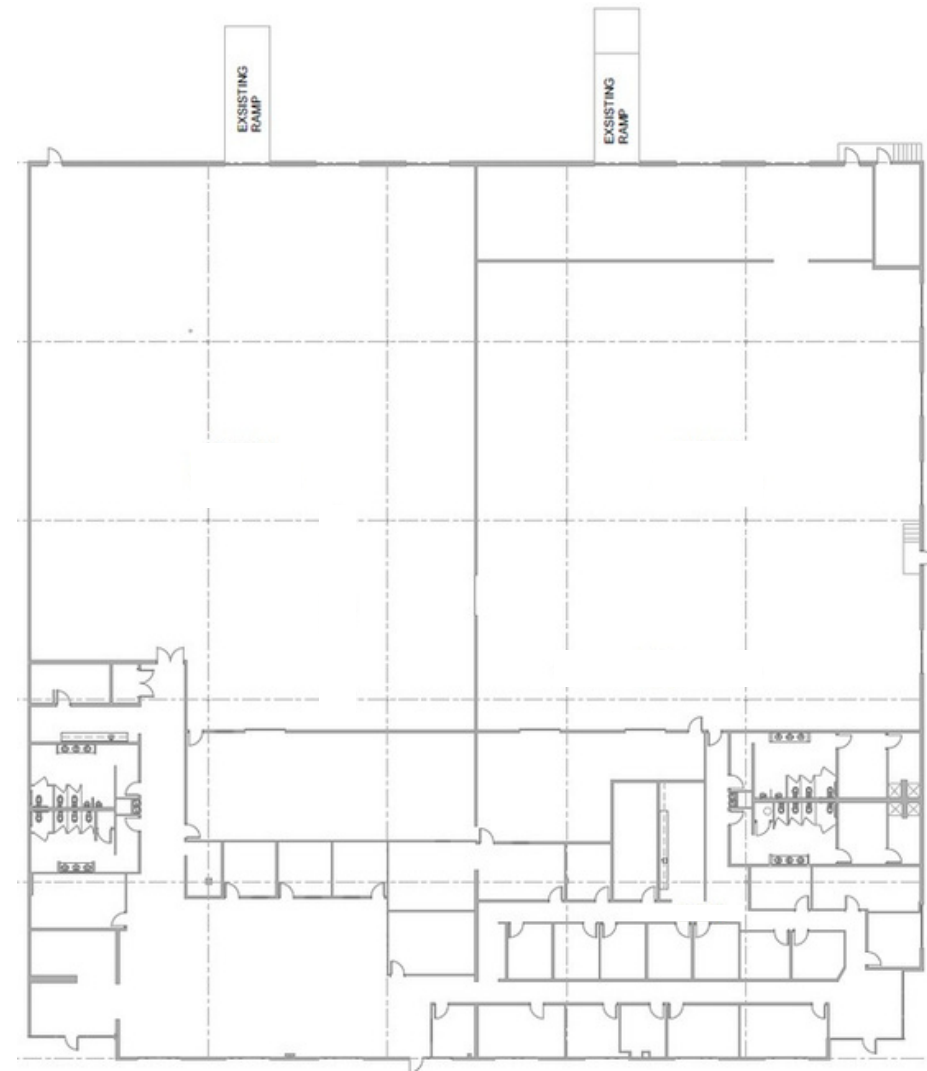
18 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT

12 MINS
DOWNTOWN AUSTIN

BUILDING 3 | SUITE 200

SUITE HIGHLIGHTS

TOTAL SIZE	±39,781 SF
OFFICE	35%
CLEAR HEIGHT	±24'
LOADING	1 RAMP 1 SEMI-RAMP 4 DOCK-HIGH DOORS
SPRINKLERS	ESFR
HVAC	100%
POWER	800 amps ; 480V/3-Phase
FEATURES	ENDCAP SPACE



ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277



BUILDING 3 | SUITE 200

PROPOSED MAKE-READY

SUITE HIGHLIGHTS

TOTAL SIZE ±39,781 SF

OFFICE ±6,993 SF

CLEAR HEIGHT ±24'

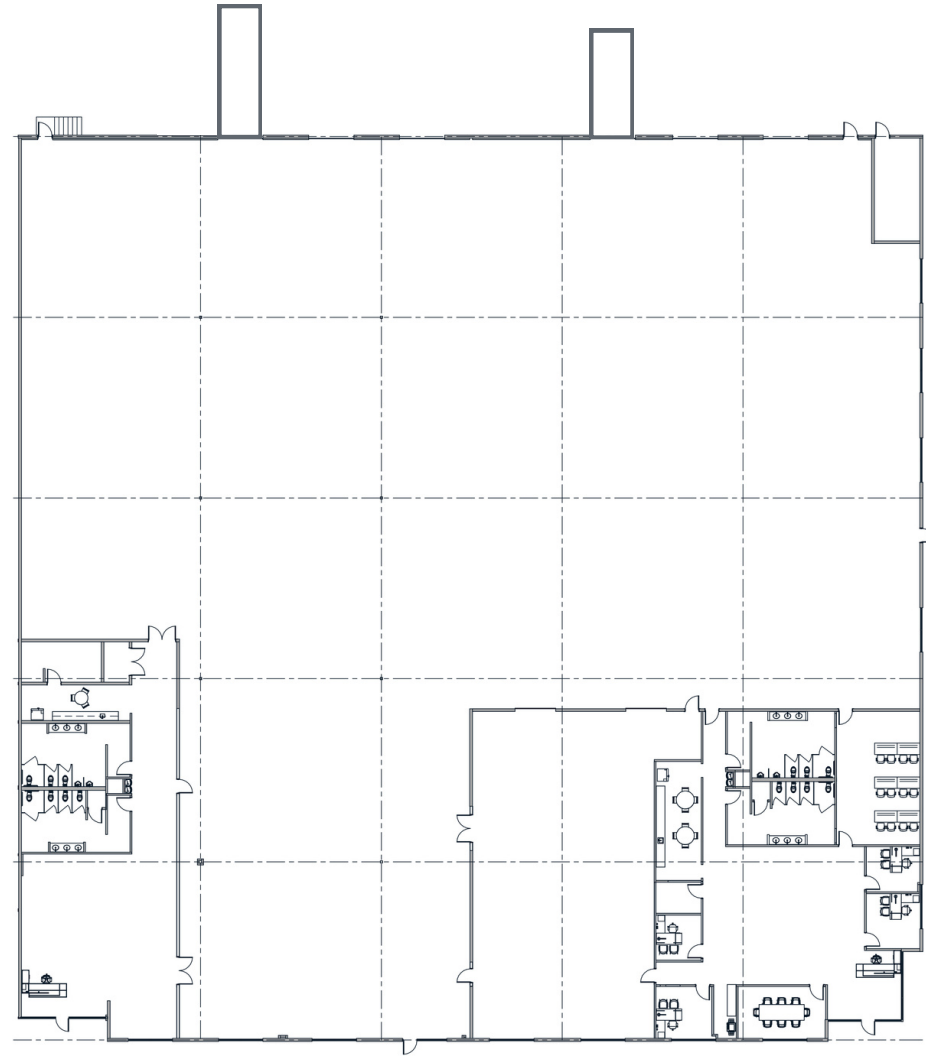
LOADING 1 RAMP
1 SEMI-RAMP
4 DOCK-HIGH DOORS

SPRINKLERS ESFR

HVAC 100%

POWER 800 amps ; 480V/3-Phase

FEATURES ENDCAP SPACE



ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

BUILDING 4 | SUITE 400



SUITE HIGHLIGHTS

TOTAL SIZE ±48,000 SF

OFFICE ±65%

HVAC 100%

CLEAR HEIGHT ±24'

LOADING 9 DOCK-HIGH DOORS

SPRINKLERS ESFR

POWER 2,000 amps ; 480V/3-Phase

FEATURES ENDCAP SPACE

ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

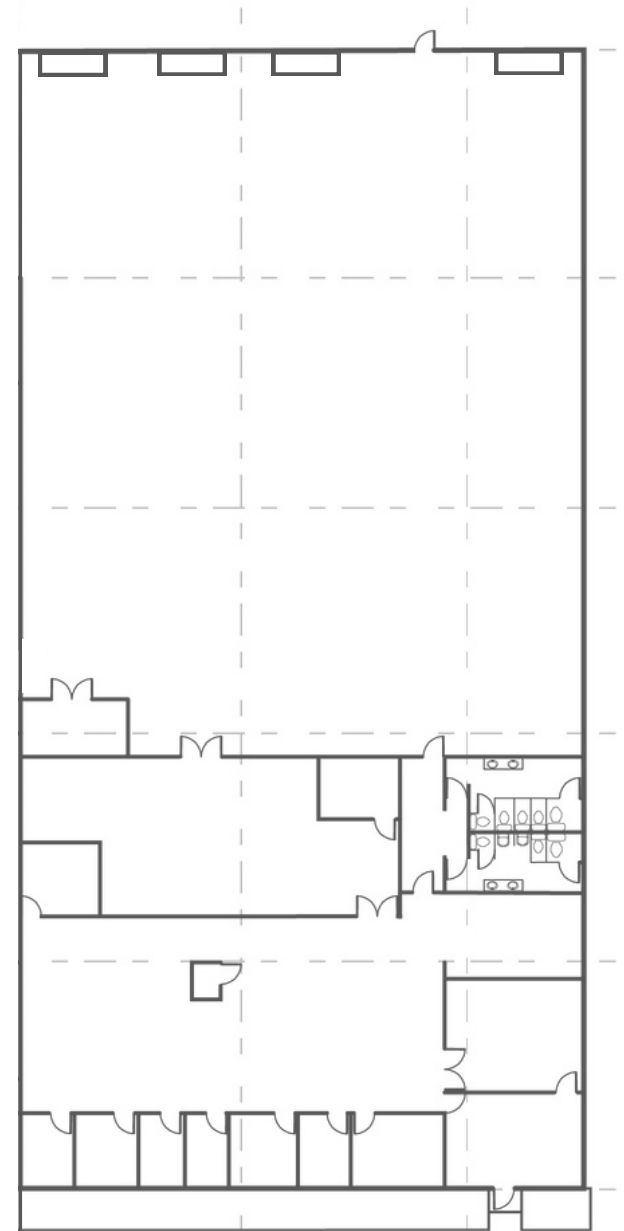
EASTGROUP
PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BUILDING 4 | SUITE 450

SUITE HIGHLIGHTS

TOTAL SIZE	±20,000 SF
OFFICE	±30%
WAREHOUSE	±70%
CLEAR HEIGHT	±24'
LOADING	4 DOCK-HIGH DOORS
SPRINKLERS	ESFR
HVAC	100%
POWER	600 amps ; 480V/3-Phase
FEATURES	ENDCAP SPACE

**ADAM GREEN, SIOR**

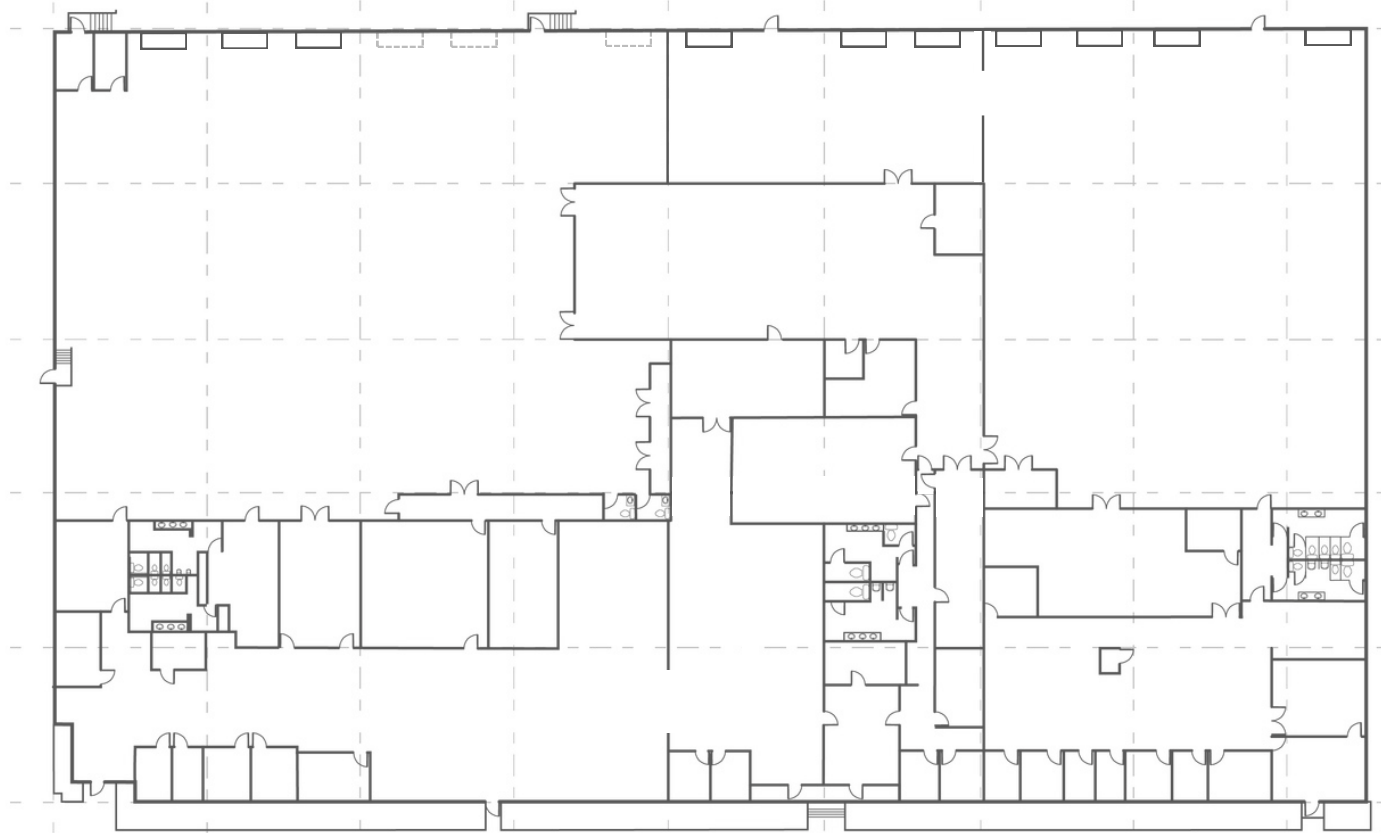
agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277



BUILDING 4 | SUITE 400 + 450



SUITE HIGHLIGHTS

TOTAL SIZE ±68,000 SF

OFFICE ±60%

HVAC 100%

CLEAR HEIGHT ±24'

LOADING 13 DOCK-HIGH DOORS

SPRINKLERS ESFR

FEATURES ENDCAP SPACE

ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME LOCATION



Austin Airport (AUS)
11 minutes



Downtown Austin
16 minutes



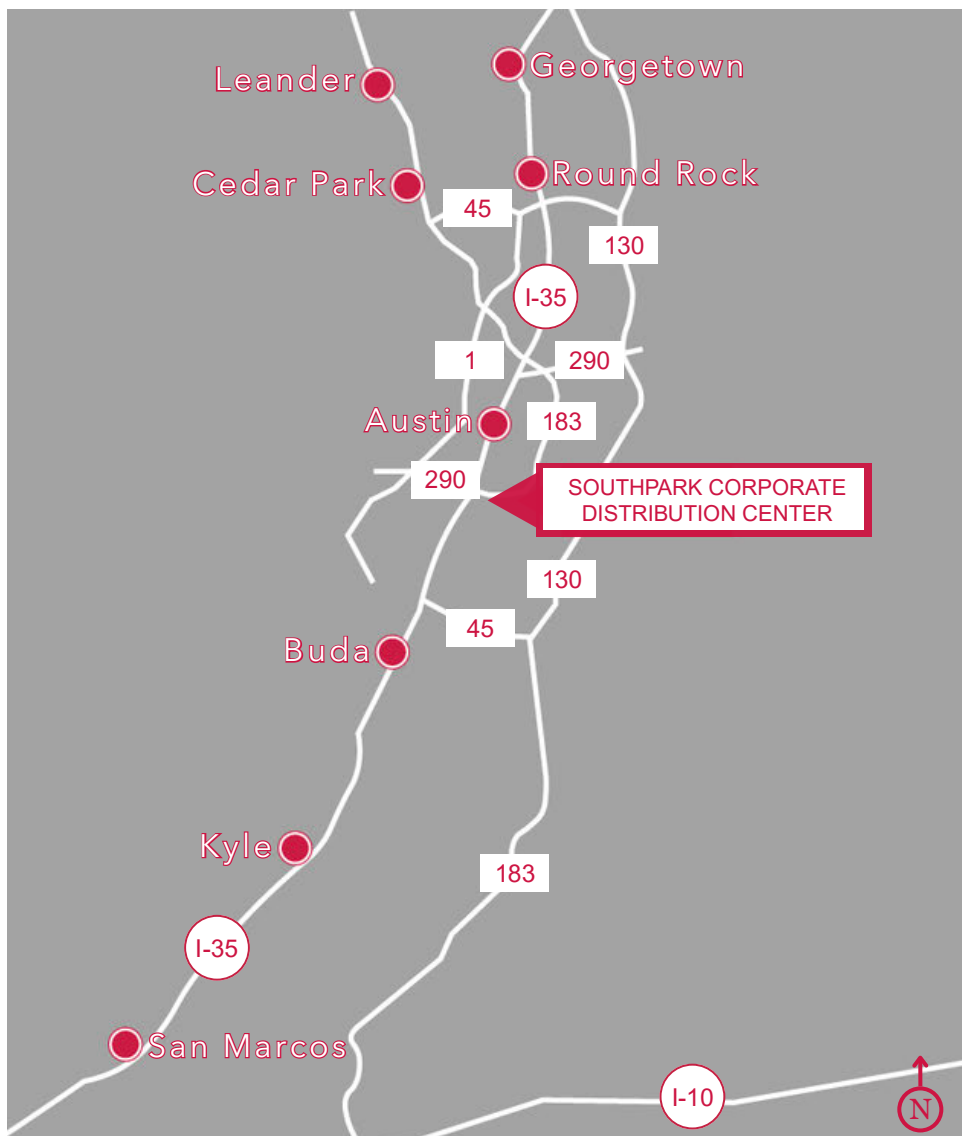
San Antonio
80 minutes



Houston
140 minutes



Dallas
200 minutes



AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
10,246	144,044	309,194



Median Household Income

1 mile	3 miles	5 miles
\$62,827	\$75,557	\$90,057



Civilian Laborforce

1 mile	3 miles	5 miles
5,509	92,674	200,187



Traffic Counts

Woodward Street & E St Elmo Rd
10,538 MPSI

E St Elmo Rd & S Industrial Dr
9,266 MPSI

E St Elmo Rd & S Pleasant Valley Rd
7,996 MPSI

ACCESS MAP

Industrial access that keeps you moving.

Multiple Access Points

Flexible ingress and egress supporting efficient truck movement and site circulation

Strategically Located Near US-183 & SH-71

Direct routes serving North Austin, South Austin, and surrounding submarkets

Industrial Core Location

Surrounded by established industrial and service users with proven demand

Close Proximity to Austin-Bergstrom International Airport

Well-suited for logistics, air freight support, and regional operations



FOR LEASE
**SOUTHPARK
CORPORATE CENTER 3 & 4**

4209 S INDUSTRIAL DRIVE & 4129 COMMERCIAL CENTER DR | AUSTIN, TX 78744

Austin



SCAN FOR MORE
INFORMATION



ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277

