



Southpark Commerce Center 2

4509 Freidrich Lane - Building 4, Austin, TX 78744

Building Size: 160,025 SF | 16,678 SF of Industrial Space Available

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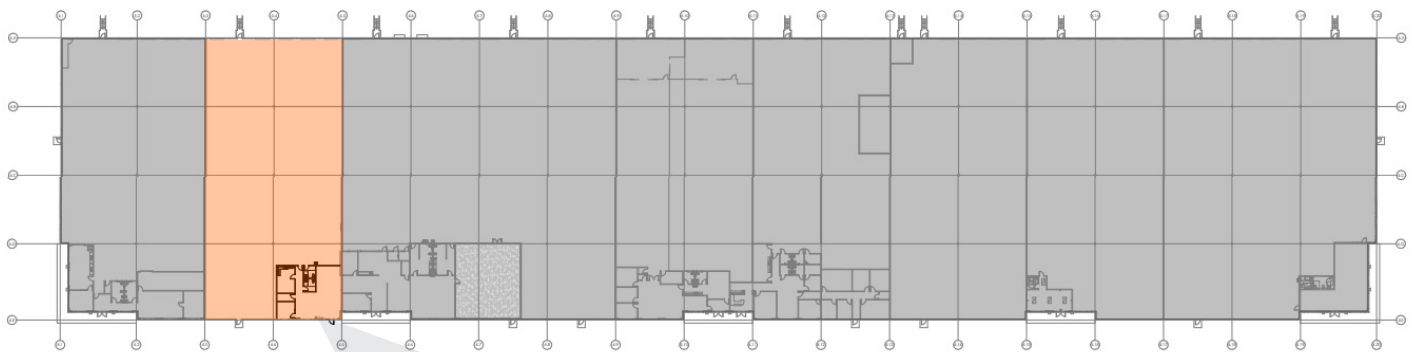
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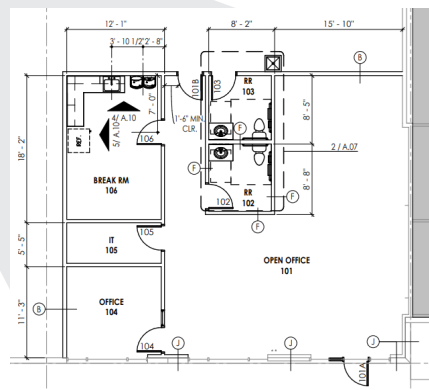
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Building Specifications

- 16,678 SF available
- 1,500 SF office space
- Rear-load configuration
- 24' ceiling clear height
- 45' x 45' column spacing
- 180' building depth
- 1.0 / 1000 parking ratio
- LED lighting w/ motion sensors
- 4 dock high doors
- 1 ramped drive-in door
- Excellent proximity to I-35



1,500 SF
OFFICE SPACE



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