

5811 TRADE CENTER DRIVE, AUSTIN, TX 78744

COMMERCE CENTER SOUTH

BUILDING 9




STREAM

HEITMAN

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COMMERCE CENTER SOUTH

WAREHOUSE · DISTRIBUTION

This project is truly in a class by itself, offering exceptional access, unmatched institutional-quality construction, and prominent visibility from both Highway 71 and Burleson Road. Commerce Center South is a Class A industrial development in Southeast Austin, featuring high-quality distribution warehouse space. Conveniently located near the southwest corner of Highway 71 and Montopolis Drive, the project is just five minutes from Austin Bergstrom International Airport and ten minutes from Downtown Austin. Major nearby thoroughfares include Interstate 35, State Highway 183, and State Highway 130.

BLDG. **8**
78,238 SF
WAREHOUSE
FULLY LEASED

BLDG. **9**
78,238 SF
WAREHOUSE
26,860 SF AVAILABLE

BLDG. **10**
97,477 SF
WAREHOUSE
FULLY LEASED

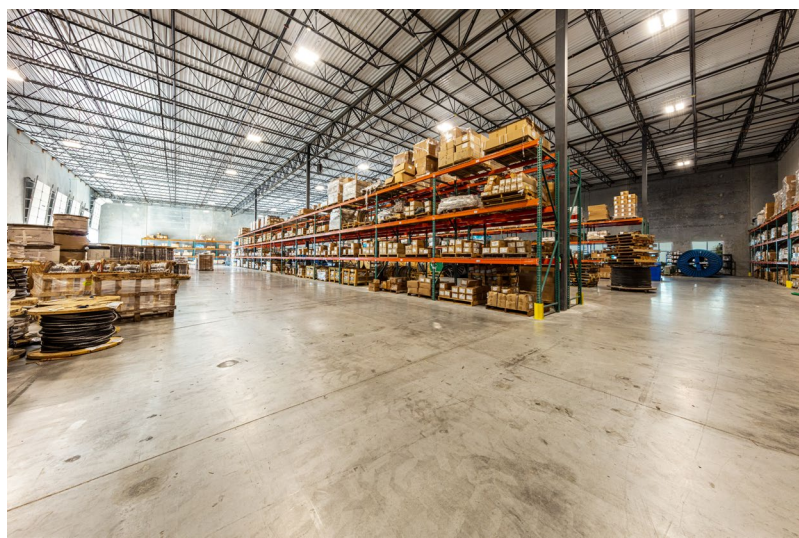
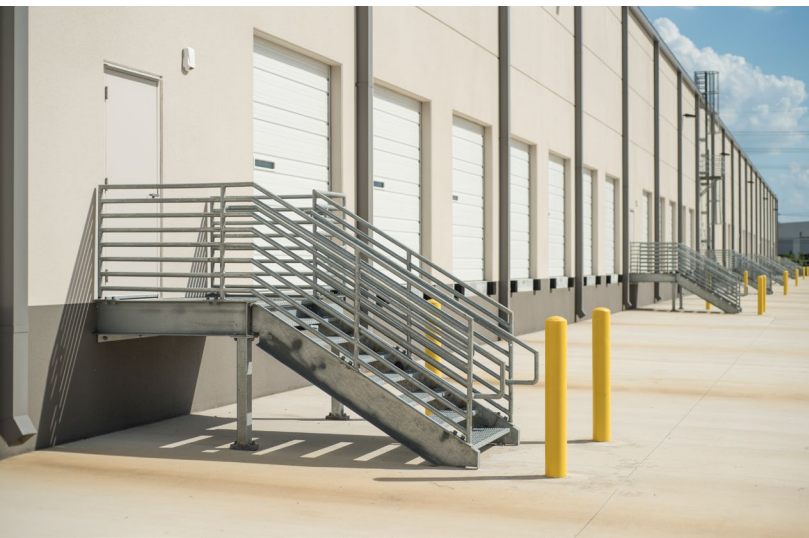
CBD



BUILDING 9



SUITE 950 - 26,860 SF AVAILABLE



BUILDING NINE

SUITE 950 - 26,860 SF AVAILABLE

BUILDING SIZE: 78,238 SF

TYPICAL COLUMN SPACING: 52'W X 48'D

LOADING: 11 DOCK-HIGH DOORS, 1 RAMP

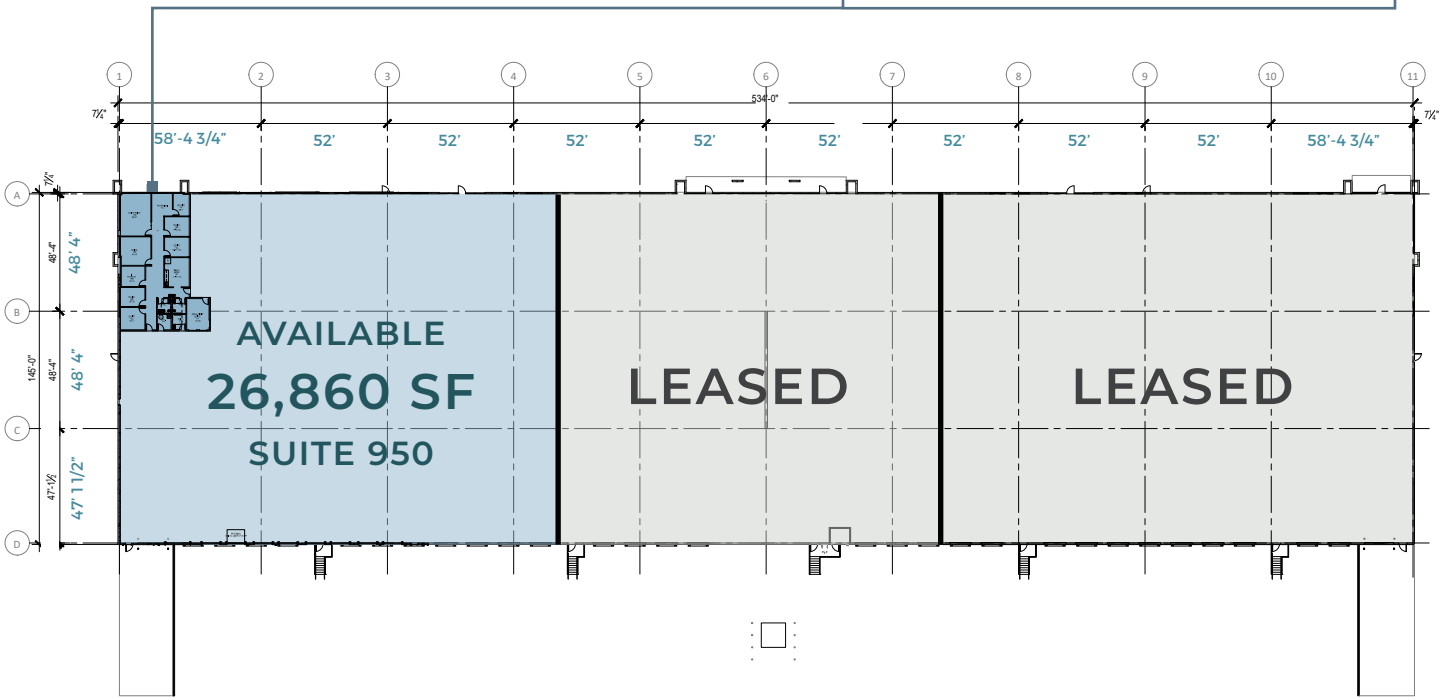
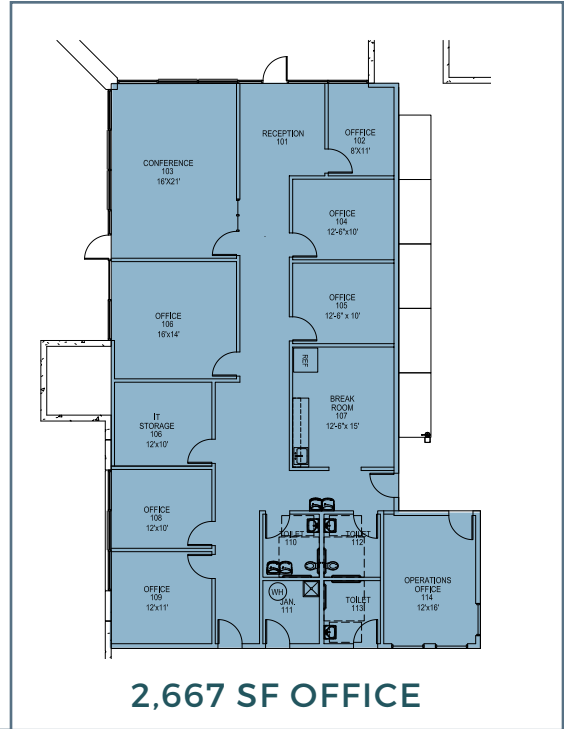
CLEAR HEIGHT: 28'

PARKING: 2.48/1,000

SPRINKLERS: ESFR

INSULATION: R-25 ROOF DECK

TRUCK COURT: +/- 180' SHARED



LOCATION



DOWNTOWN AUSTIN
10 MIN - 6.0 MILES

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HIGHWAY 71
1 MIN - .2 MILES

INTERSTATE 35
4 MIN - 3.0 MILES

**AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT**
6 MIN - 4.0 MILES

HIGHWAY 183
6 MIN - 4.0 MILES

AMENITIES

RETAIL

- Bank of America
- Chase Bank
- CVS Pharmacy
- Dollar General
- Family Dollar
- Fiesta Mart
- HEB Grocery
- Office Depot
- Sally Beauty
- Walgreen's
- Walmart
- Wells Fargo

RESTAURANTS

- Bella Donna Subs
- Bill Miller Bar B Q
- Burger King
- Cabo Bob's
- Catfish Parlour
- Chick-fil-A
- Denny's
- Gatti's Pizza
- Jack in the Box
- KFC
- McDonald's
- Popeye's Chicken

Starbuck's Coffee

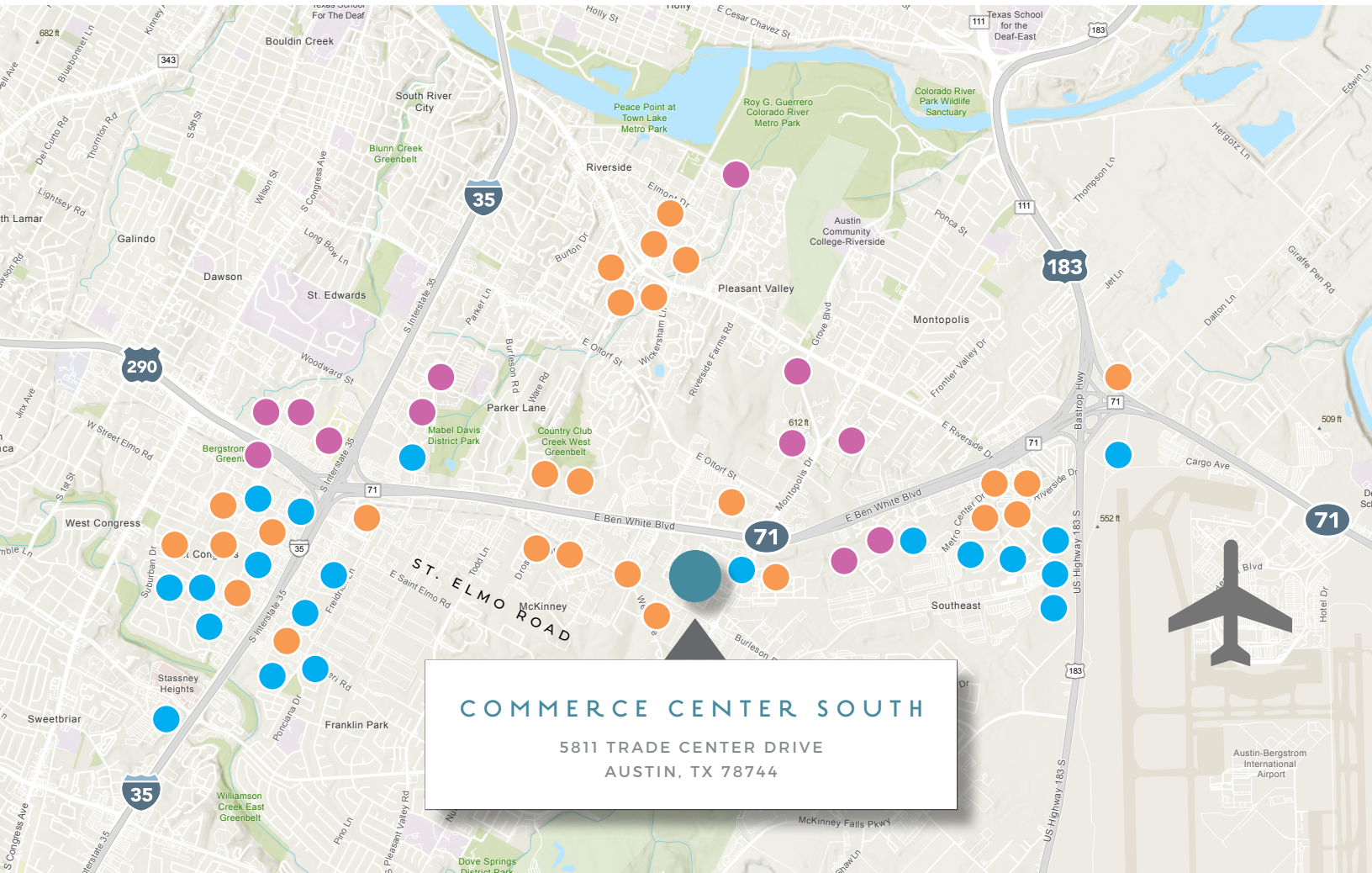
- Taco Bell
- Taco Cabana
- Waffle House
- Wendy's
- Wingstop

LODGING

- Austin Marriott South
- Austin Southpark Hote
- Best Western Inn & Suites
- Candlewood Suites
- Comfort Suites Airport
- Comfort Suites South

Courtyard Austin Airport

- Days Inn South
- Hampton Inn
- Holiday Inn Express
- Holiday Inn
- La Quinta Inn I
- Residence Inn
- Springhill Suites
- Staybridge Suites
- Super 8
- Wyndham Garden Hotel



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