

# SOUTHPARK COMMERCE CENTER IV

STREAM

2301 EAST ST. ELMO ROAD | BUILDINGS 2 & 3  
AUSTIN, TX 78744



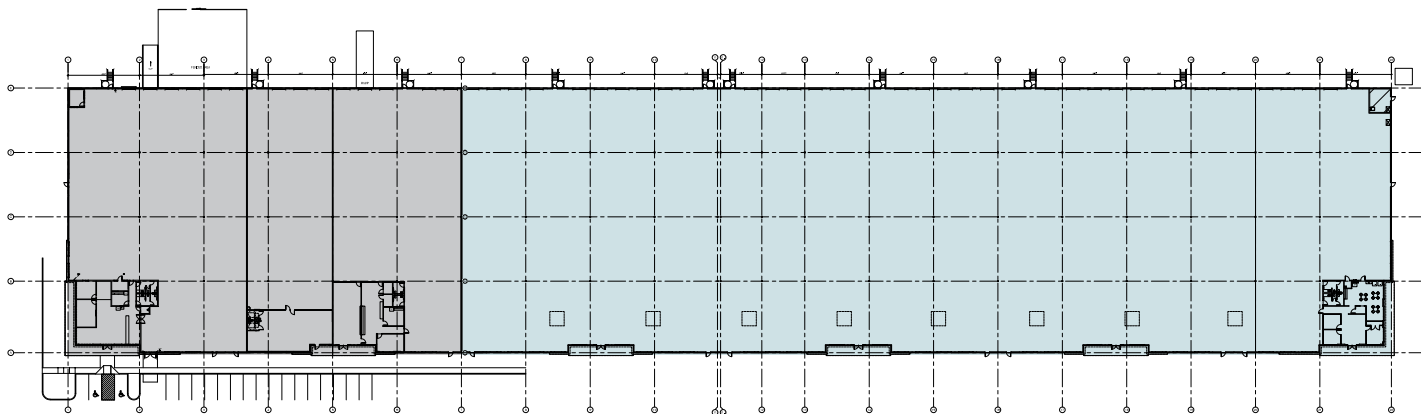
34,525 - 216,625 SF Available

# A BULK WAREHOUSE + SERVICE CENTER SPACE

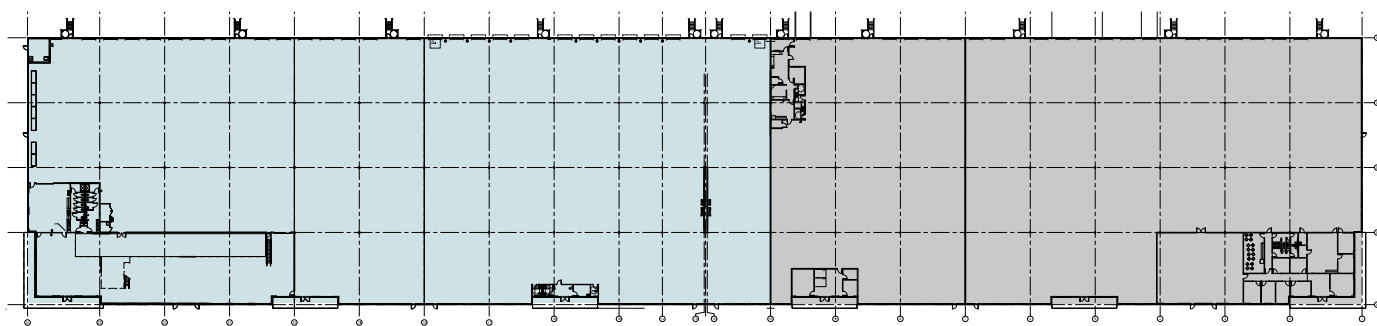


Located just eight minutes from downtown Austin with outstanding access to Austin-Bergstrom International Airport

# 2 BUILDINGS FOR LEASE TOTALING 216,625 SF AVAILABLE



**BUILDING 2 : 60,431 - 120,862 SF**

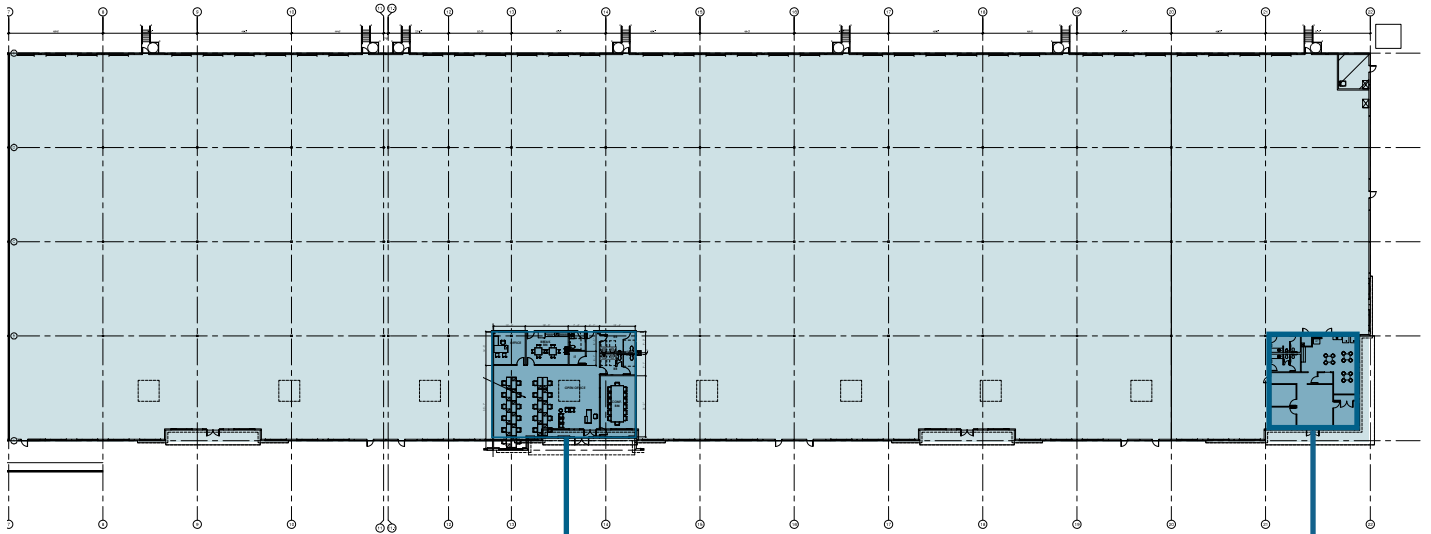


**BUILDING 3 : 34,525 - 95,763 SF**



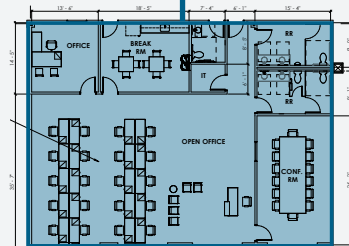
# CURRENT AVAILABILITIES

## BUILDING 2

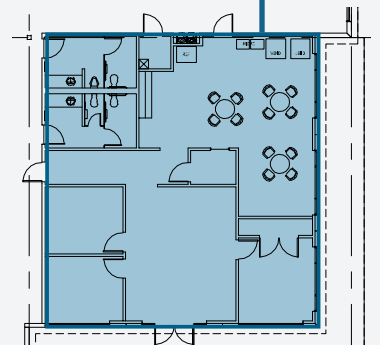


### BUILDING 2 - 120,862 SF

Total SF Available	60,431 – 120,862 SF
Available	6/1/25
Layout:	1,875 SF Office
Clear Height	+/- 24'
Loading	33 Dock-high 1 Ramp
Truck Court	180' Shared
Sprinklers	ESFR



\*Potential Speculative Office Pod - 2,874 SF



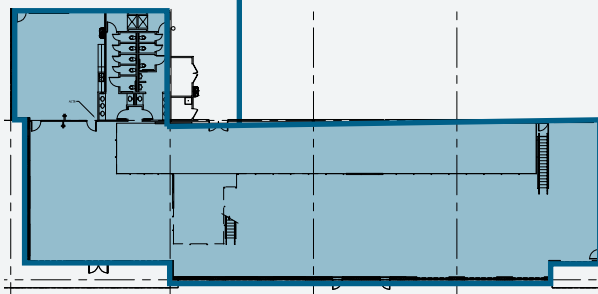
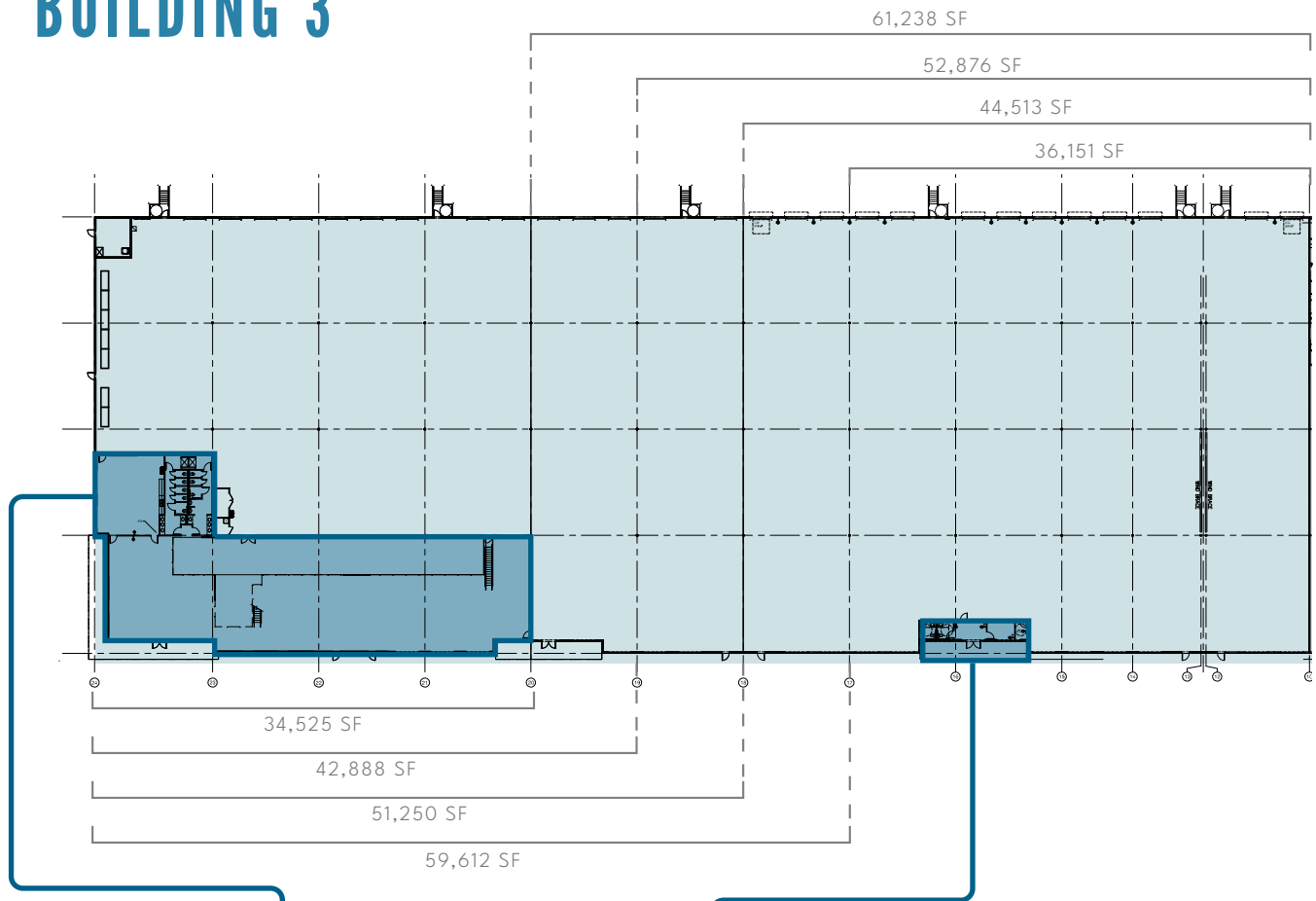
\*Existing Office Pod - 1,875 SF



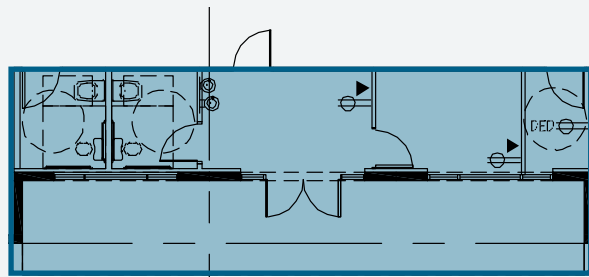
For More Information:  
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# CURRENT AVAILABILITIES

## BUILDING 3



\*Existing Office Pod - 13,085 SF (2,610 SF mezzanine)



\*Existing Office Pod - 391 SF

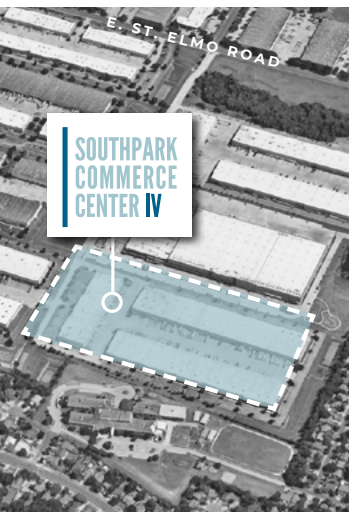
### BUILDING 3 - 95,763 SF

Total SF Available	34,525-95,763 SF
Available	6/1/25
Layout:	13,476 SF Office
Clear Height	+/- 24'
Loading	26 Dock-high 1 Ramp
Truck Court	180' Shared
Sprinklers	ESFR

# LOCATION DETAILS

## DRIVE TIMES

Austin CBD	12 Min.	Hwy. 290	1 Min.
Austin-Bergstrom International Airport	10 Min.	Downtown Station Commuter Rail	11 Min.
IH-35	1 Min.	Plaza Saltillo Commuter Rail	12 Min.



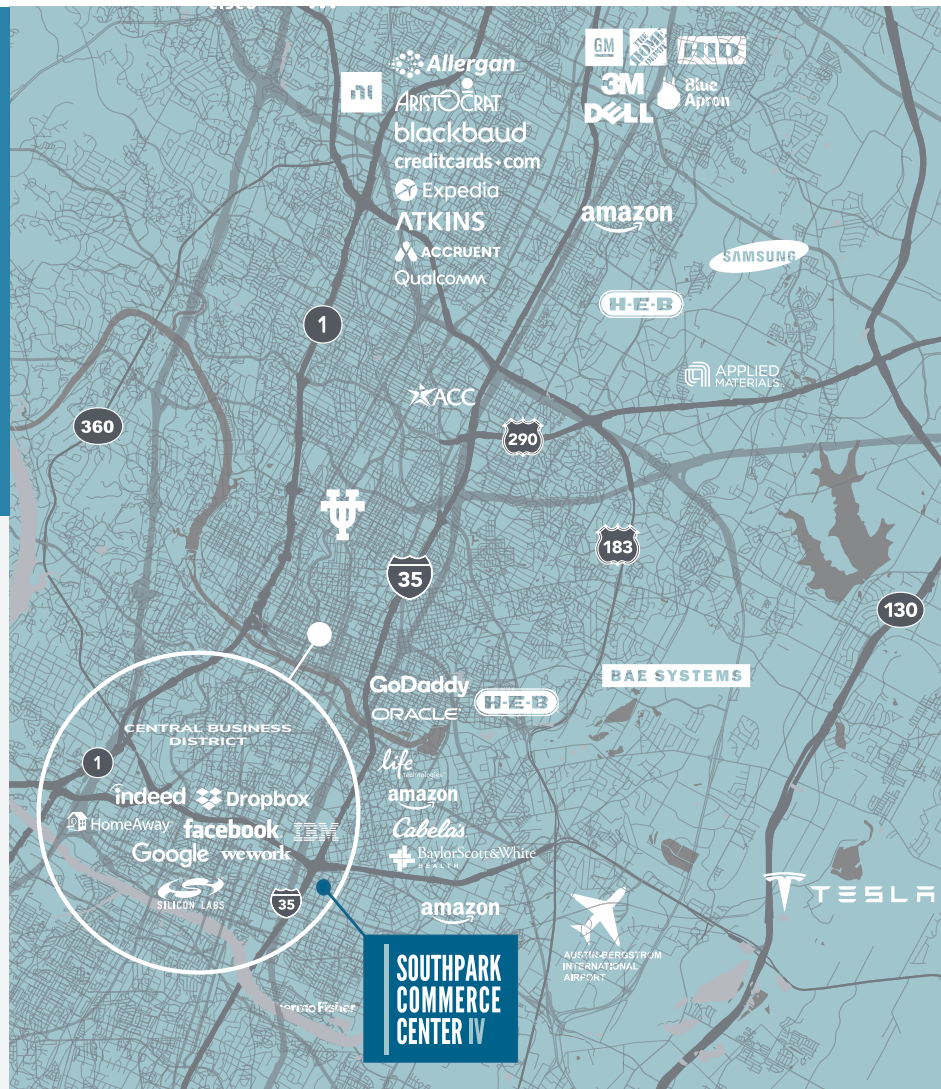
**STRATEGICALLY LOCATED NEAR THE INTERSECTION OF I-35 & HWY 71**

**12 MINUTES FROM DOWNTOWN ATX**

Concrete truck courts are 180' deep & able to accommodate ample truck traffic.

High visibility, parking ratio between 1.15 - 1.65:1,000

Convenient transportation routes to all parts of the city via Hwy. 71, Hwy. 290, IH-35, & US 183





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