

4806COMMERCIALPARK.COM

# 4806

## Commercial Park

RECENTLY REVITALIZED THROUGH STRATEGIC CAPITAL INVESTMENTS

54,994 Total SF Available

**For More Information:**

**Mitchell Becker**  
mitchell.becker@streamrealty.com  
T: 512.481.3012

**Luke Watson**  
luke.watson@streamrealty.com  
T: 512.481.3056



\* Exterior images have been digitally retouched.

# 54,994 SF Available

*Capital Improvements Completed*

**+/- 3,000 SF Office**

**100% HVAC**

**+/- 15' Clear Height**

**1,200 Amps, 3 Phase Power**

**3.93 Acre Site**

**Outside storage available**

**4806 COMMERCIAL PARK** is a premier 54,994-square-foot light industrial facility catering to discerning players in manufacturing, warehousing, and distribution. Undergoing significant capital improvements for a modern overhaul, the property boasts enhanced landscaping, move-in-ready offices, storefront upgrades, new signage, and an expanded truck court across its nearly four-acre expanse. With ample parking and full HVAC coverage, it's primed for efficiency.

Boasting one of Austin's prime infill locations, it sits just a quarter mile from a US-290 interchange, offering convenient access to major highways and the airport, making it an ideal last-mile destination for reaching affluent neighborhoods and growing suburbs.



---

Enhanced Landscaping

---

---

Move-in Ready Offices

---

---

Storefront Upgrades

---

---

Fresh Interior and Exterior Paint

---

---

Extended Truck Court

---

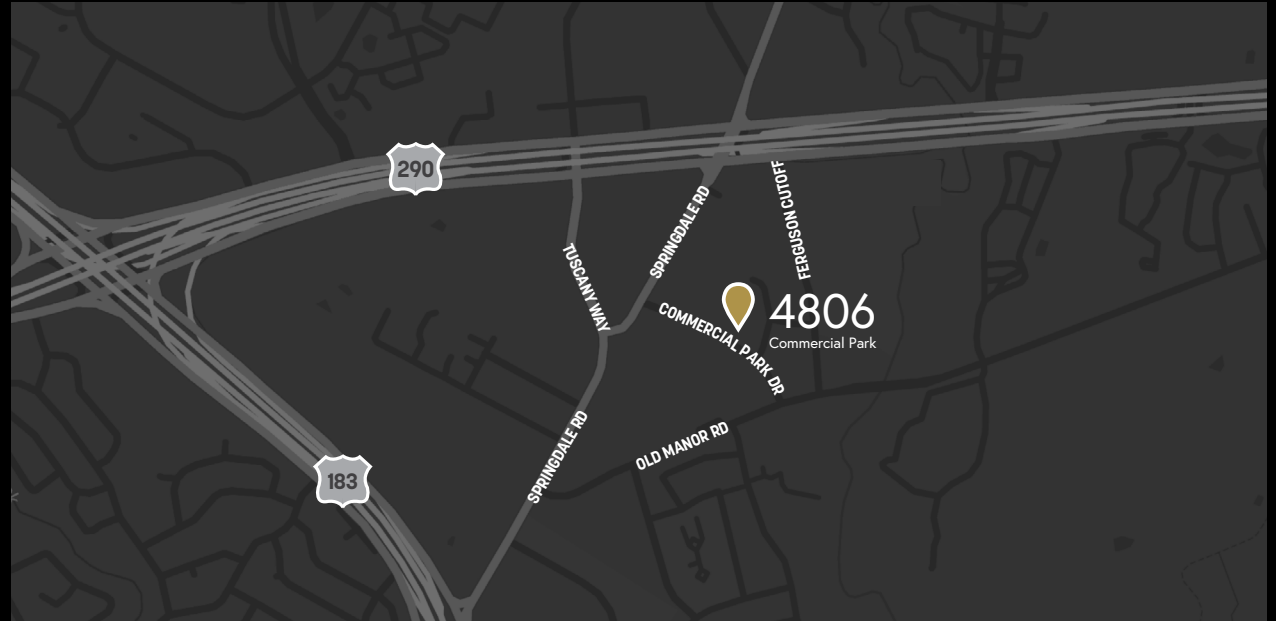
---

**Project** *Improvements*



## Efficient Access to US-290 & US-183

As one of the best infill locations in the Austin industrial market, 4806 Commercial Park is located a quarter mile from a lighted interchange at US-290 and about a mile from the Highway 183 connection providing efficient access south to Austin-Bergstrom Airport.



.25 Miles / 1 MINUTE  
US-290

1 Mile / 2 MINUTES  
US-183

4.5 Miles / 5 MINUTES  
130 Toll Road

4 Miles / 6 MINUTES  
IH-35

10 Miles / 12 MINUTES  
Austin-Bergstrom  
International Airport

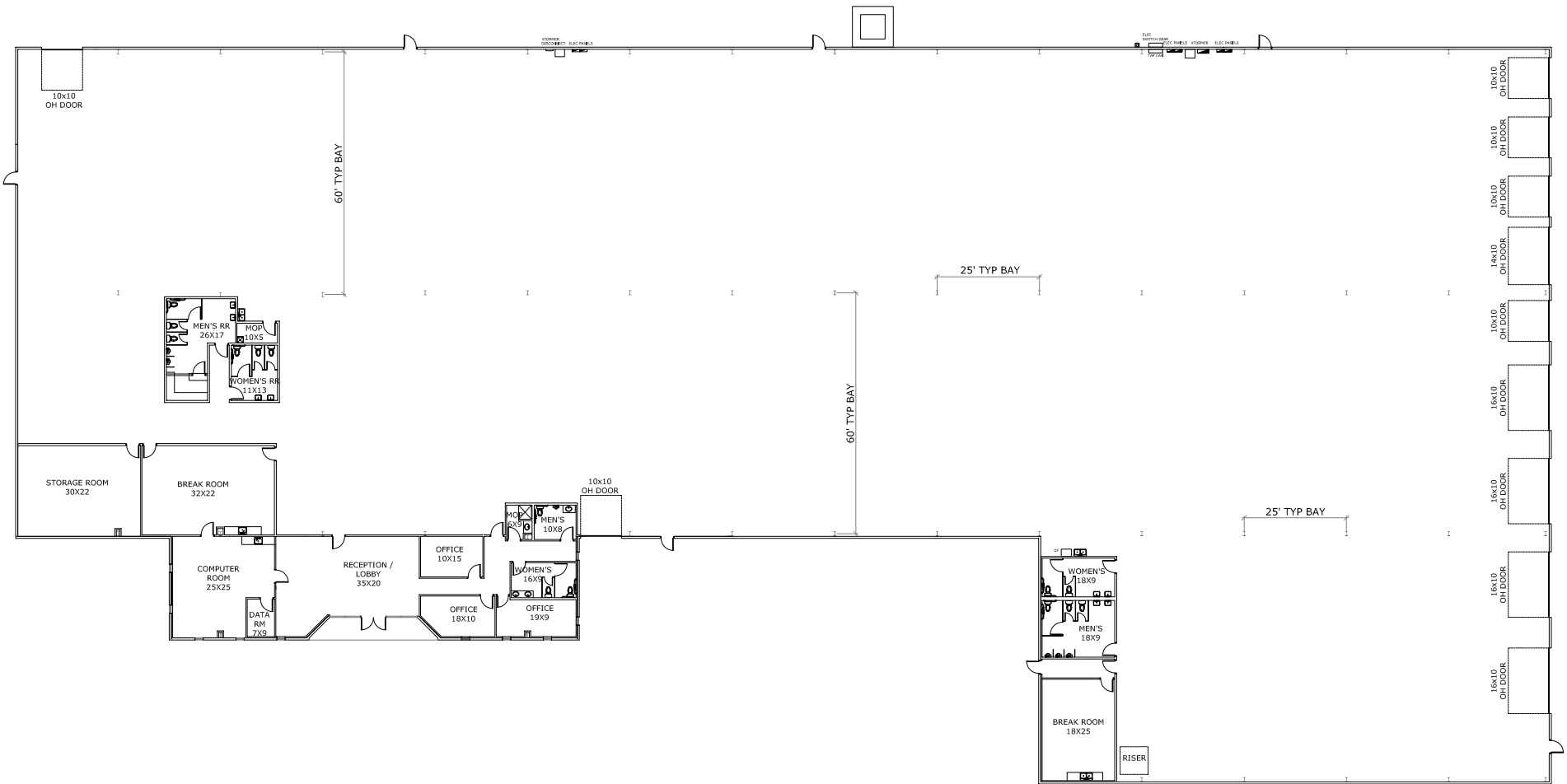
8 Miles / 12 MINUTES  
Austin CBD

10 Miles / 14 MINUTES  
The Domain

18 Miles / 20 MINUTES  
Cedar Park

# Floorplan

## 54,994 SF Available



4806  
Commercial Park

4806 Commercial Park Dr. Austin, TX 78724

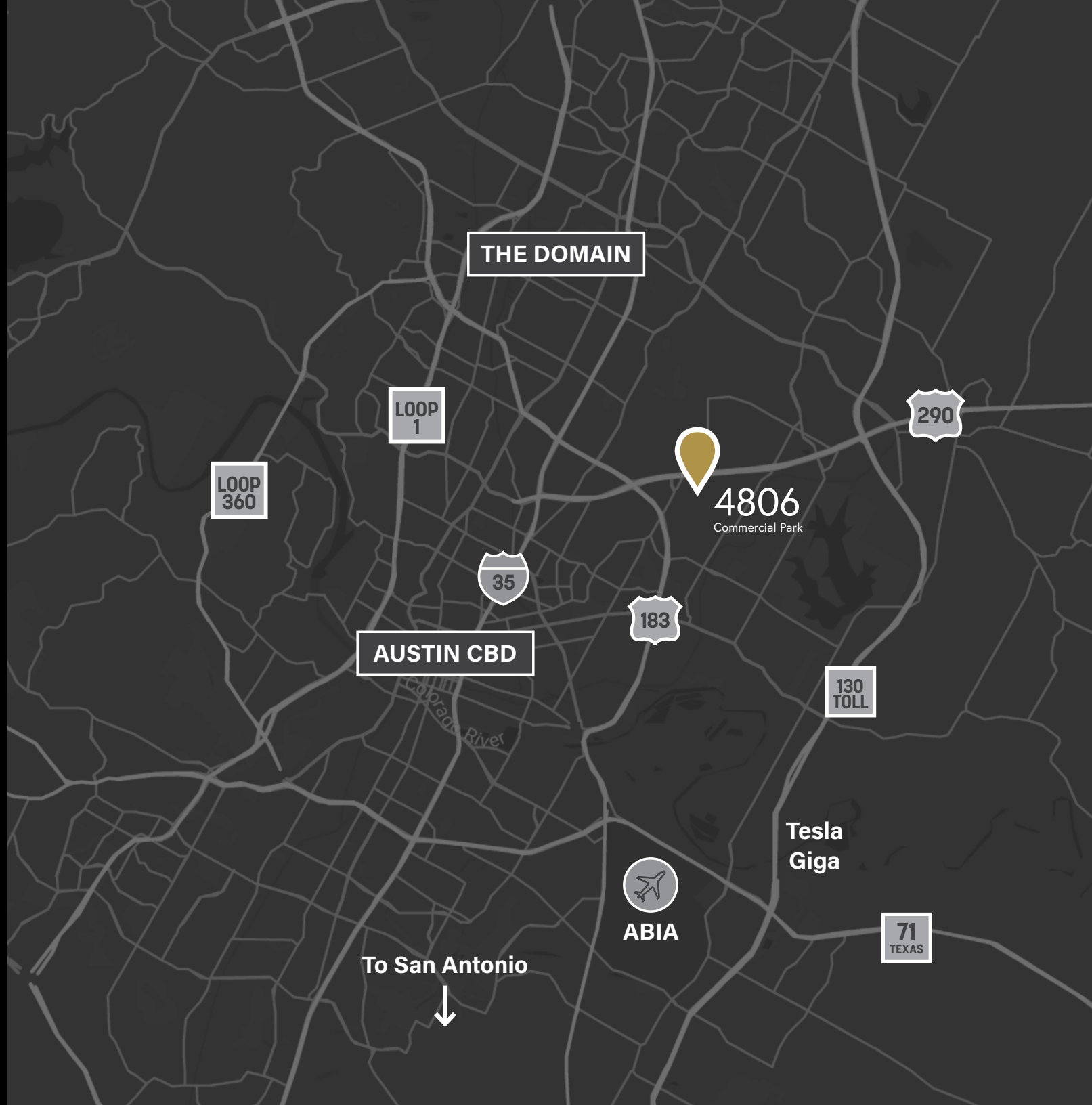
STREAM



4806

Commercial Park

# Location



4806COMMERCIALPARK.COM

# 4806

## Commercial Park

DEVELOPED BY



Mitchell Becker  
512.481.3012  
[mitchell.becker@streamrealty.com](mailto:mitchell.becker@streamrealty.com)

Luke Watson  
512.481.3056  
[luke.watson@streamrealty.com](mailto:luke.watson@streamrealty.com)