

FOR LEASE

COMMERCE CENTER SOUTH 1 & 2

5810 & 5812 Trade Center Drive | Austin, TX 78744



±10,462 - 12,326 SF AVAILABLE

FLEX | WAREHOUSE SPACE

FOR LEASING INFO PLEASE CONTACT:

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COMMERCE CENTER SOUTH 1 & 2

Commerce Center South - Exceptional Office Space in Southeast Austin

Positioned in one of Southeast Austin's most accessible and visible corridors, Commerce Center South offers a top-tier environment tailored for growth and convenience. Located just off the southwest intersection of Highway 71 and Montopolis Drive, this premier flex/industrial development provides a strategic location with unmatched exposure along two major roadways—Highway 71 and Burleson Road.

Professionals and businesses benefit from immediate proximity to Austin-Bergstrom International Airport, just a five-minute drive away, and downtown Austin, accessible in under ten minutes. The site is also ideally connected to key regional routes, including I-35, SH-183, and the recently completed SH-130, ensuring smooth commutes and excellent regional connectivity. Commerce Center South delivers modern infrastructure, a prominent location, and outstanding access. Making it an ideal choice for companies seeking a Class A presence in Austin's thriving Southeast submarket.

COMMERCE CENTER SOUTH 1 & 2

5810 & 5812 Trade Center Drive

BUILDING 2, SUITE 125

AVAILABLE NOW

± 12,326

SQUARE FEET

28%

OFFICE

±21'

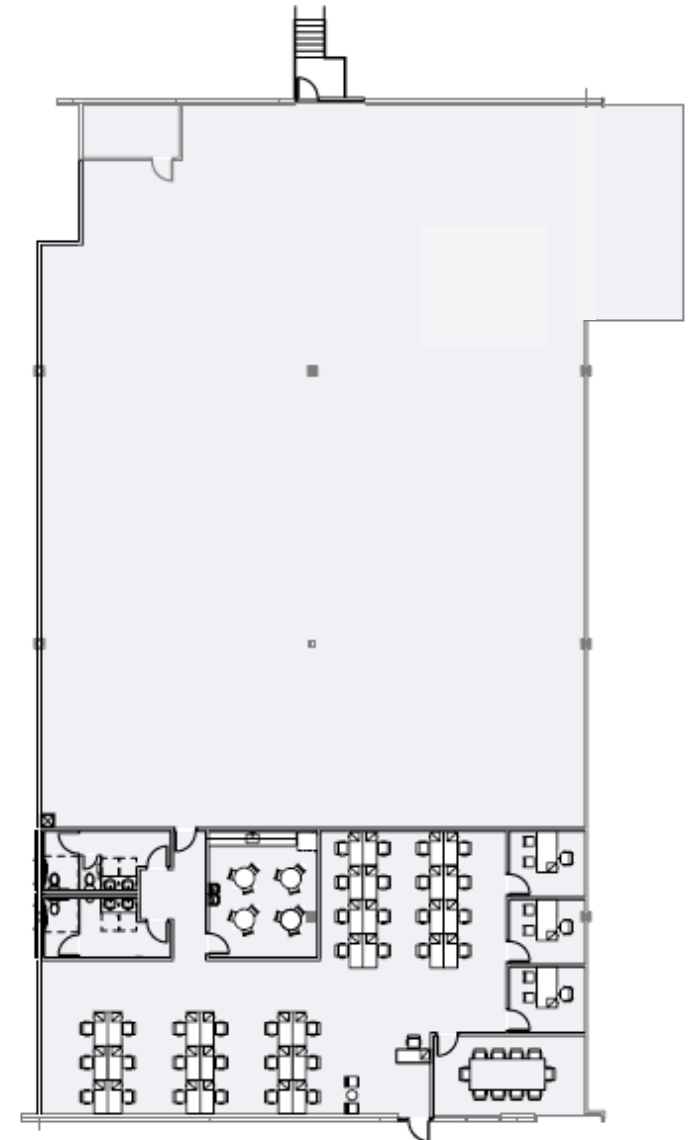
CLEAR HEIGHT

1

DOCK

100%

HVAC



COMMERCE CENTER SOUTH 1 & 2

5810 & 5812 Trade Center Drive

BUILDING 2, SUITE 300

AVAILABLE 5/1/2026

± 10,462

SQUARE FEET

30%

OFFICE

±21'

CLEAR HEIGHT

1

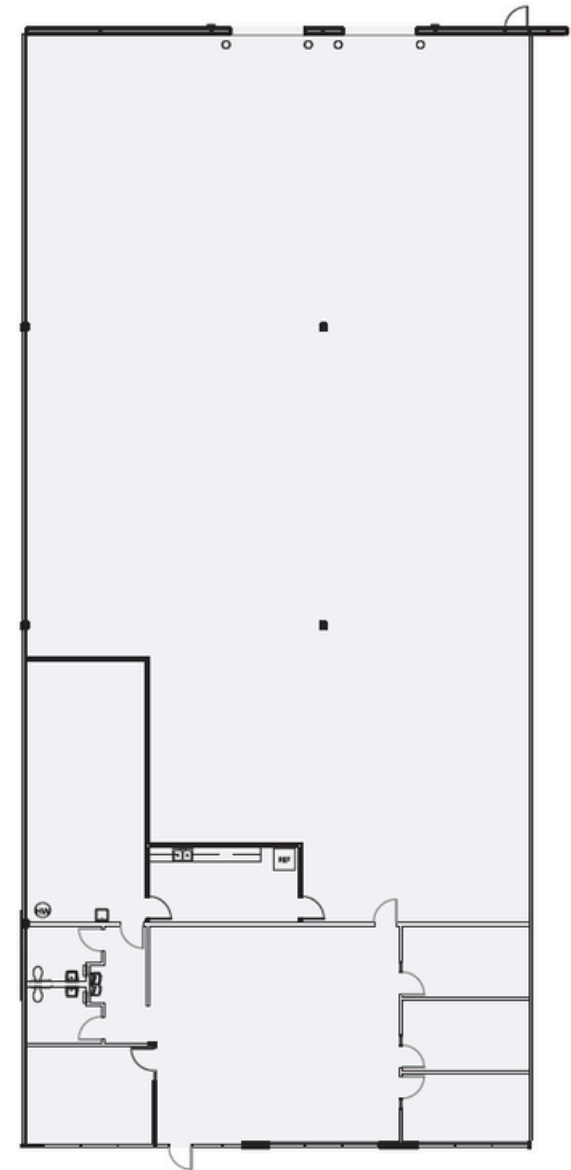
DOCK

1

DOCK W/ RAMP

FENCED TRUCK COURT

DEDICATED TO SUITE



NEARBY SERVICES

Hotels:

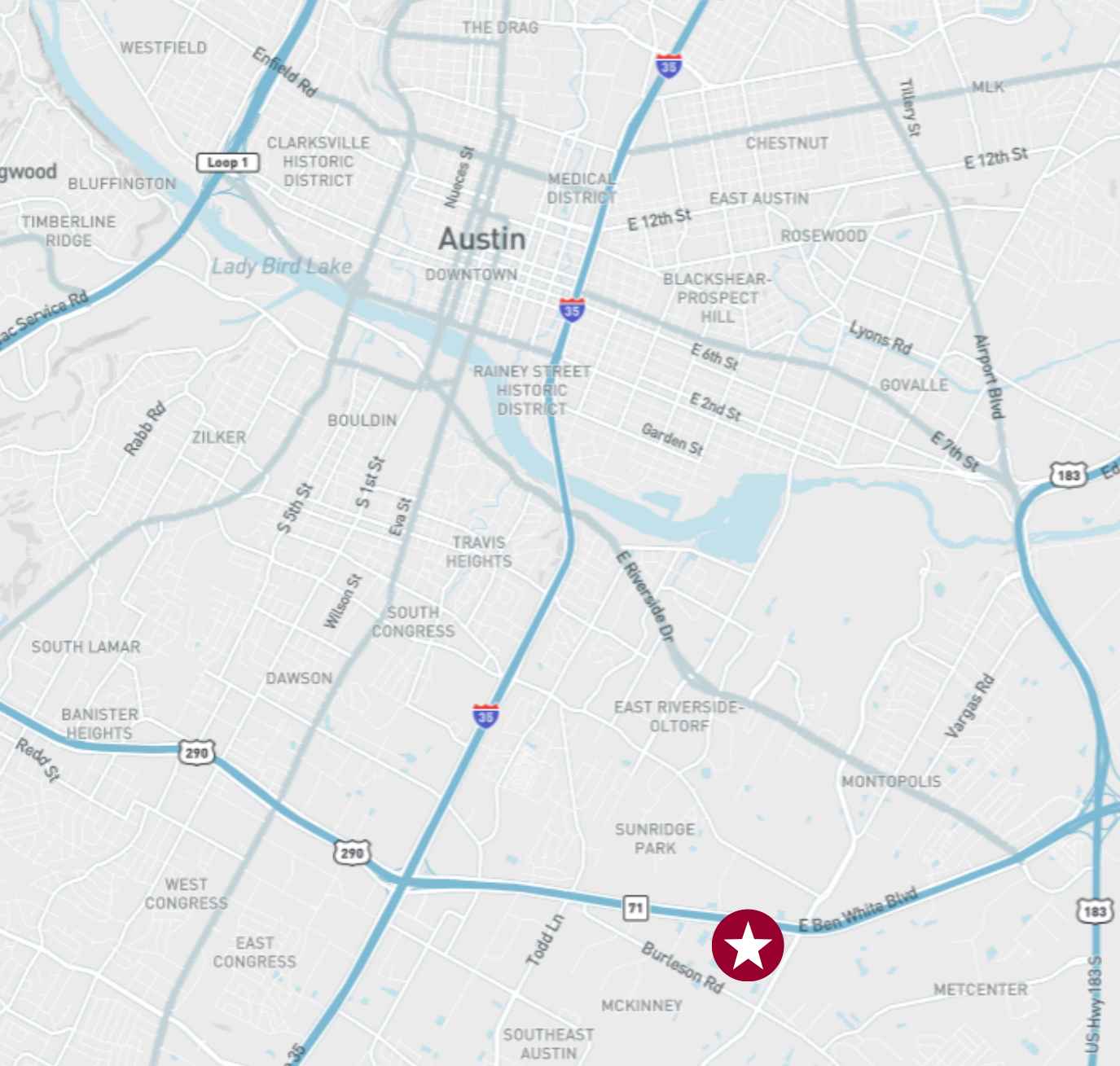
- Austin Marriott South
- Baymont Inn & Suites
- Best Western Inn & Suites
- Courtyard Austin Airport
- Hampton Inn
- Holiday Inn Express
- Holiday Inn
- La Quinta Inn
- Omni Hotels

Shopping:

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

Dining:

- Bella Donna Subs
- Cabo Bob's
- Catfish Parlour
- Chick-fil-A
- Denny's
- Gatti's Pizza
- Jack in the Box KFC
- McDonald's Popeye's
- Chicken Quiznos Subs
- Starbucks Coffee
- Taco Bell
- Taco Cabana
- Waffle House
- Wendy's



LEE &
ASSOCIATES

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M|I|G
Real Estate