

ADVANCED MANUFACTURING OPPORTUNITY

54,994 SF For Lease

4806 Commercial Park Dr, Austin, TX 78724

UNDER NEW
OWNERSHIP



Mo Green

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KBCADVISORS

AUSTIN, TX

Property Overview



3/4 AC

Storage Yard Opportunity

1983
Built

2025
Renovated

3.93 AC
Site

100%
HVAC

129
Parking Spaces

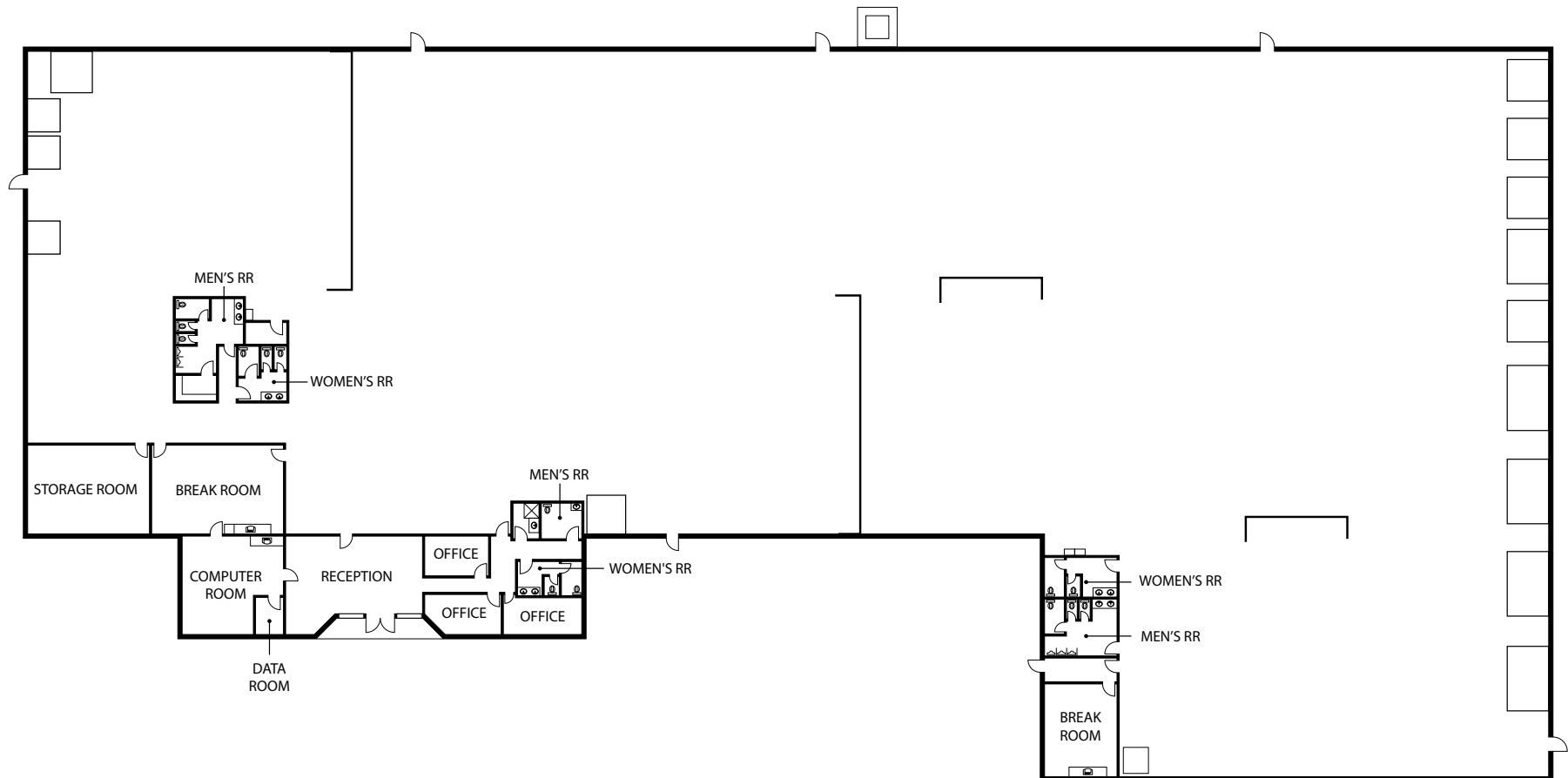
IMMEDIATE
Occupancy

OVER 1.5
Megawatts

ONCOR
Electric

AUSTIN, TX

Site Plan



3,000 SF
Office

2,000 AMPS/480V
3-Phase Power

100%
HVAC

15'
Clear Height

16' X 10'
4 GL Doors

14' X 10'
1 GL Doors

10' X 10'
6 GL Doors

AUSTIN, TX

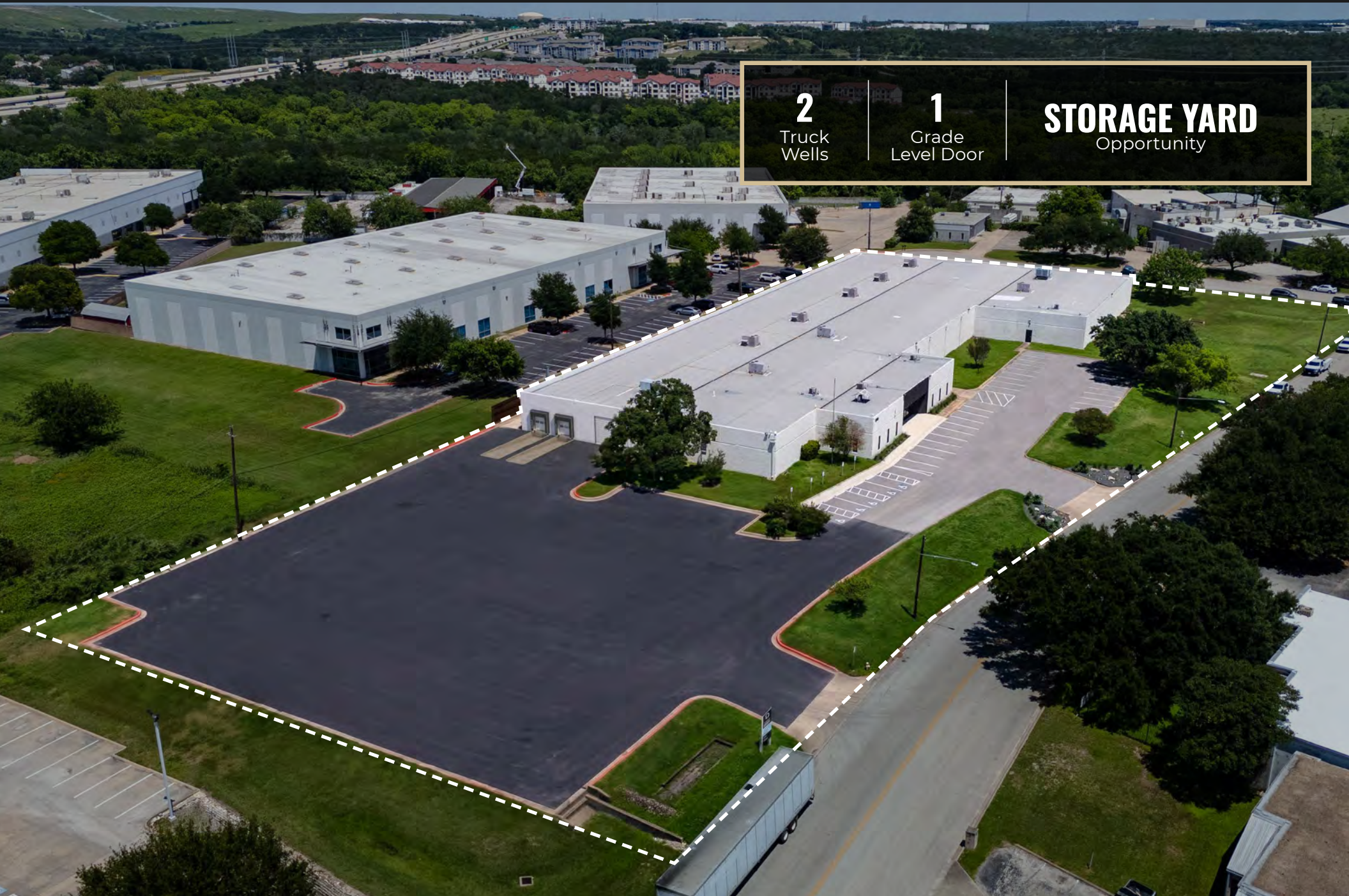
New Truck Wells



2
Truck
Wells

1
Grade
Level Door

STORAGE YARD
Opportunity



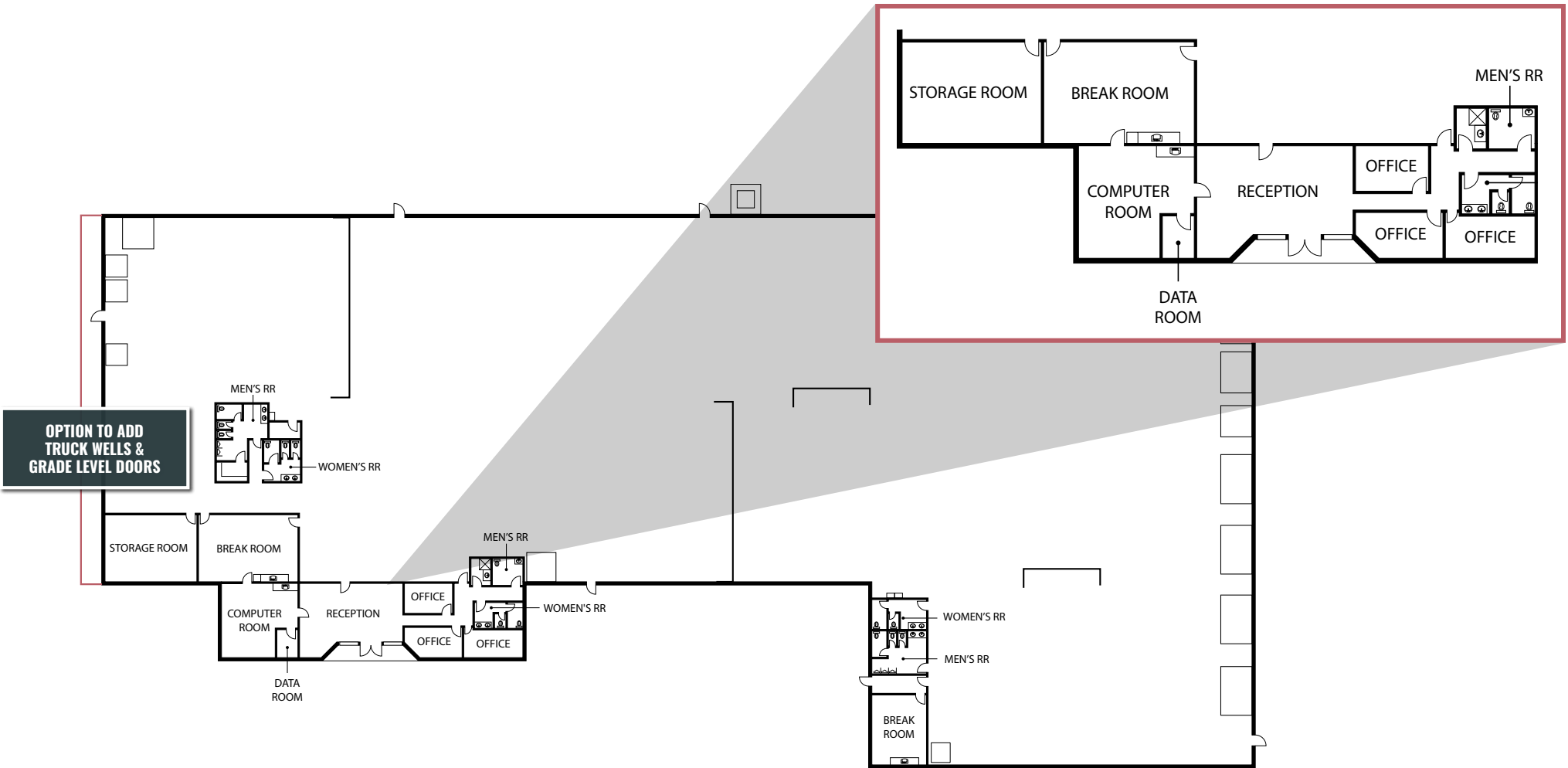
AUSTIN, TX

Expanded Grade Level Loading



AUSTIN, TX

Office Plan



3,000 SF
Office

2.35/1,000
Parking Ratio

HIGH FINISH
Office

2025 RENOVATION
Interior & Exterior

**MULTIPLE
RESTROOM BANKS**

**MULTIPLE
BREAK ROOMS**

AUSTIN, TX
Project Photos



AUSTIN, TX

Ingress/Egress



← INGRESS
EGRESS →

4806 COMMERCIAL PARK DR

DRIVE TIMES

APPLIED MATERIALS
5 MINUTES

SAMSUNG FAB AUSTIN
10 MINUTES

UNIVERSITY OF TEXAS
15 MINUTES

DOWNTOWN AUSTIN
15 MINUTES

TESLA GIGAFACTORY
15 MINUTES

THE DOMAIN
15 MINUTES

**AUSTIN BERGSTROM
INTERNATIONAL AIRPORT**
20 MINUTES

SAMSUNG FAB TAYLOR
30 MINUTES

NEARBY AMENITIES

1 MILE
15 HOTELS &
RESTAURANTS

3 MILES
127 HOTELS &
RESTAURANTS

5 MILES
734 HOTELS &
RESTAURANTS

AUSTIN, TX

4608 Commercial Park Dr



WHO TO CONTACT

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**ADDITIONAL
PHOTOS**

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