

FOR LEASE

Office/Warehouse/Showroom

Suites from 5,685 – 12,609 SF



MOVE IN READY MARCH 1ST, 2026

3520 Comsouth Dr. | Austin, TX

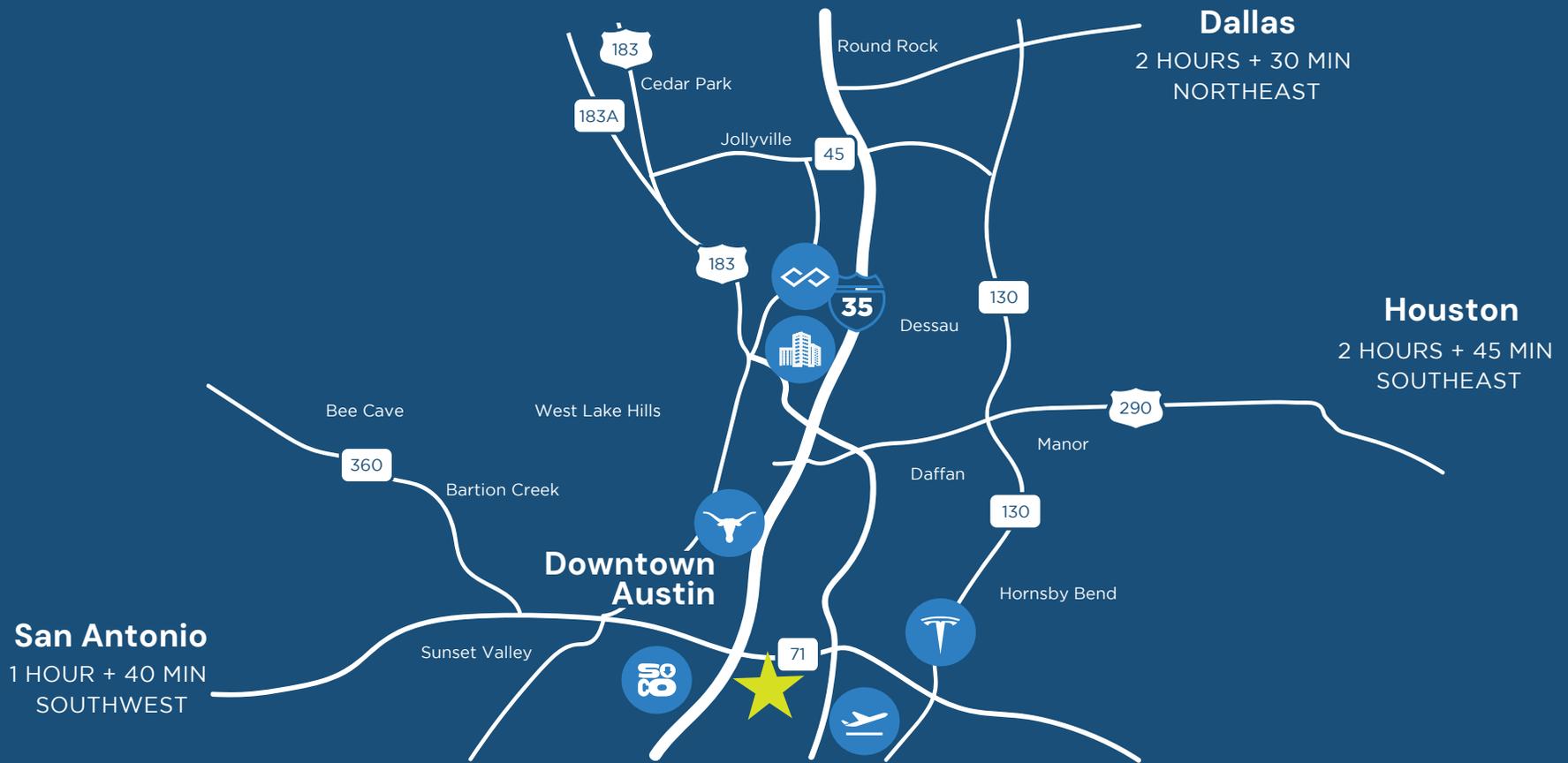
Pierce DeMarco

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POINTS OF INTEREST



Austin-Bergstrom International Airport
5 min | 5 miles



University of Texas
9 min | 18 miles



Tesla Giga Factory
10 min | 10 miles



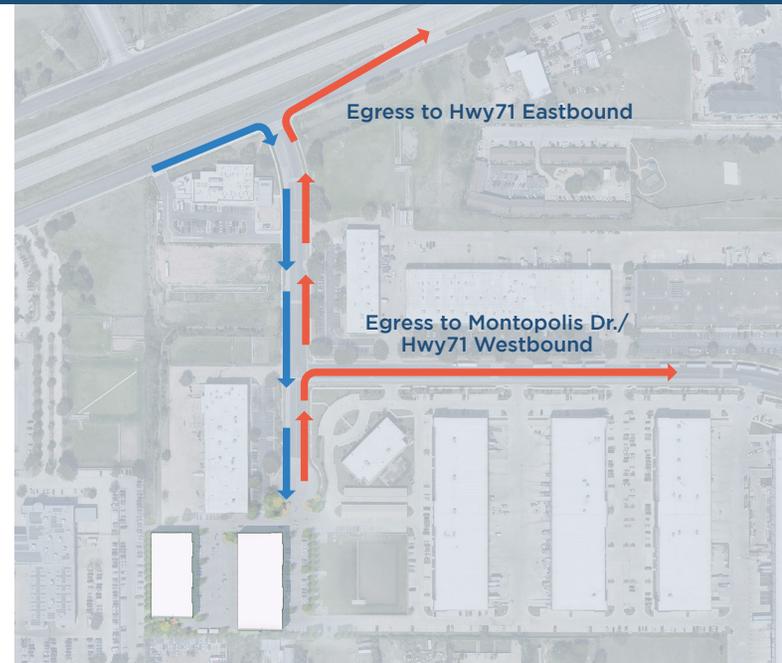
The Domain
20 min | 18 miles

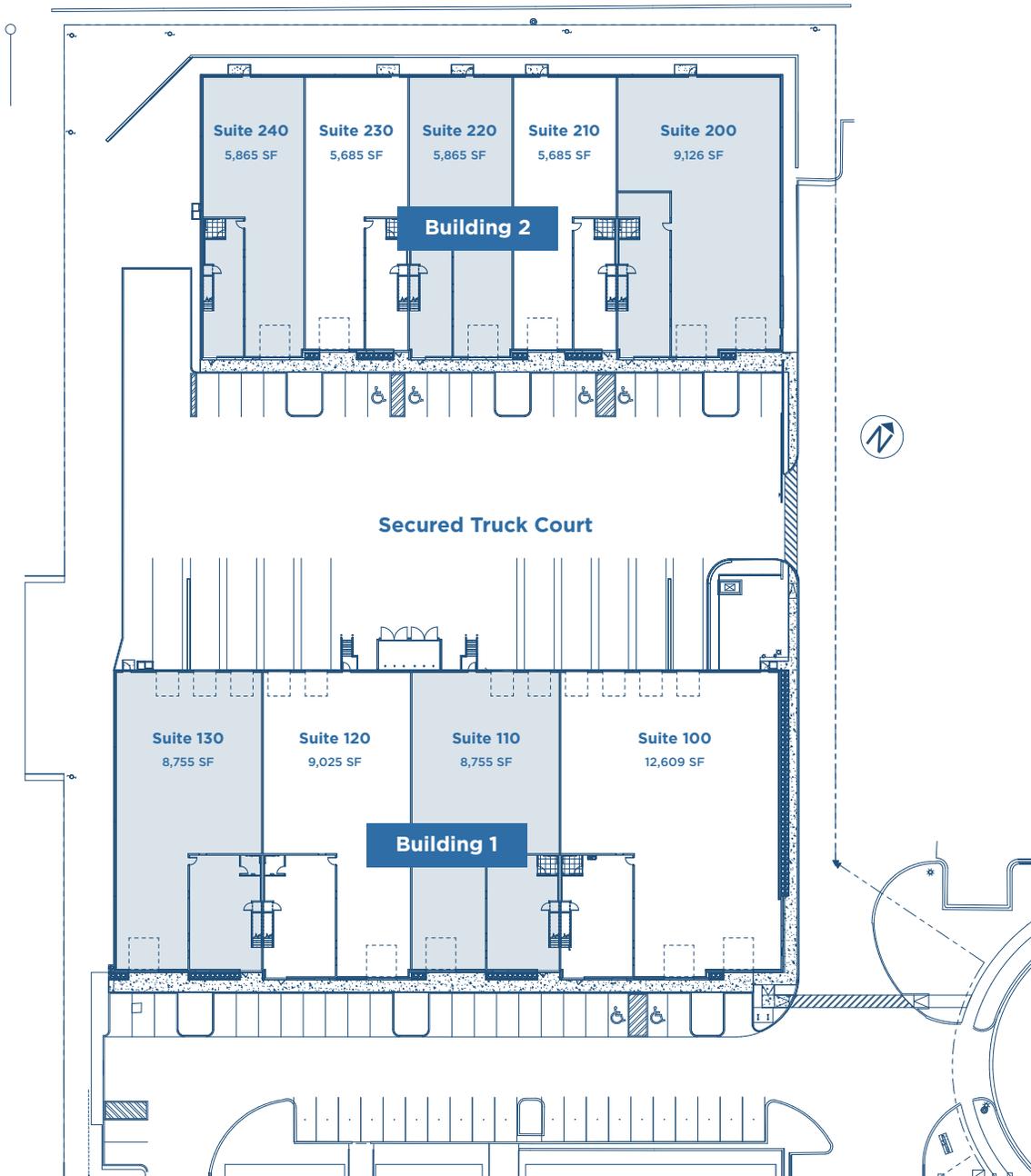


Downtown Austin
7 min | 10 miles



South Congress
5 min | 10 miles





SITE PLAN



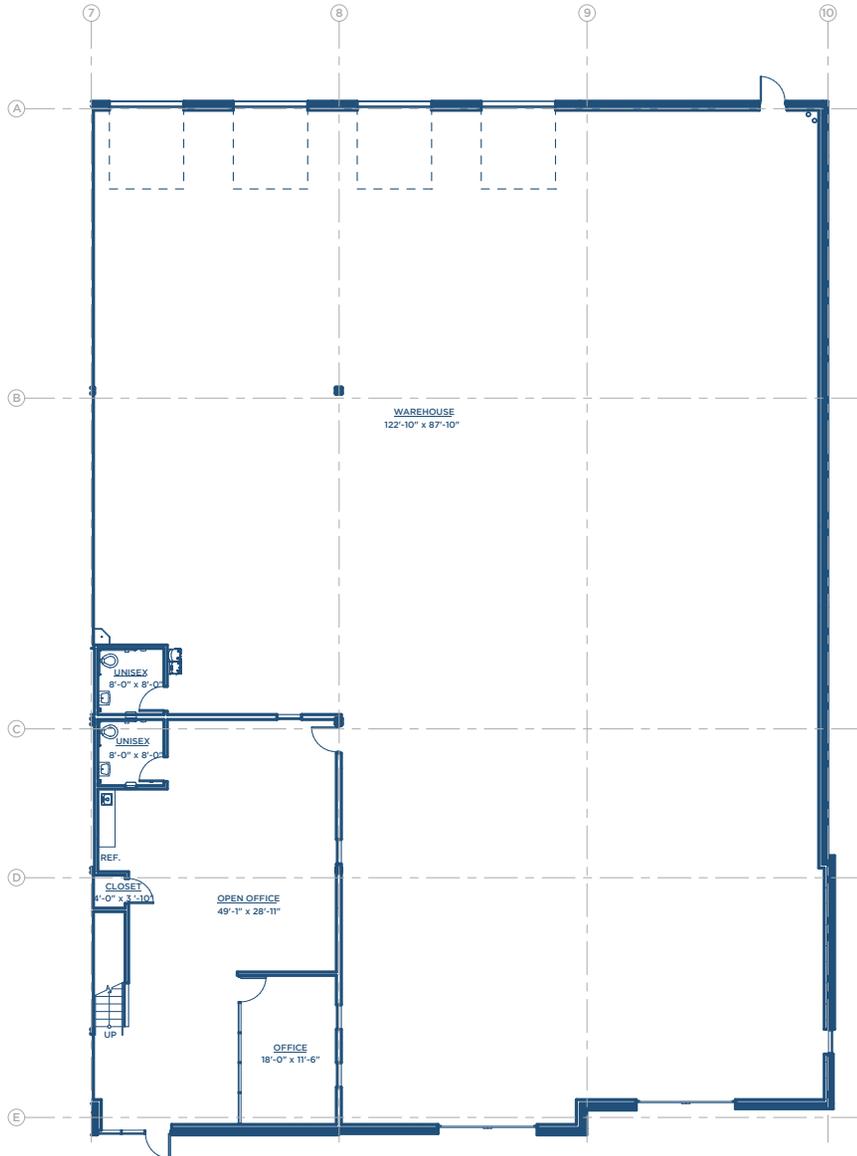
Building 1

- 2-4 dock high doors per suite
- 1-2 grade level oversized glass overhead doors per suite
- 22' - 24' clear height
- 100% HVAC in warehouse



Building 2

- 1-2 grade level oversized glass overhead doors per suite
- 22' - 24' clear height
- 100% HVAC in warehouse



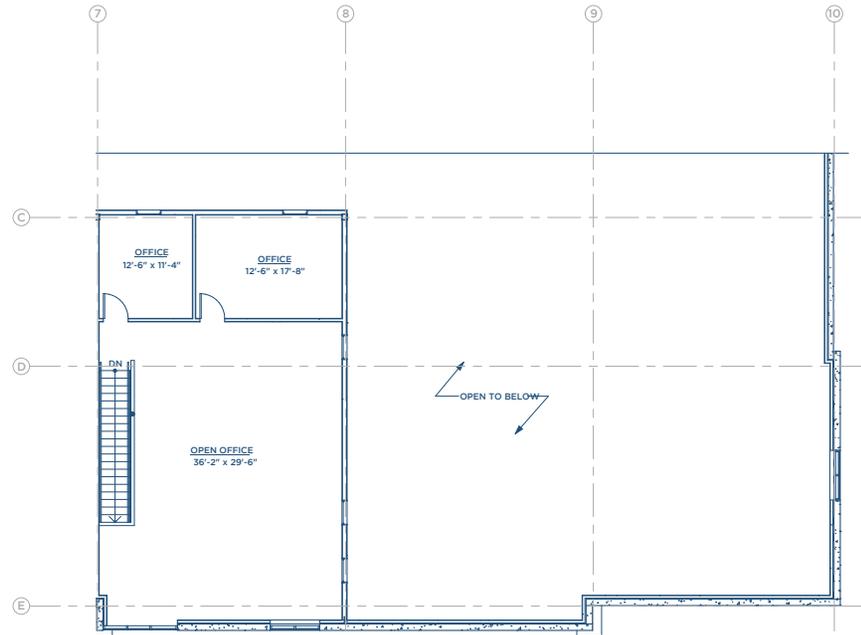
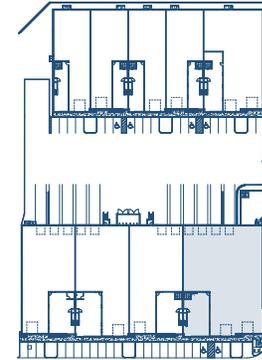
BUILDING 1 Suite 100

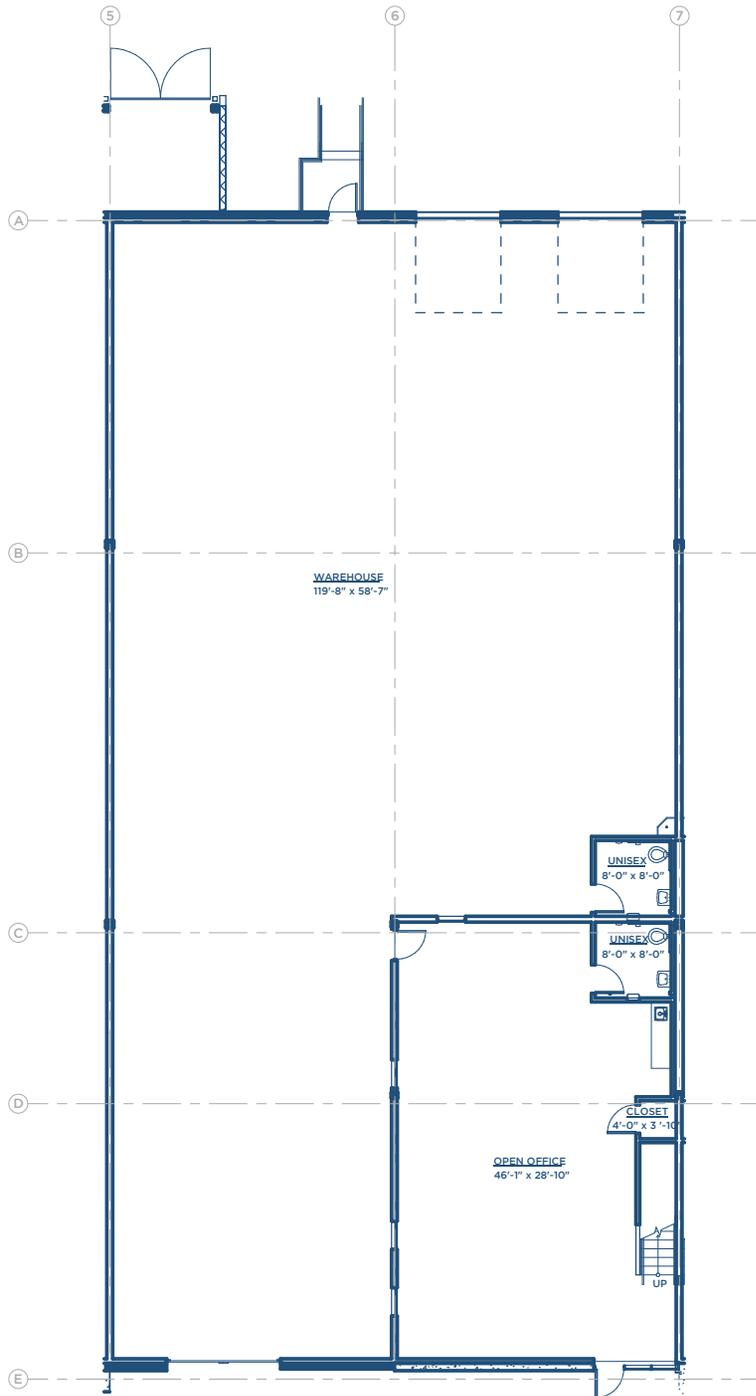
SQUARE FOOTAGE

Warehouse 9,559 SF

Office 3,050 SF

Total 12,609 SF

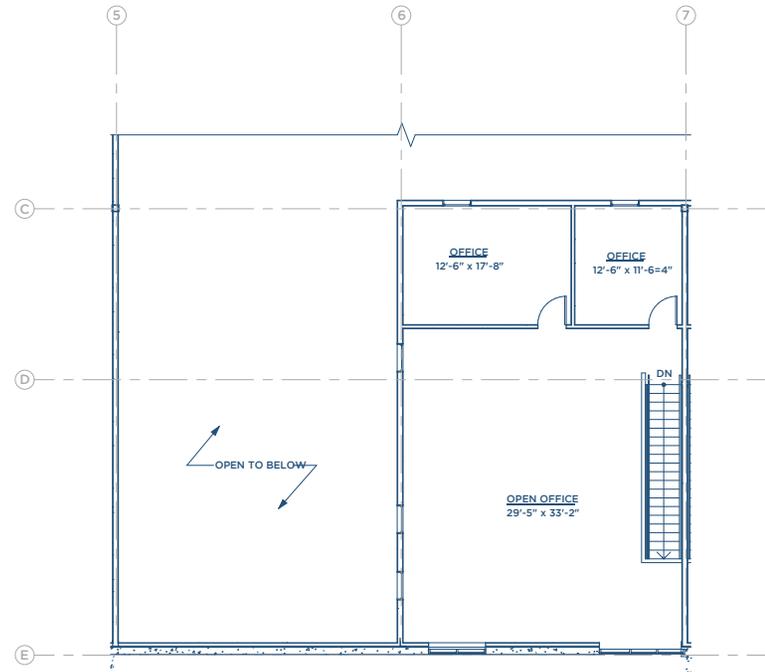
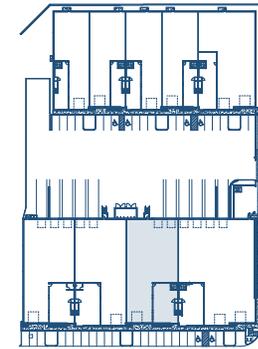




BUILDING 1 Suite 110

SQUARE FOOTAGE

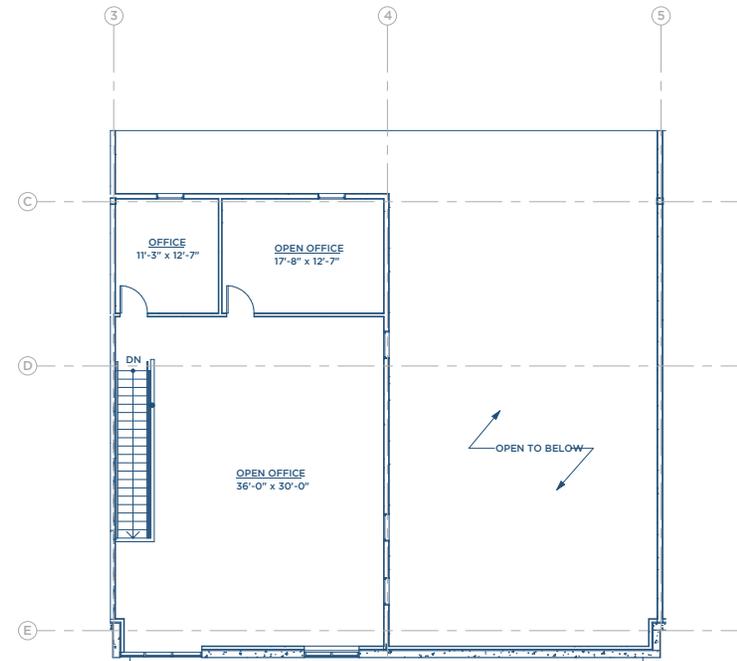
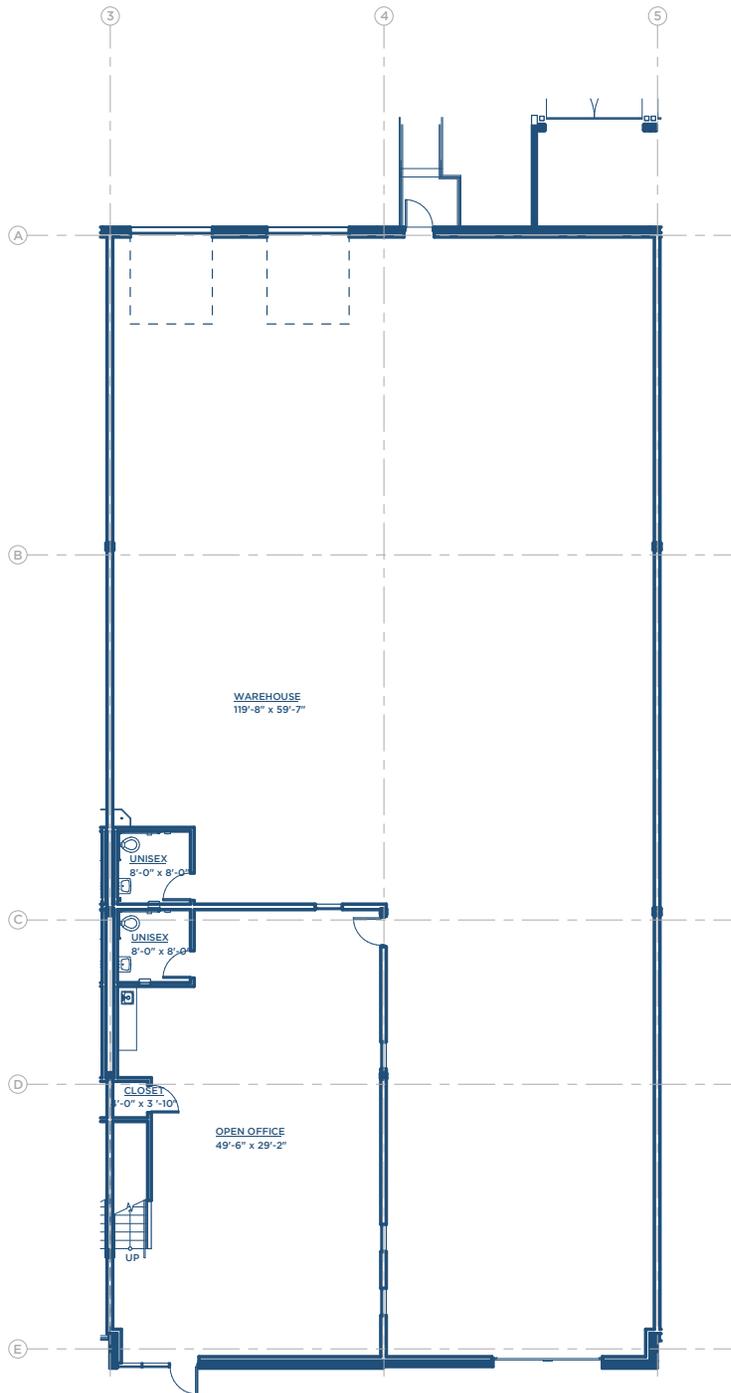
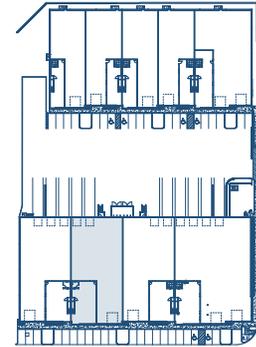
Warehouse	5,885 SF
Office	2,870 SF
Total	8,755 SF

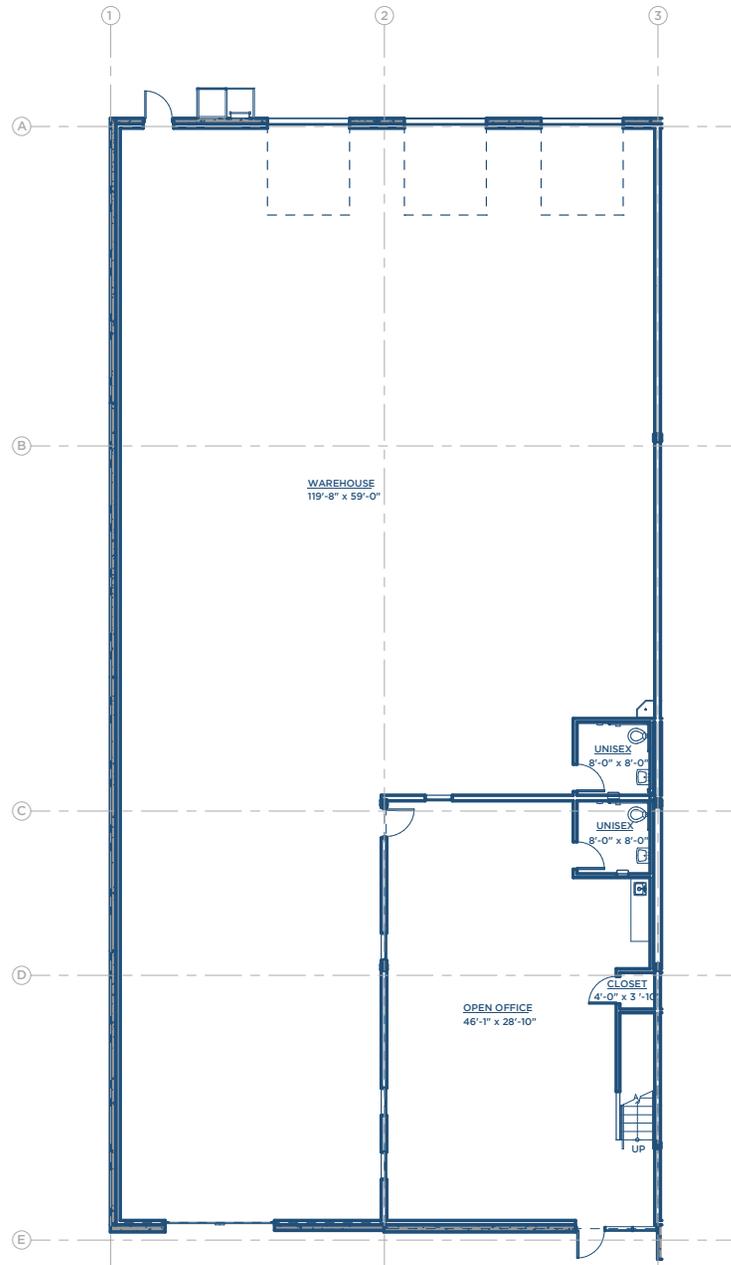


BUILDING 1 Suite 120

SQUARE FOOTAGE

Warehouse	5,975 SF
Office	3,050 SF
Total	9,025 SF





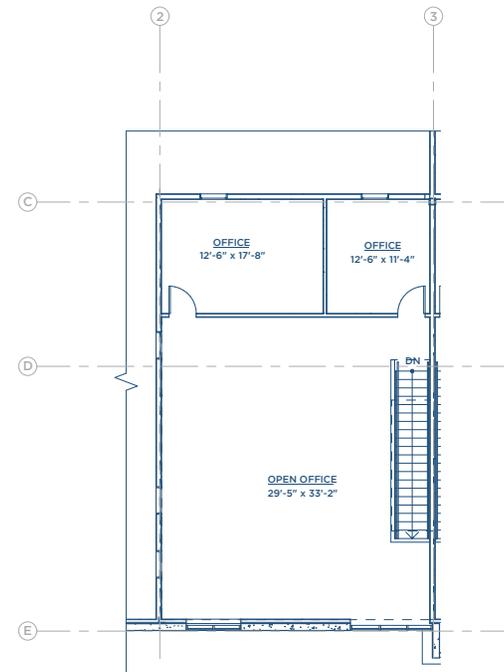
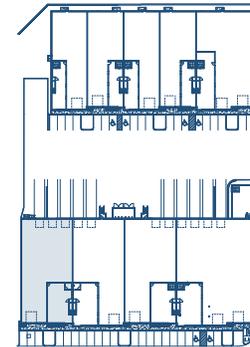
BUILDING 1 Suite 130

SQUARE FOOTAGE

Warehouse 5,885 SF

Office 2,870 SF

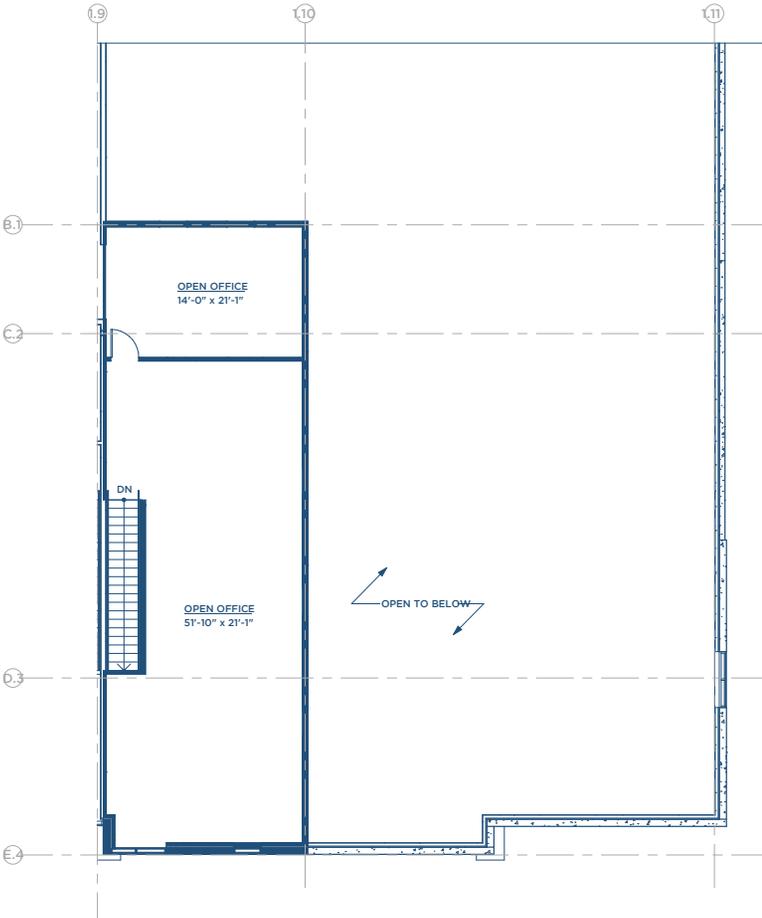
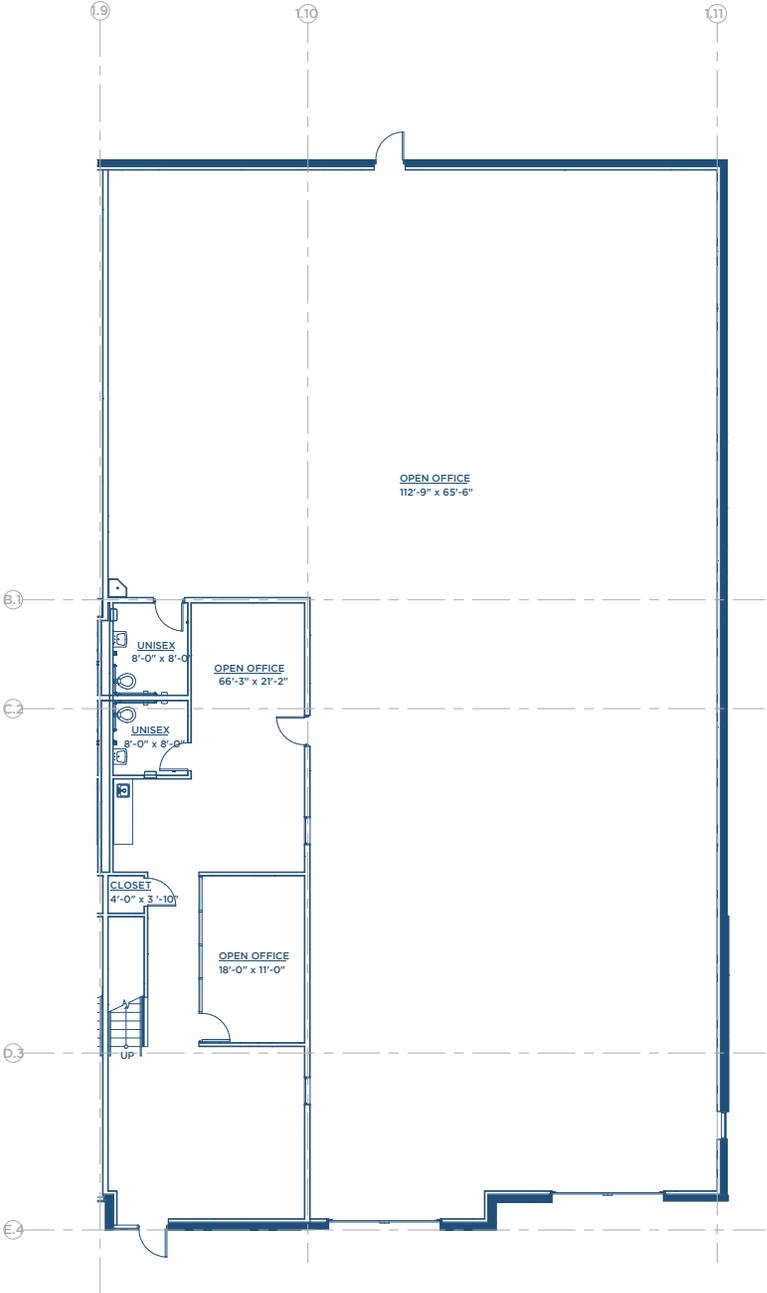
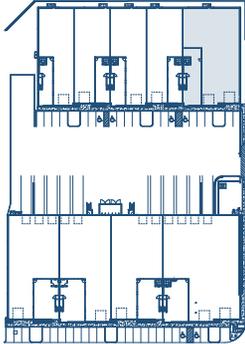
Total 8,755 SF



BUILDING 2 Suite 200

SQUARE FOOTAGE

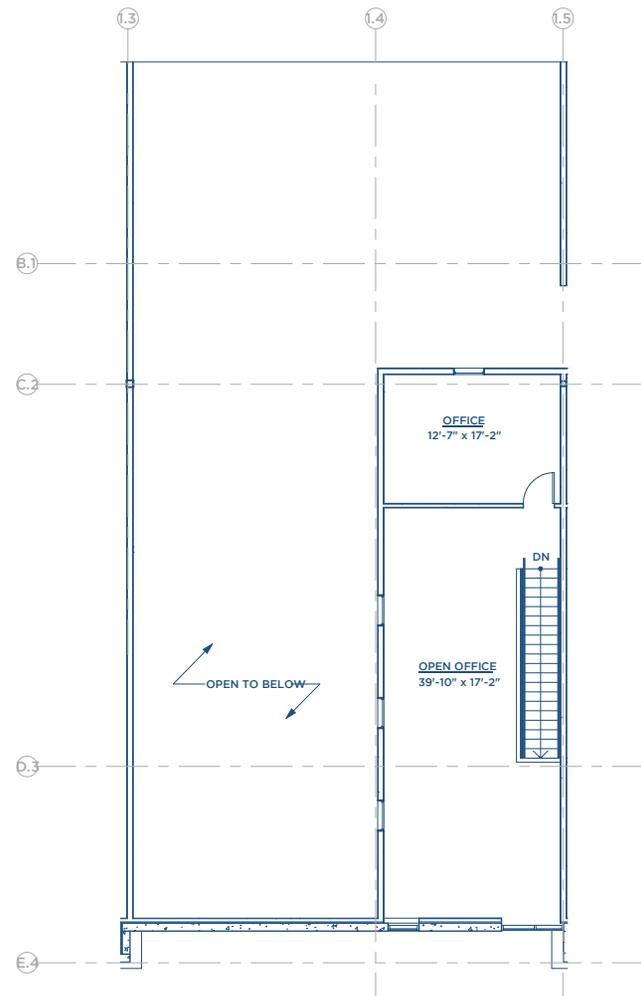
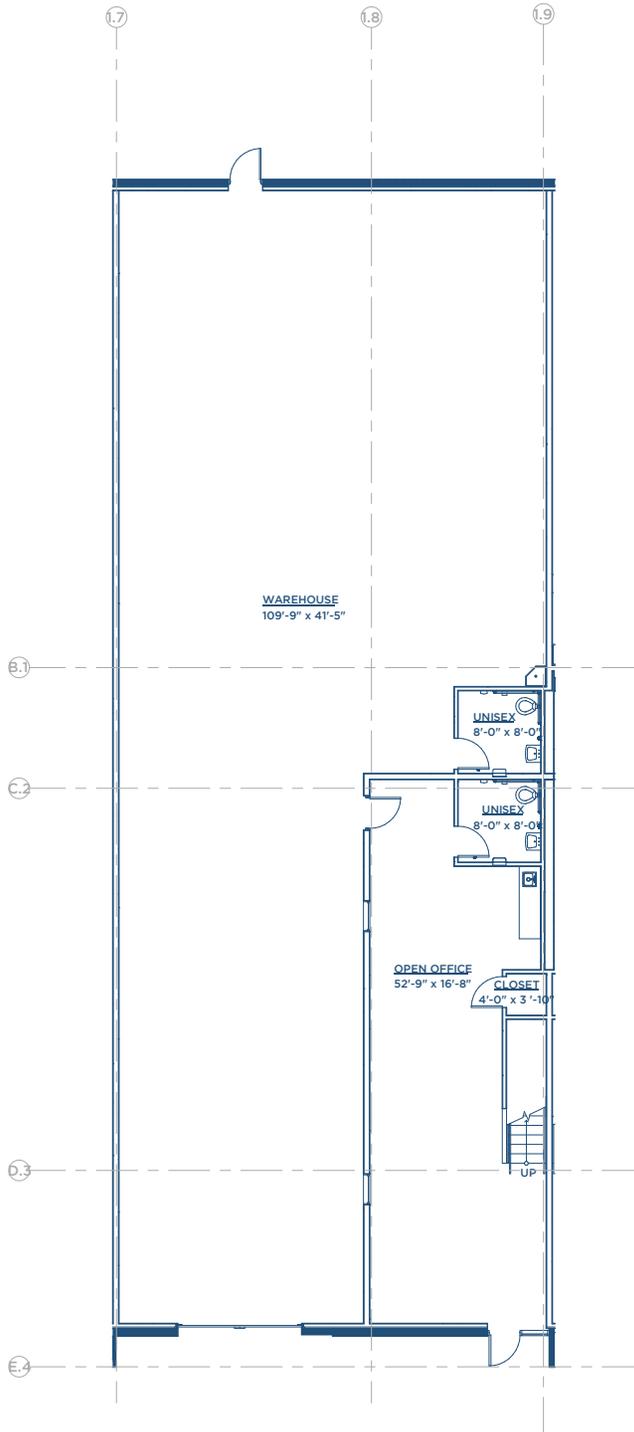
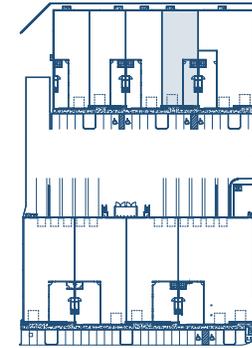
Warehouse	6,134 SF
Office	2,992 SF
Total	9,126 SF



BUILDING 2 Suite 210

SQUARE FOOTAGE

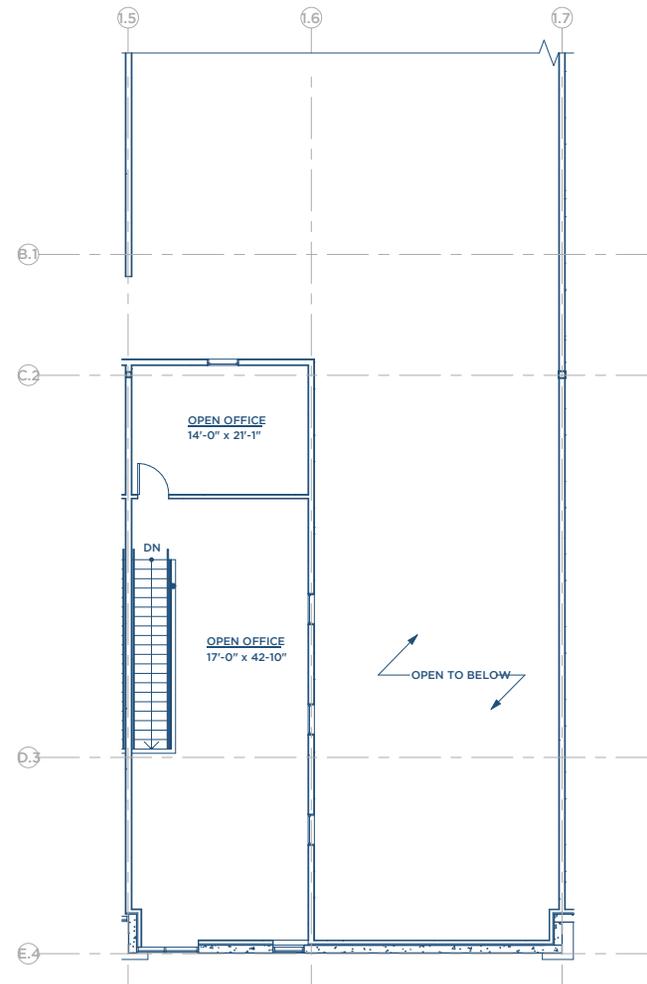
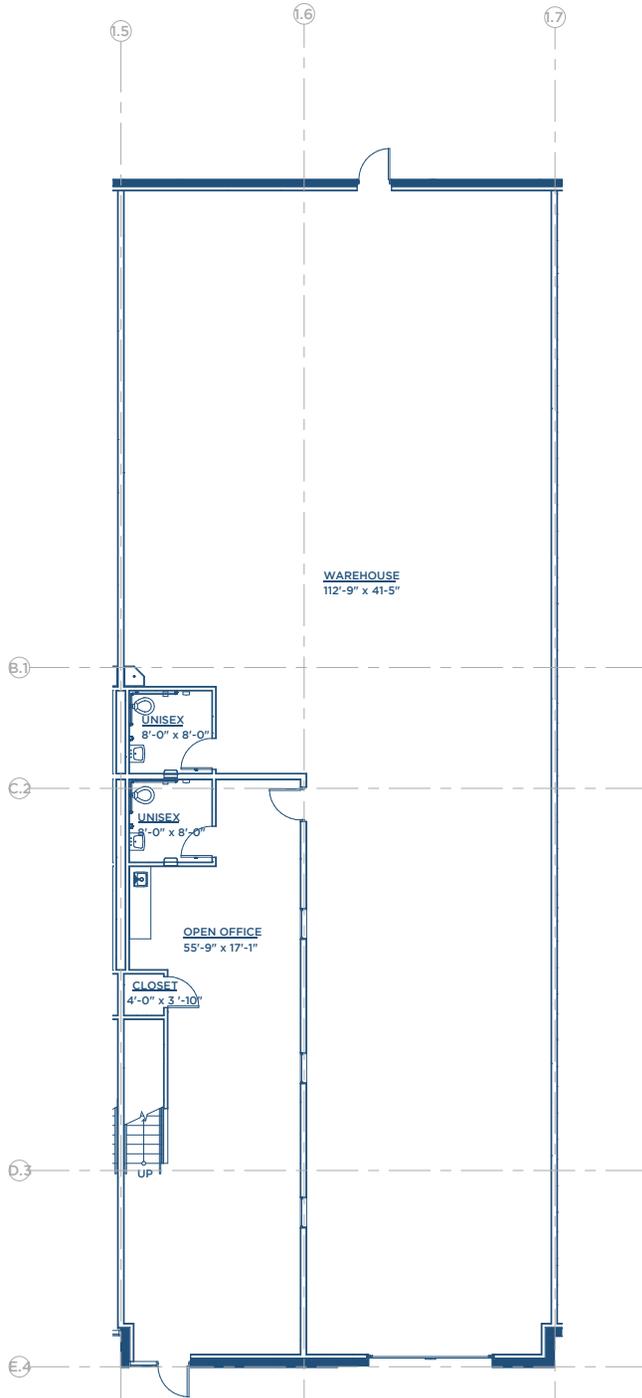
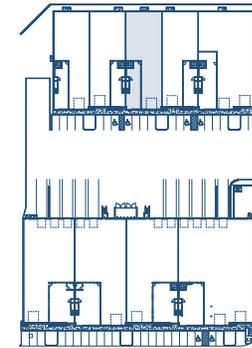
Warehouse	3,723 SF
Office	1,962 SF
Total	5,685 SF



BUILDING 2 Suite 220

SQUARE FOOTAGE

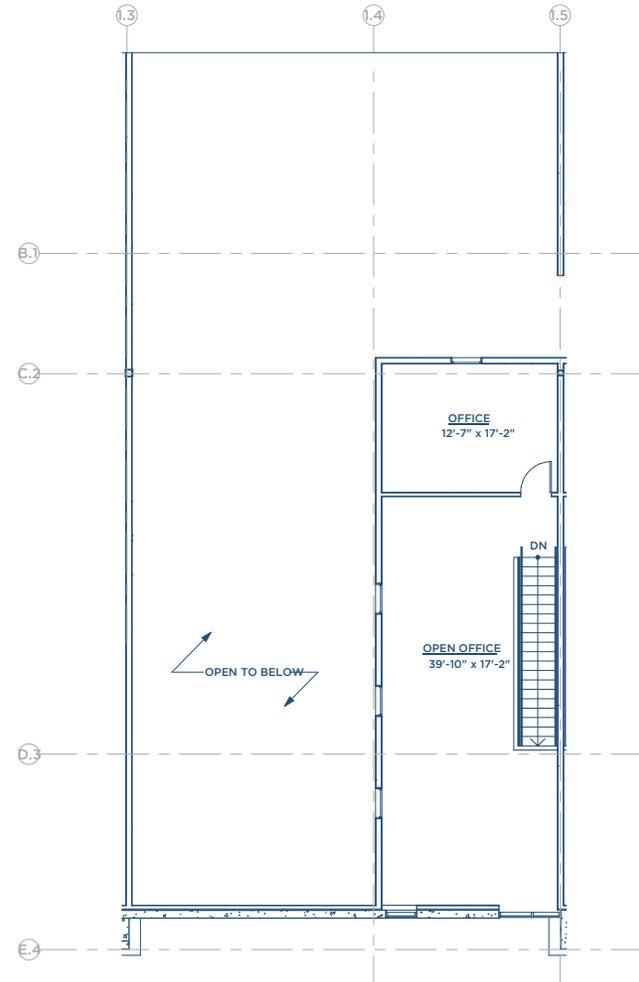
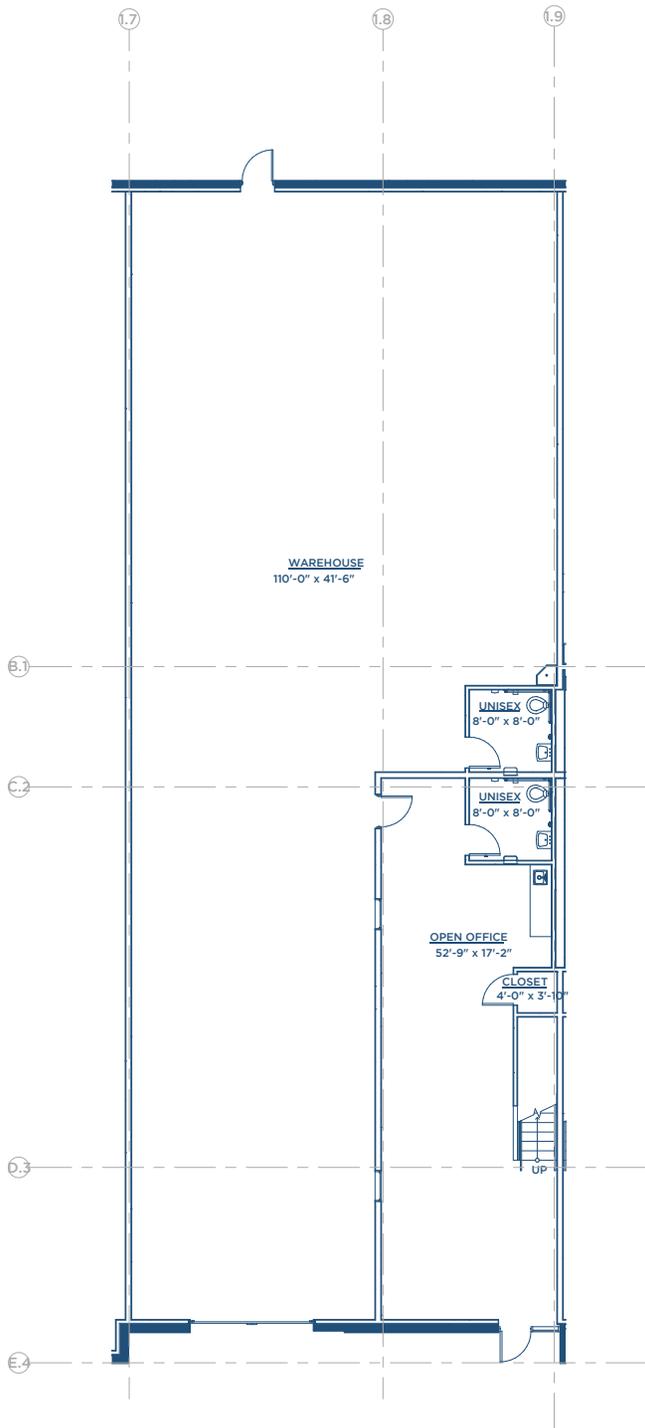
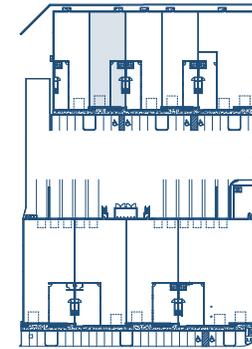
Warehouse	3,795 SF
Office	2,070 SF
Total	5,865 SF



BUILDING 2 Suite 230

SQUARE FOOTAGE

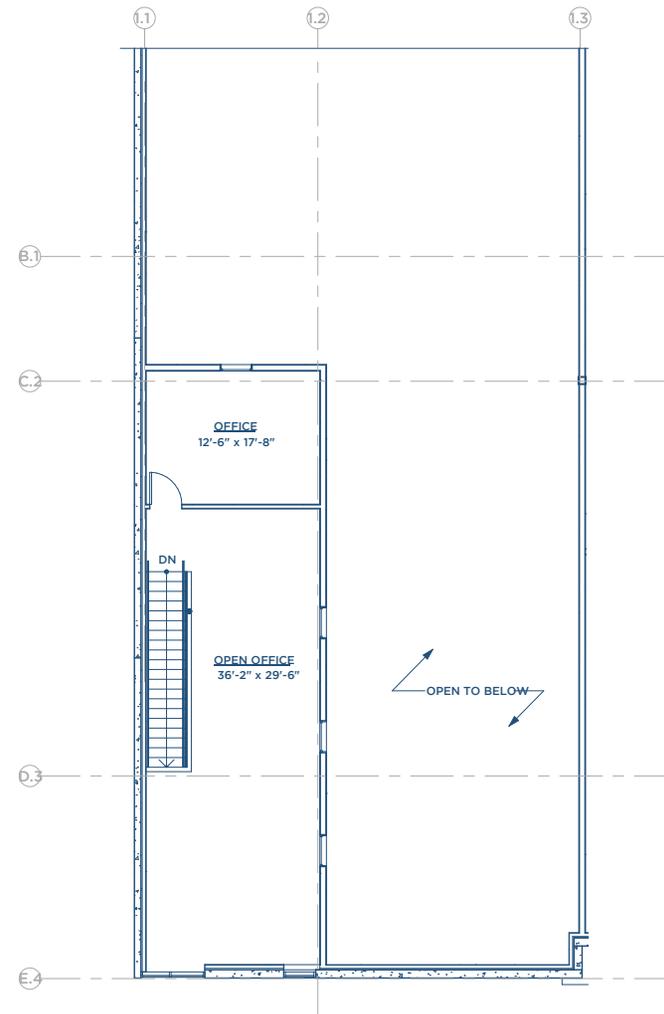
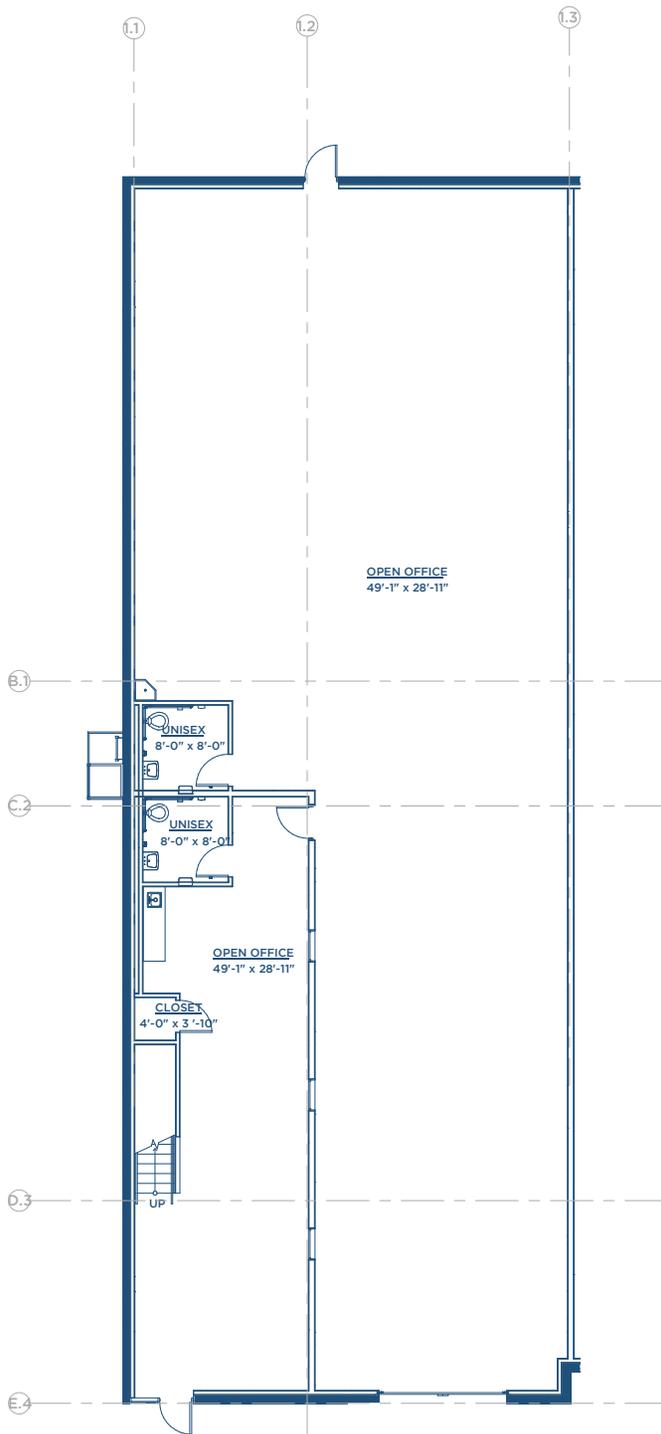
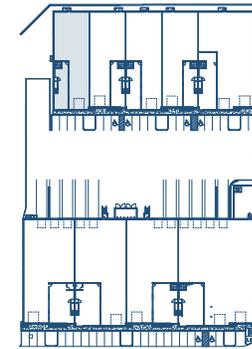
Warehouse	3,723 SF
Office	1,962 SF
Total	5,685 SF



BUILDING 2 Suite 240

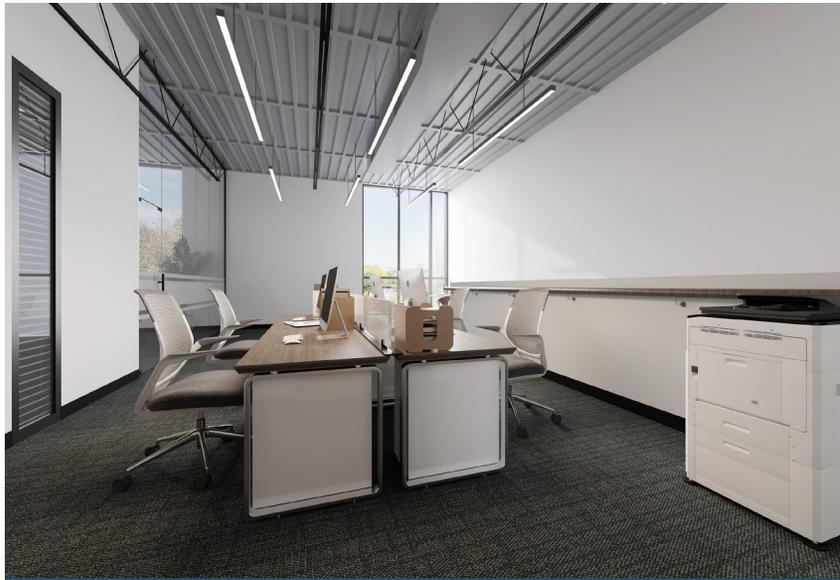
SQUARE FOOTAGE

Warehouse	3,795 SF
Office	2,070 SF
Total	5,865 SF



STATE OF THE ART

INTERIORS



WHY LEASE FROM FREEHILL?

UNIT FEATURES & AMENITIES



Fully conditioned warehouse



Owner managed property



All units are Move In ready with solid surface counters, polished concrete floors, LED lighting, 2 closed offices, Conference room, kitchenette with refrigerator and dishwasher, bathroom, & IT closet.



Sealed concrete flooring, carpet, and vinyl wood throughout units



Interior & exterior pest control



Fiber optic Internet access



Gated secured truck court

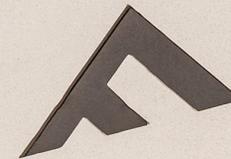


24/7 video recorded facilities



RentManager tenant access software for billing, tenant service requests, and Landlord communication.

CONTACT US



LEASING CONTACT INFORMATION

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