



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**4909 Commercial Park
Dr, Austin, TX 78724**



ABOUT THIS PROPERTY

THIS INDUSTRIAL BUILDING IS LOCATED AT THE HIGHLY SOUGHT-AFTER INTERSECTION OF HWY 290 AND 183 IN CENTRAL AUSTIN, OFFERING EXCEPTIONAL LOGISTICAL ADVANTAGES AND SEAMLESS ACCESS TO MAJOR HIGHWAYS INCLUDING I-35, 290, 183 AND SH-130. THIS PROPERTY PERFECTLY BLENDS FUNCTIONALITY AND ACCESSIBILITY, OFFERING 3-PHASE POWER AND A FENCED YARD, IDEAL FOR MANUFACTURERS OR BUSINESSES NEEDING AMPLE SPACE FOR STORAGE, PARKING, AND EASY TRUCK ACCESS. THE WAREHOUSE FEATURES 14-FOOT CEILINGS AND TWO GRADE-LEVEL ROLL-UP DOORS FOR EASY LOADING AND UNLOADING. INTERIOR INCLUDES A PRACTICAL LAYOUT WITH MULTIPLE PRIVATE OFFICES AND BATHROOMS, A BREAK ROOM WITH A SINK, AND AMPLE STORAGE SPACE. FULLY AIR-CONDITIONED THROUGHOUT, THE BUILDING ENSURES A COMFORTABLE WORKING ENVIRONMENT YEAR-ROUND. WITH TWO FRONT ENTRANCES, THE SPACE IS HIGHLY ADAPTABLE AND CAN EASILY BE DIVIDED TO SUIT A RANGE OF BUSINESS NEEDS, MAKING IT A PRIME OPPORTUNITY FOR ANY COMPANY LOOKING FOR A WELL-LOCATED, FUNCTIONAL INDUSTRIAL SPACE IN CENTRAL AUSTIN.

CONTACT DETAILS

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