

INTERCHANGE EAST | FOR LEASE



Infill Class A Industrial Opportunity

±12,430 - 49,600 SF available

800 - 845 Interchange Blvd, Austin, TX 78721

 **LONGPOINT**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ABOUT THE PROPERTY

Interchange East is a strategically positioned industrial business park in the heart of East Austin, designed to support logistics, distribution, and light manufacturing operations. Located just minutes from Downtown Austin and Austin-Bergstrom International Airport, the park delivers rare infill access to SH-183, SH-290, TX-130, and I-35 - providing efficient regional and last-mile connectivity.

With flexible suite sizes, Interchange East allows tenants to scale within a cohesive campus environment. The park's established industrial setting, combined with proximity to Austin's growing workforce and employment centers, positions Interchange East as a compelling solution for companies seeking operational efficiency in a supply-constrained market.

Highlights



800-845 Interchange Blvd
Austin, TX 78721



±24' clear height



Dock high and ramp loading



Surface parking
1-1.4/1,000 SF

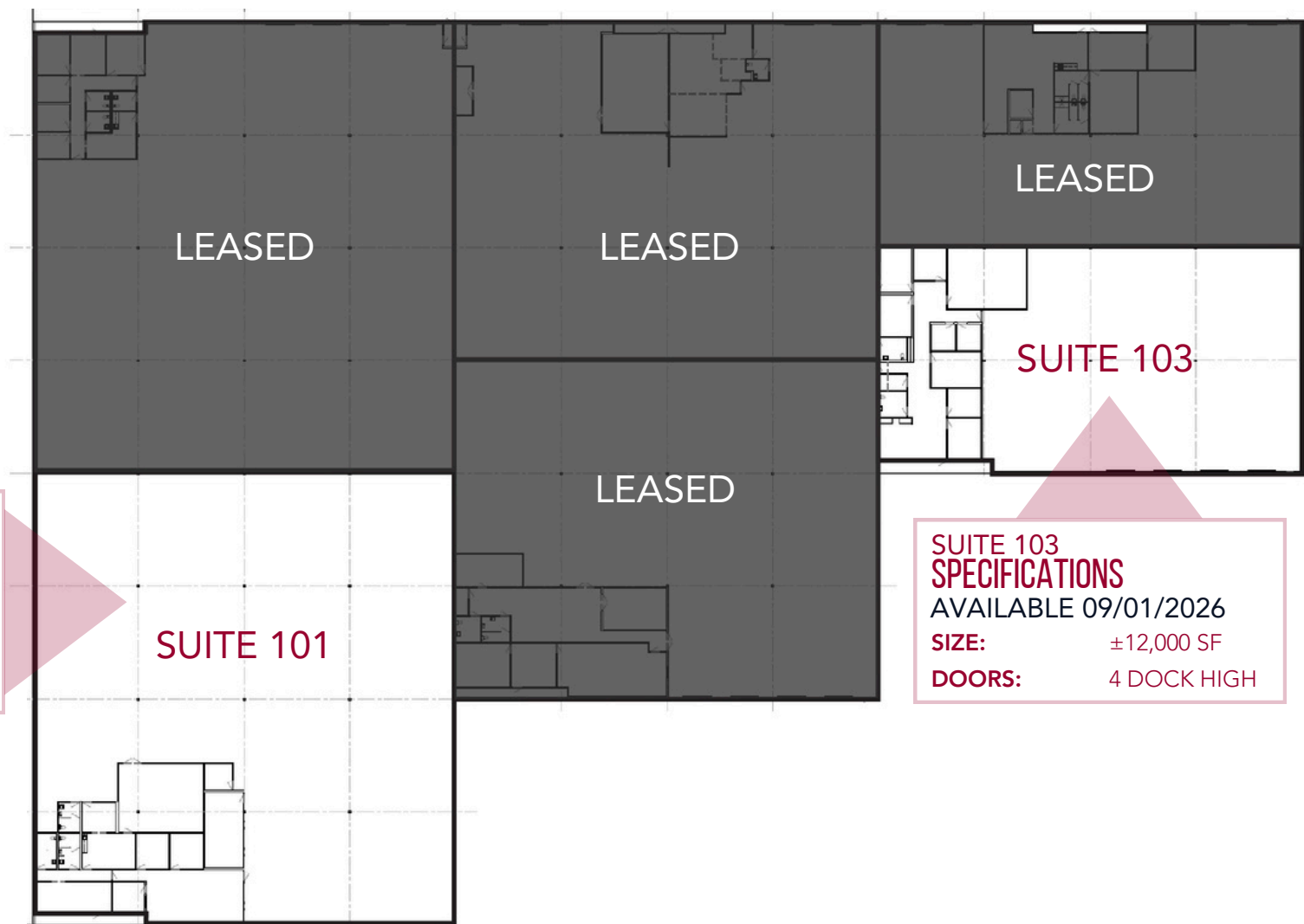


Immediate, efficient access to urban markets, labor, and infrastructure



BUILDING 800

±12,000 - 24,000 SF AVAILABLE



SUITE 101 SPECIFICATIONS

AVAILABLE 10/01/2026

SIZE: ±24,000 SF

DOORS: 1 DRIVE IN
3 DOCK HIGH

SUITE 103 SPECIFICATIONS

AVAILABLE 09/01/2026

SIZE: ±12,000 SF

DOORS: 4 DOCK HIGH

BUILDING 845

±12,430 - 49,600 SF AVAILABLE

SUITE 103 SPECIFICATIONS

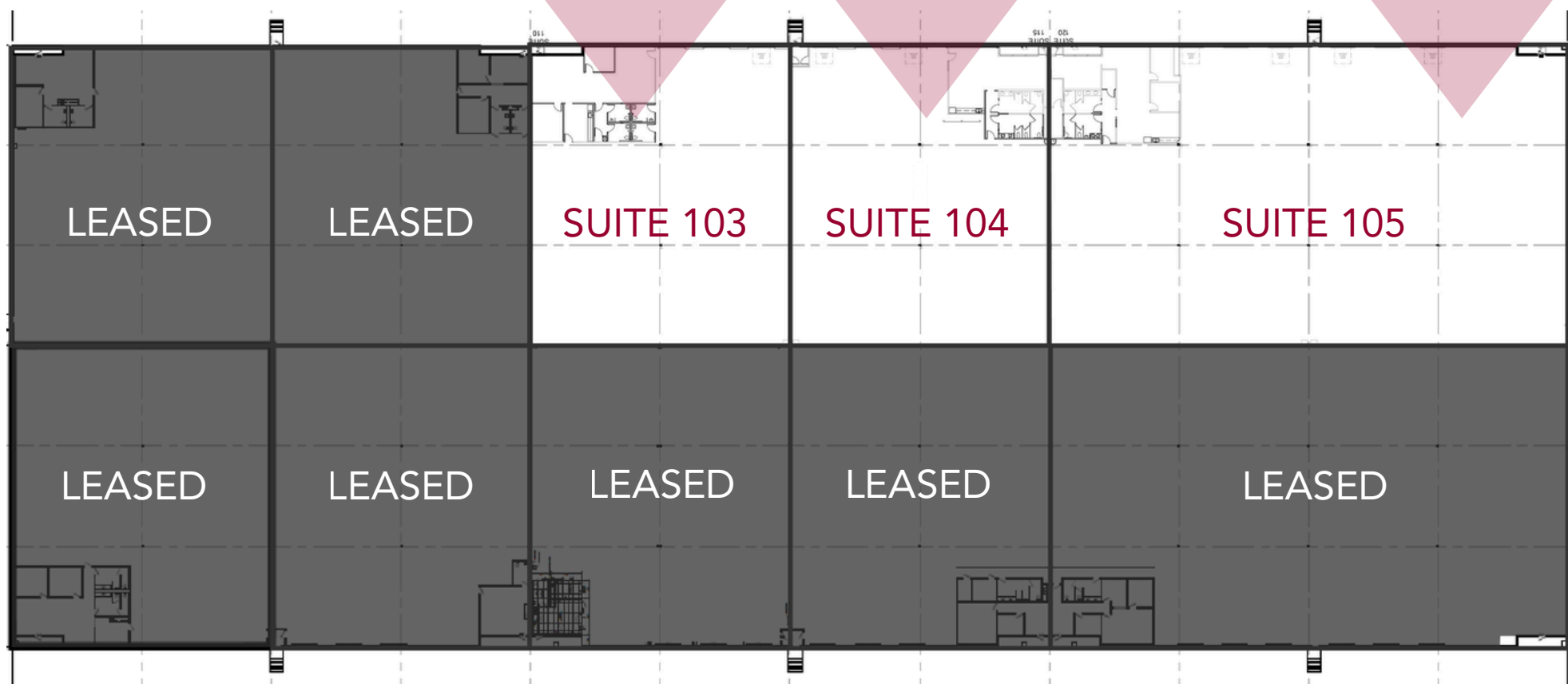
SIZE: ±12,430 SF
DOORS: 3 DOCK HIGH
WAREHOUSE: ±10,511 SF
OFFICE: ±1,919 SF
100% INSULATED

SUITE 104 SPECIFICATIONS

SIZE: ±12,478 SF
DOORS: 3 DOCK HIGH
WAREHOUSE: ±10,963 SF
OFFICE: ±1,515 SF
100% INSULATED | HVAC AVAILABLE

SUITE 105 SPECIFICATIONS

SIZE: ±24,692 SF
DOORS: 6 DOCK HIGH
WAREHOUSE: ±22,830 SF
OFFICE: ±1,862 SF
100% INSULATED



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EXCEPTIONAL ACCESS

Interchange East is strategically positioned in East Austin, offering exceptional access to the region's primary transportation corridors, and boasts direct connectivity to major highways serving Central Texas and the greater Austin metropolitan area.

<1.0 MILE

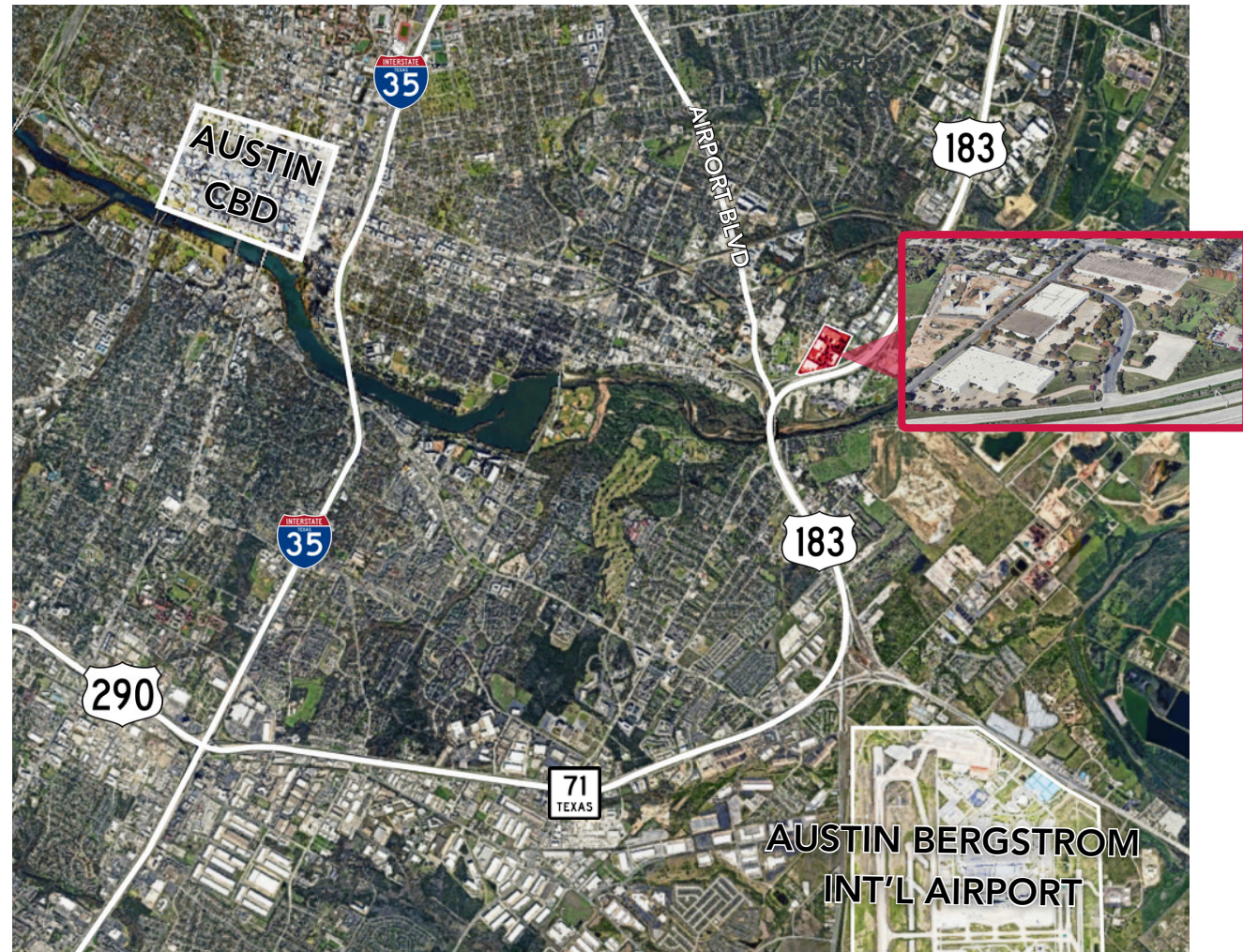
- SH-183
- SH-290
- Direct access to Bolm Rd & Interchange Blvd
- Immediate East Austin industrial corridor access

~2 MILES

- SH-71 (Ben White Blvd)
- Riverside Drive / E Riverside Dr
- Direct access routes between East Austin and South Austin submarkets
- Springdale Rd / Airport Blvd Connector Zone

~3 MILES (Downtown Austin / CBD)

- Cesar Chavez St
- East 7th St
- Interstate 35 (I-35)
- Austin-Bergstrom International Airport (ABIA)
- Direct north/south regional access
- Direct routes into Downtown Austin



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