

**FLEX SPACE / INDUSTRIAL**  
±12,062 SF AVAILABLE

**SOUTHPARK M**  
4120 Freidrich Ln, Austin, TX



Owned By

**AGELLAN**

Leased By

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ADAM GREEN, SIOR**  
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## FLEX SPACE / INDUSTRIAL

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Southpark M offers a strategic central location with immediate access to I-35 and Highway 71. It is five miles from Austin-Bergstrom International Airport and just minutes from downtown Austin, providing excellent regional connectivity with convenient routes to SH 130, US 183, and MoPac Expressway. This premier property also features above-market parking at 4.6 spaces per 1,000 square feet, enhancing tenant convenience and accessibility across the Greater Austin area.

### PROPERTY FEATURES

SUBMARKET	Southeast
SQUARE FOOTAGE	71,888 SF
# OF BUILDINGS	1
PARKING	4.6 : 1,000 SF
ZONING	LI

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# SOUTHPARK M

Suite 225 | 12,062 SF

360° TOUR



CLICK OR SCAN

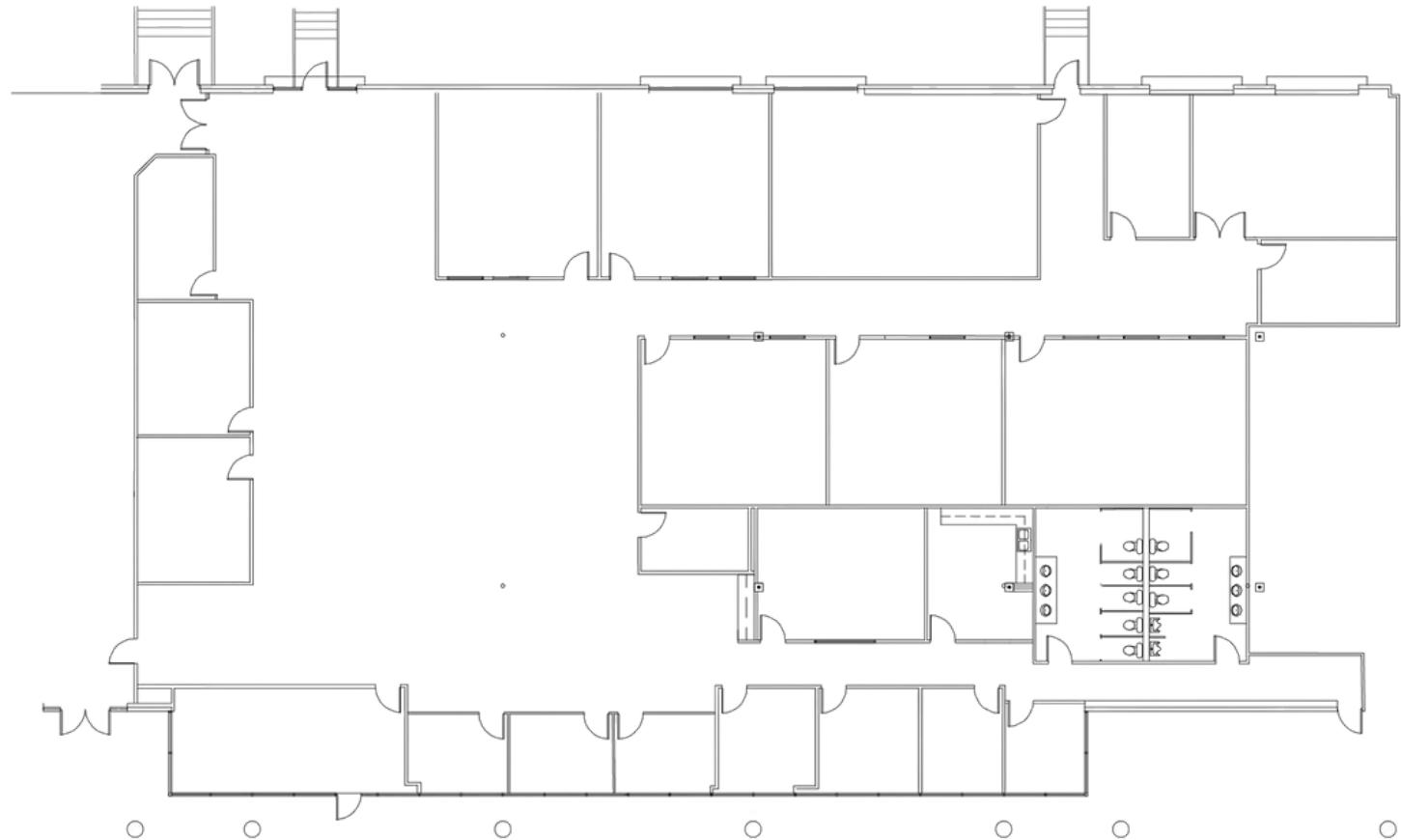
**CLEAR HEIGHT:** ±16'

**LOADING:** 1-DOCK HIGH

**WAREHOUSE:** 100% HVAC

**OFFICE PERCENTAGE:** 90%

**PARKING:** 4.6:1,000 SF



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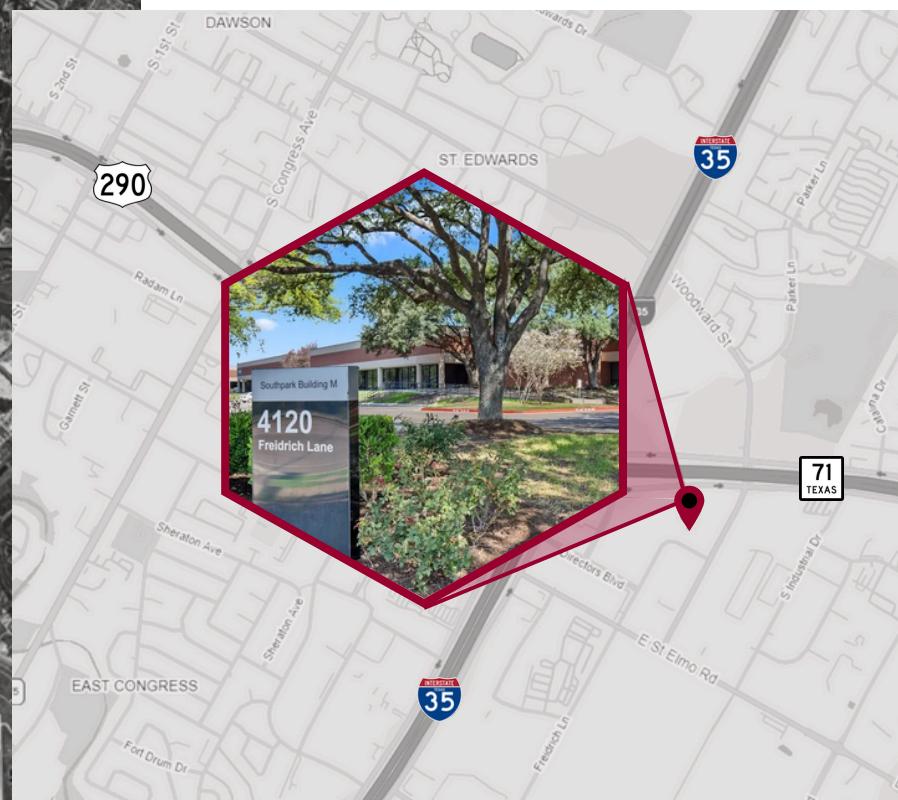
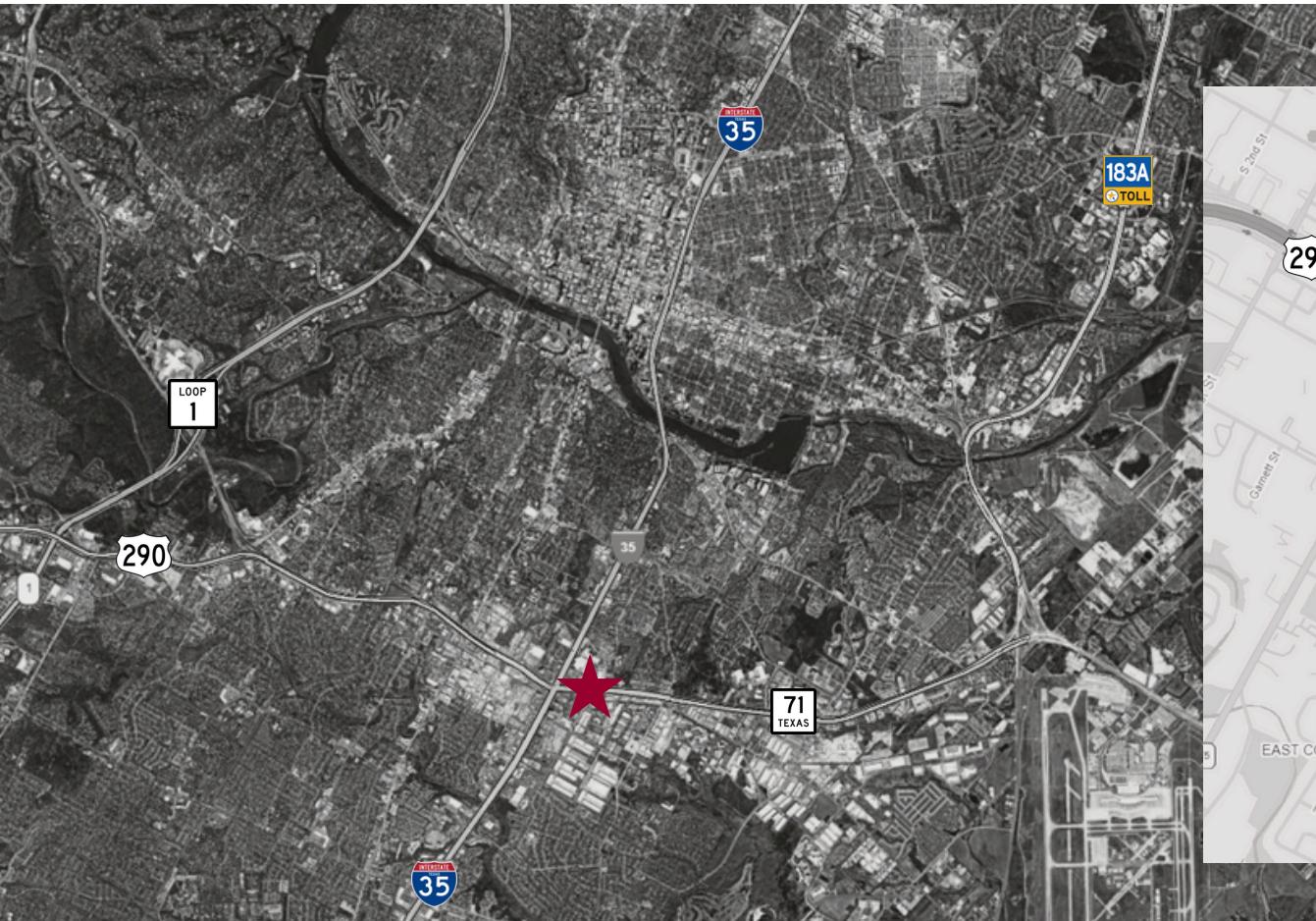
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## DRIVE TIMES

9 MIN  
SOUTH CONGRESS  
SHOPPING

11 MIN  
DOWNTOWN  
AUSTIN

20 MIN  
AUSTIN-BERGSTROM  
INT'L AIRPORT

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