

FOR LEASE

# SOUTHPARK CORPORATE CENTER 3

4209 S INDUSTRIAL DRIVE | AUSTIN, TX 78744



**ADAM GREEN, SIOR**

agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
512.289.9277

**12,000 SF**

LIGHT INDUSTRIAL / FLEX







## SOUTHPARK CORPORATE CENTER 3

Southpark Corporate Center is a premier 88,000 SF industrial/flex facility at the intersection of IH-35 and Ben White Blvd./SH-71 in Austin. The property offers versatile industrial space with significant office components, positioned minutes from Austin's CBD and major technology employers.

Building Size	88,000 SF
Year Built	1995
Clear Height	±24'
Typical Column Spacing	40' x 40'
Lot Size	4.5 Acres
Construction	Reinforced Concrete

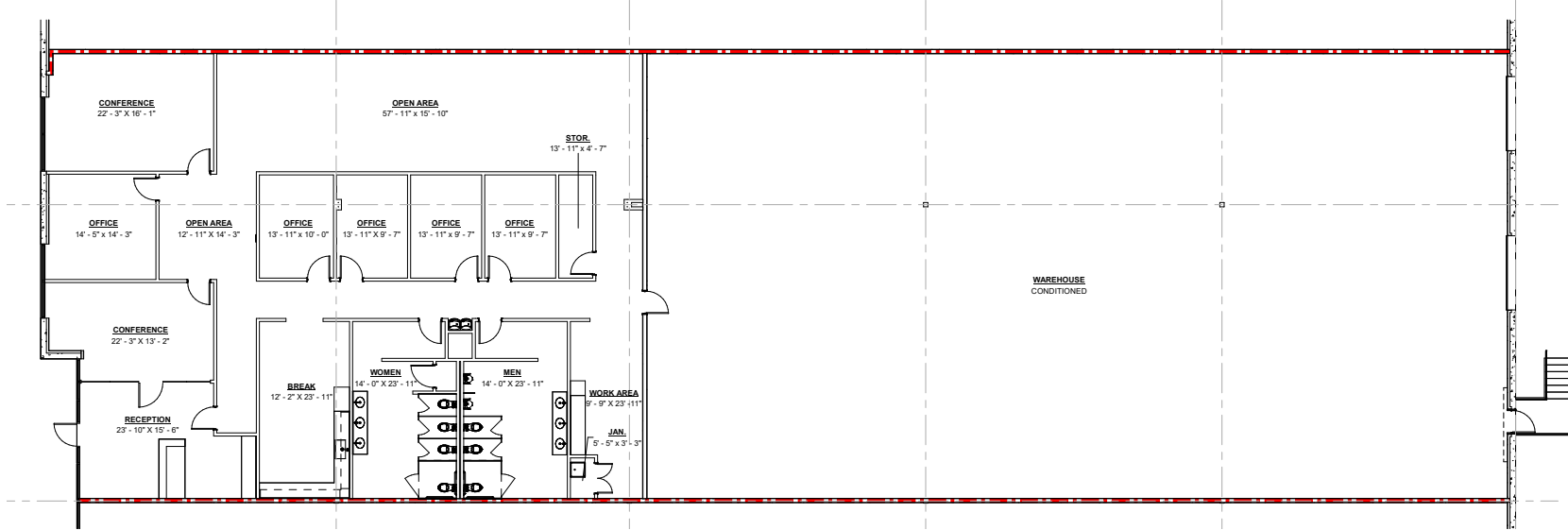
- ESFR sprinkler system
- 100% HVAC coverage in most suites
- 480V/3-phase power
- Flexible suite sizes

**0.2 MILES**  
TO I-35

**12 MINS**  
TO DOWNTOWN AUSTIN

**18 MINS**  
TO AUSTIN-BERGSTROM  
INT'L AIRPORT

# AVAILABLE FOR LEASE 12,000 SF



- ±4,800 SF of modern office space
- Class A finishes throughout
- Break room
- Multiple private offices
- ESFR sprinkler system
- HVAC Warehouse
- ±24' Clear Height
- 2 Dock-high loading positions
- Dedicated power infrastructure
- Recent spec suite with all new finishes

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**EASTGROUP**  
PROPERTIES



## NEARBY SERVICES

### Hotels:

- Crowne Plaza Austin (1.1 mi)
- Hyatt Place Austin Airport (1.8 mi)
- Holiday Inn Express & Suites Austin Airport (2.0 mi)

### Shopping:

- Dollar General (0.5 mi)
- Ben White Florist (0.8 mi)
- South Park Meadows Shopping Center (2.1 mi)
- Walmart Supercenter (2.3 mi)

### Dining:

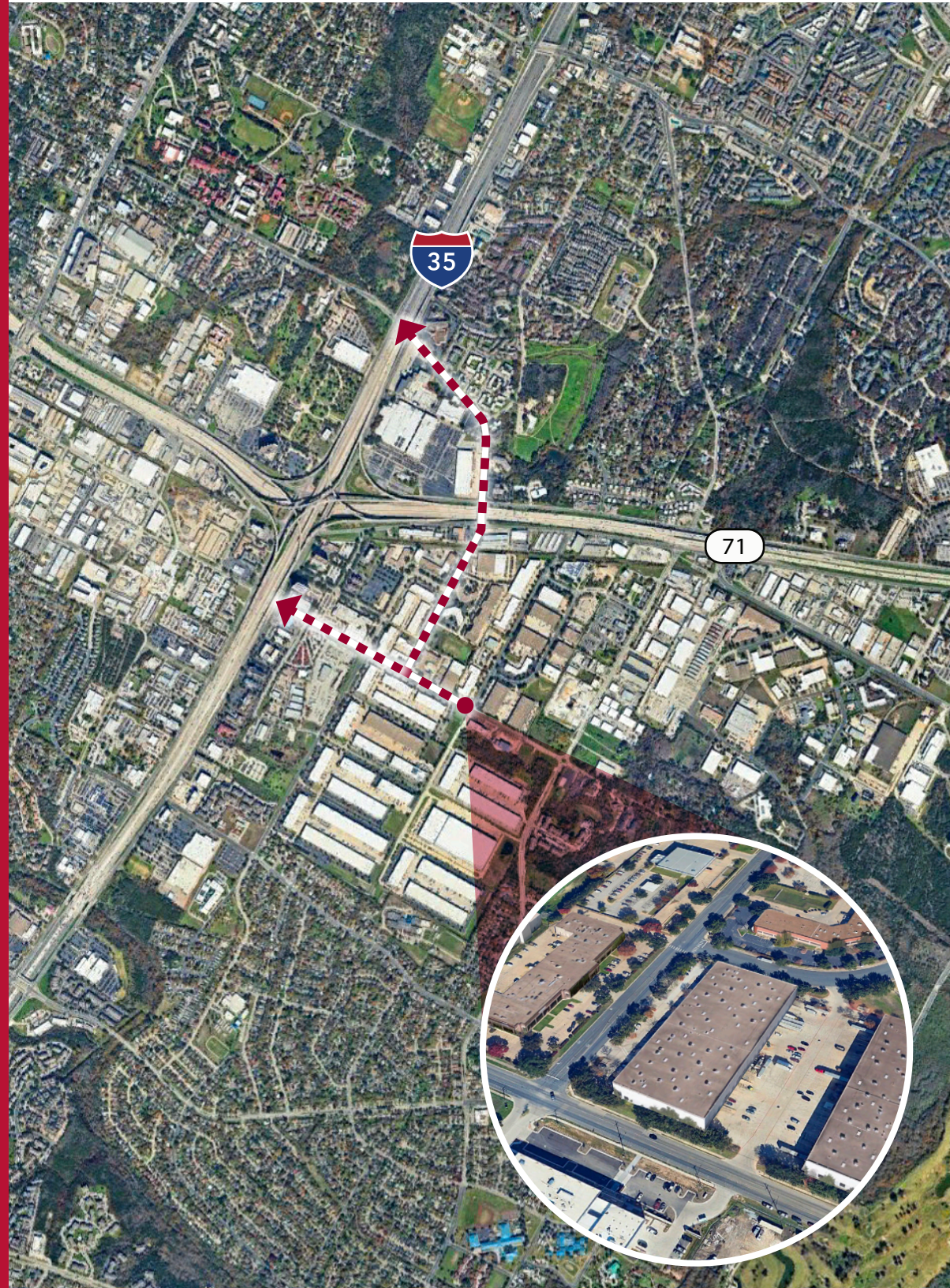
- Perla (3.8 mi)
- Teal House Coffee & Bakery (3.1 mi)
- Güero's Taco Bar (3.8 mi)
- Hopdaddy Burger Bar (3.8 mi)

### Services:

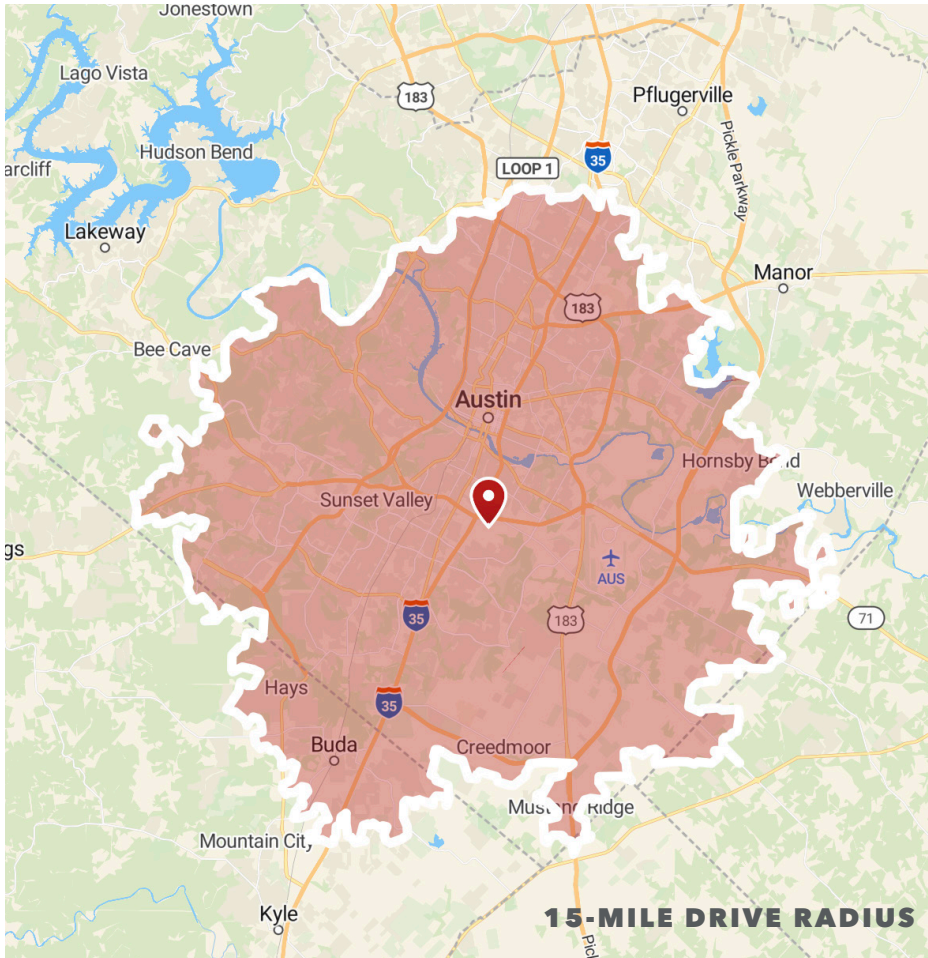
- Circle K Gas (0.3 mi)
- Bank of America (0.7 mi)
- Austin Regional Clinic (1.5 mi)
- 24 Hour Fitness (2.5 mi)
- H-E-B (4.7 mi)

## AUSTIN HIGHLIGHTS

- Strategic location near Austin-Bergstrom International Airport
- Direct access to major highways (i-35, US-183, SH-71)
- \$190B+ annual economic output with diverse industry mix spanning technology, manufacturing, and logistics
- Pro-business environment with strong economic growth
- Rich talent pool from nearby universities and tech sector







# AUSTIN, TEXAS LABOR PROFILE

## WORKFORCE STATISTICS

<b>Population (15-mi radius)</b>	2,400,000+
<b>Labor Force</b>	1,260,000+
<b>Median Age</b>	35.9 years
<b>Median Household Income</b>	\$110,000

## KEY INDUSTRIES & EMPLOYERS

- Technology
- Manufacturing
- Distribution
- Healthcare
- Government
- Toyota
- Lockheed Martin
- General Electric
- McKesson
- ExxonMobil
- Oracle

## KEY INSIGHTS

- Strong employment growth with over 1.5M workforce participants
- Diverse industry mix with technology, healthcare, and professional services
- Low unemployment rate of 3.5%, indicating robust job market
- Strong professional/business services sector with 286,200 employees
- Education and healthcare sector showing consistent growth (+3.3% YoY)
- Financial services expansion with +3.1% annual growth
- Construction/development momentum with +5.9% growth

## EDUCATION ATTAINMENT

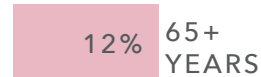


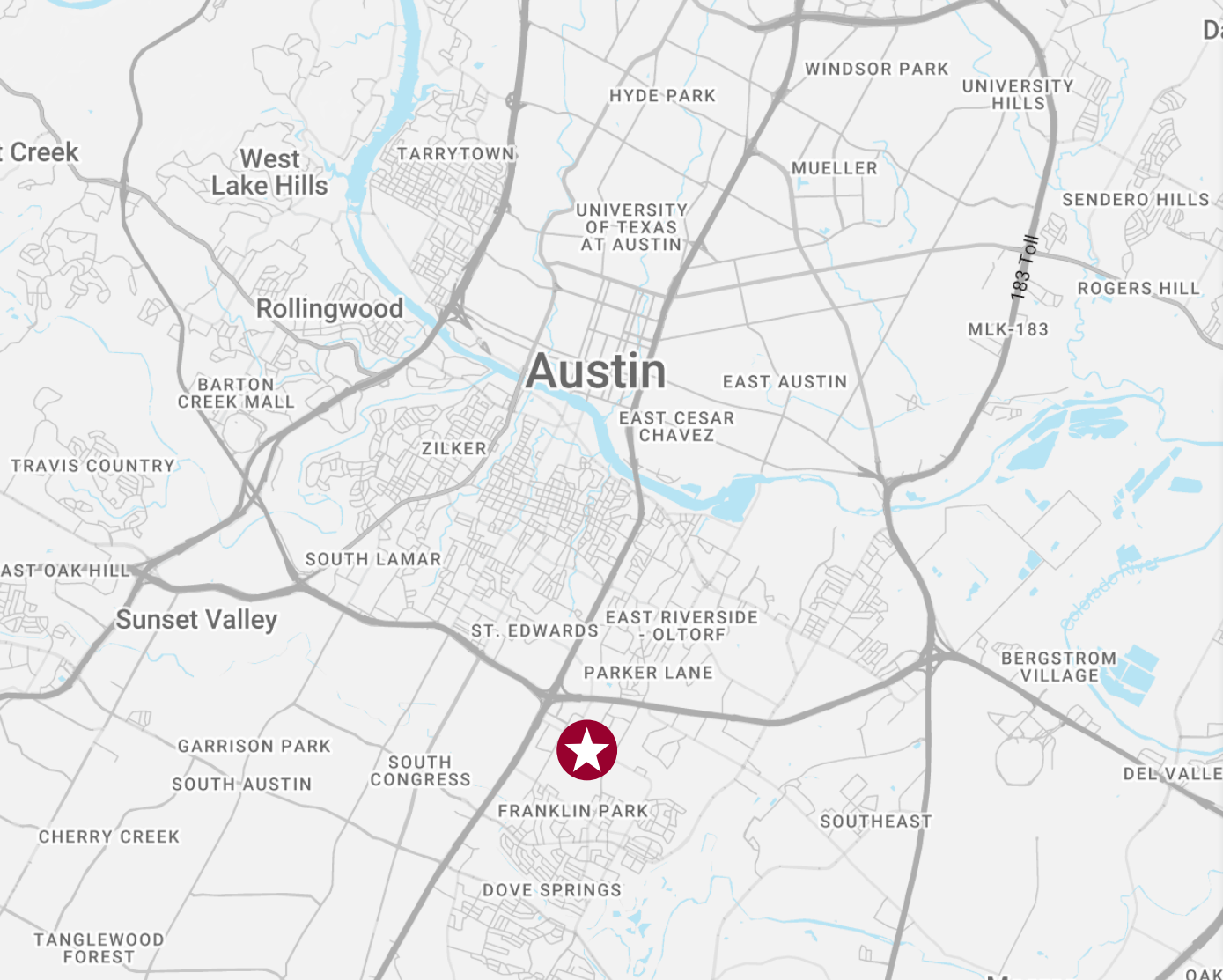
HIGH SCHOOL GRADUATE OR HIGHER



BACHELOR'S DEGREE OR HIGHER

## AGE DISTRIBUTION





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**SCAN FOR MORE  
INFORMATION**

