



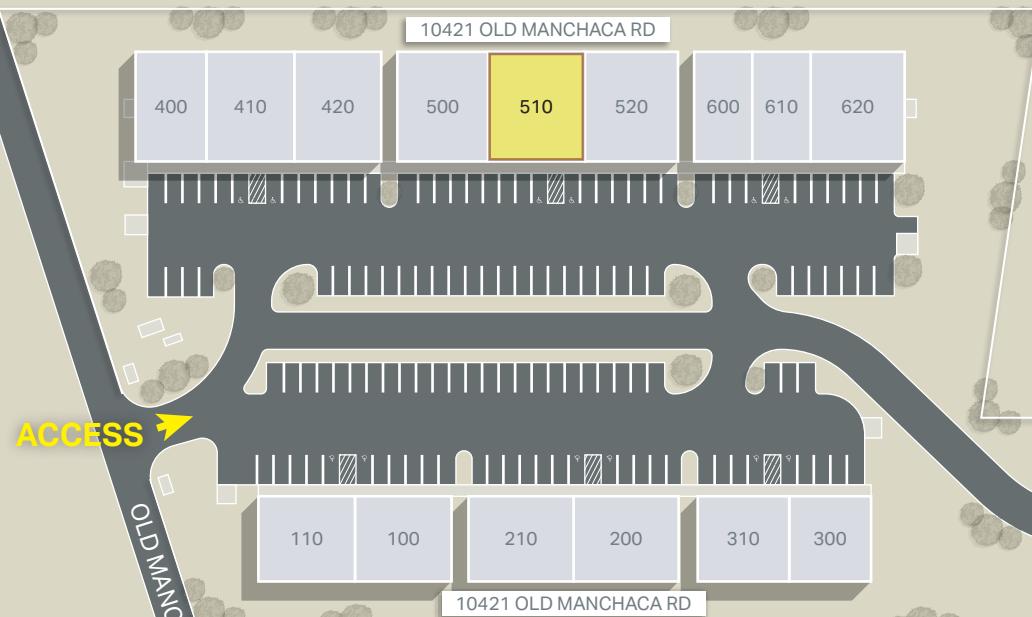
**FOR LEASE  
SUITES FROM 2,000 SF - 4,000 SF**

10420 – 10516 Menchaca Road | 10421 Old Manchaca Road  
Austin, Texas 78748





# SITE PLAN



Suite	Square Feet
100	2,750
110	2,750
200	3,000
210	3,000
300	2,500
310	2,500
400	2,160
410	2,640
420	2,640
500	3,200
510	3,200
520	3,200
600	2,100
610	2,100
620	3,000

AVAILABLE ►

AVAILABLE ►

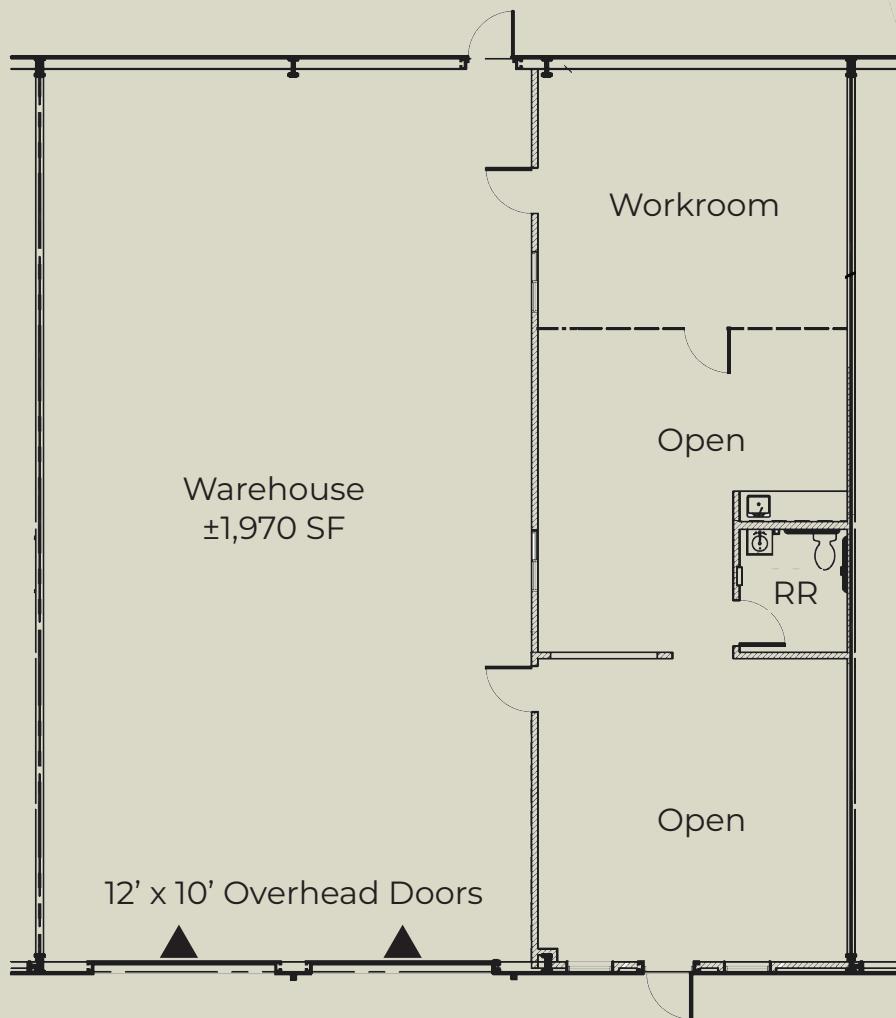
The Manchac is a 61,240 SF business park on 7.08 acres in the Austin EJT. It is home to a diverse tenant mix spanning multiple industries, including automotive, home repair, and technology.

Each climate-controlled suite has an office and restroom. All units have chain-operated grade level overhead doors. There is an opportunity for future pylon signage.



# FOR LEASE | SUITE 510

10420 – 10516 Menchaca Road | 10421 Old Manchaca Road  
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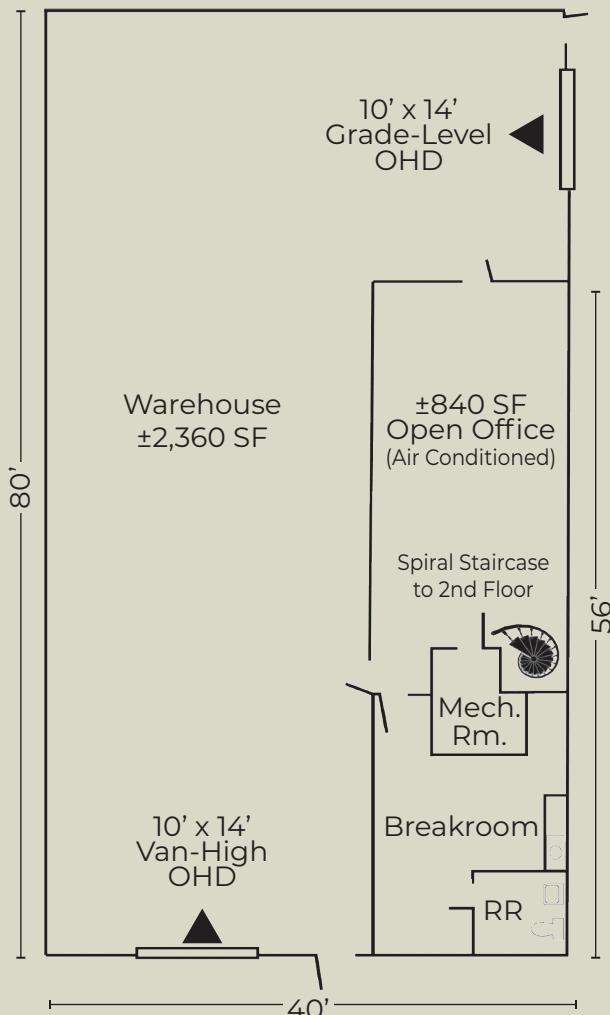
- ±3,200 SF
- ±1,230 SF Office
- ±1,970 Warehouse
- 100% Climate Controlled
- Clear Heights 14' - 19'
- (2) 12' x 10' Grade-Level Overhead Doors
- 3-Phase Power

# FOR LEASE | SUITE 10422

10420 – 10516 Menchaca Road | 10421 Old Manchaca Road  
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## 1st Floor Warehouse/Office Area

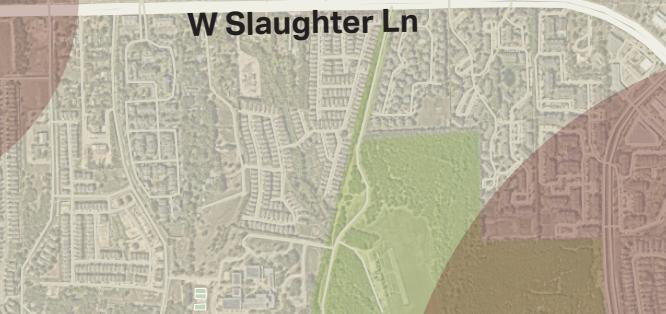


## 2nd Floor Office Area (Enlarged)



- ±4,040 SF Steel Frame Metal Shell Office and Warehouse Building
  - ±2,360 SF Warehouse
  - ±1,680 SF HVAC Cffice (±840 SF/Floor)
  - (1)10'x14' Grade-Level Overhead Door
  - (1) 10'x14' Van-High Overhead Door
  - ±21' Clear Height

# SURROUNDING RETAIL / DINING





# DRIVE TIMES



3.9 MILES  
9 MINUTES

**LOOP 1 MOPAC**

3.9 MILES  
9 MINUTES

**290 TEXAS 71 TEXAS BEN WHITE BLVD**

5.2 MILES  
12 MINUTES



13.6 MILES  
29 MINUTES



12.9 MILES  
22 MINUTES



16.3 MILES  
27 MINUTES



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