

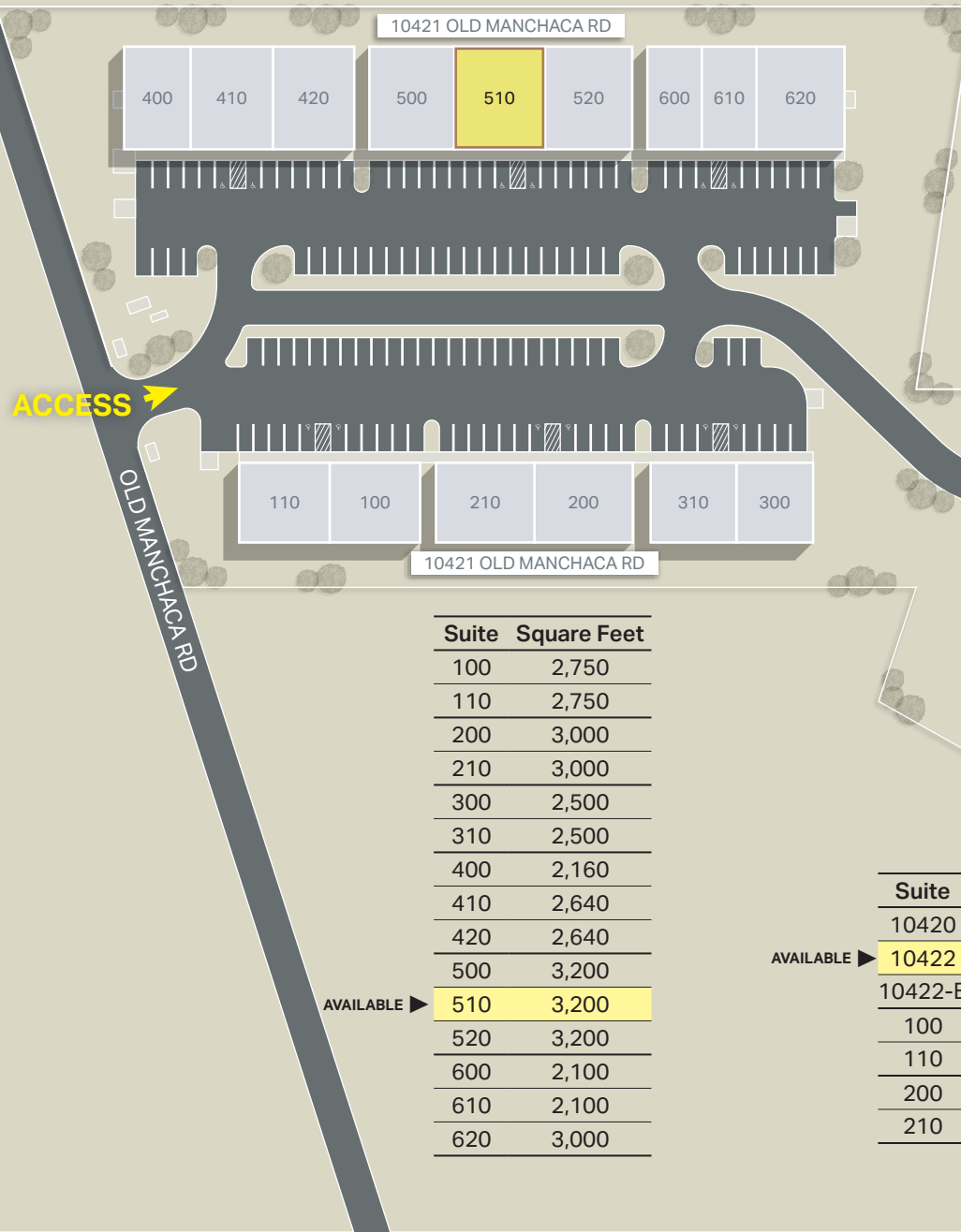


FOR LEASE SUITES FROM 2,000 SF - 4,000 SF

10420 – 10516 Manchaca 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
AVAILABLE ► 510	3,200
520	3,200
600	2,100
610	2,100
620	3,000

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.

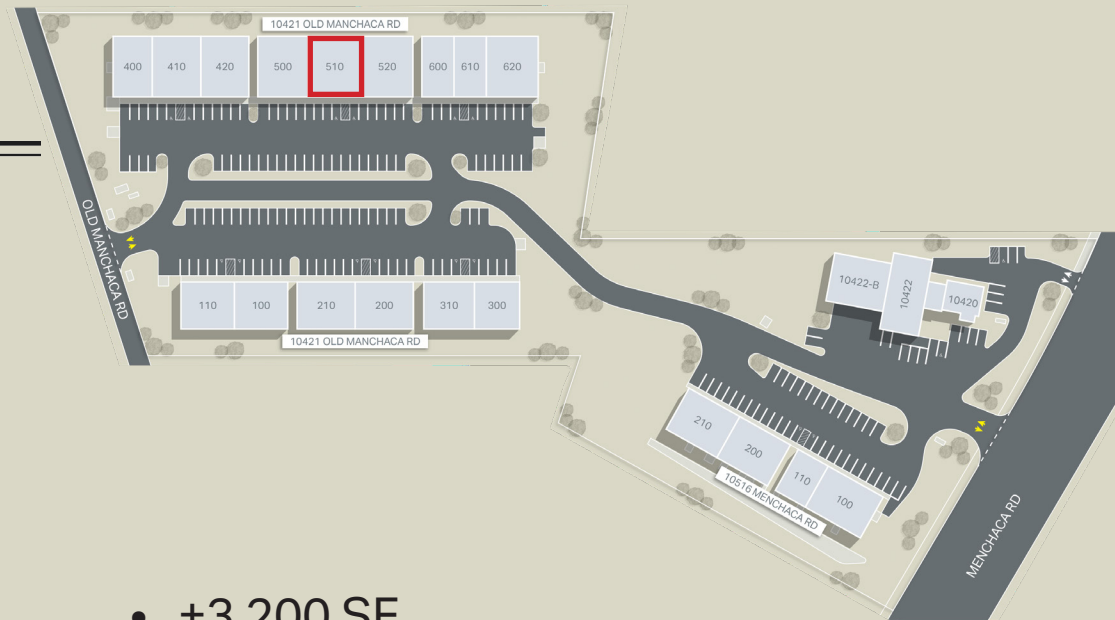
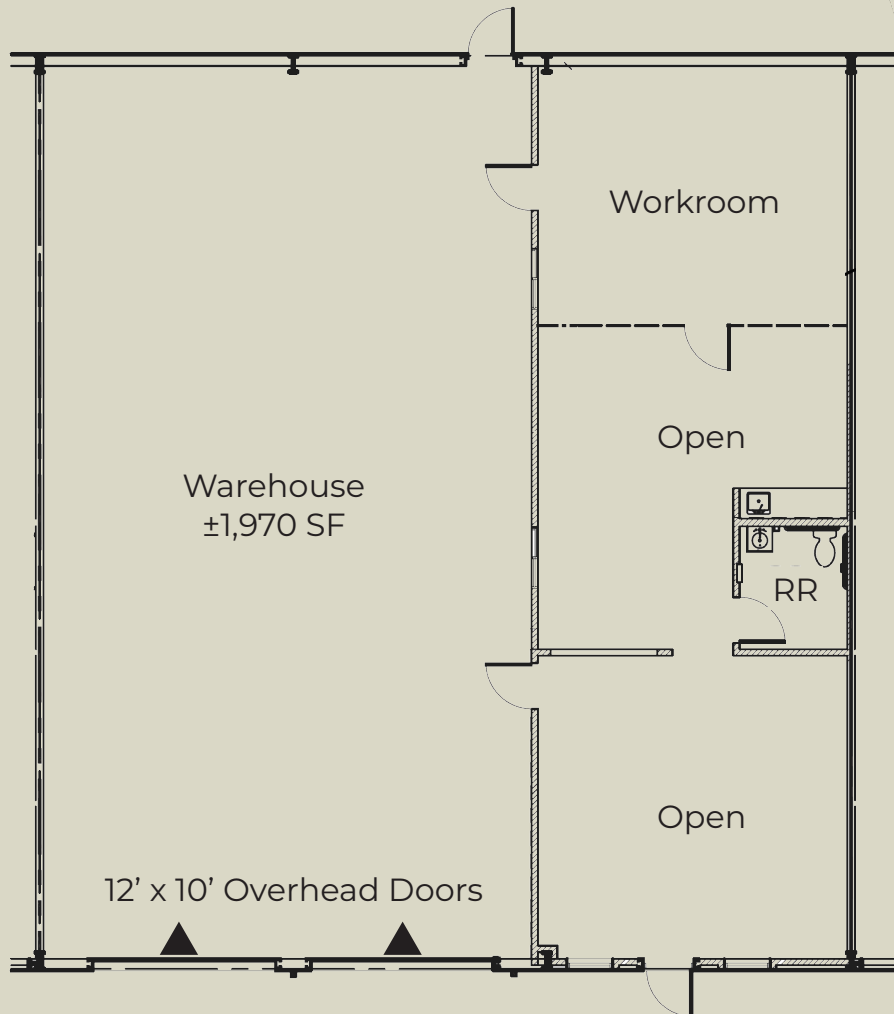


Suite	Square Feet
10420	1,500
AVAILABLE ► 10422	4,040
10422-B	3,000
100	3,000
110	2,000
200	3,000
210	3,000



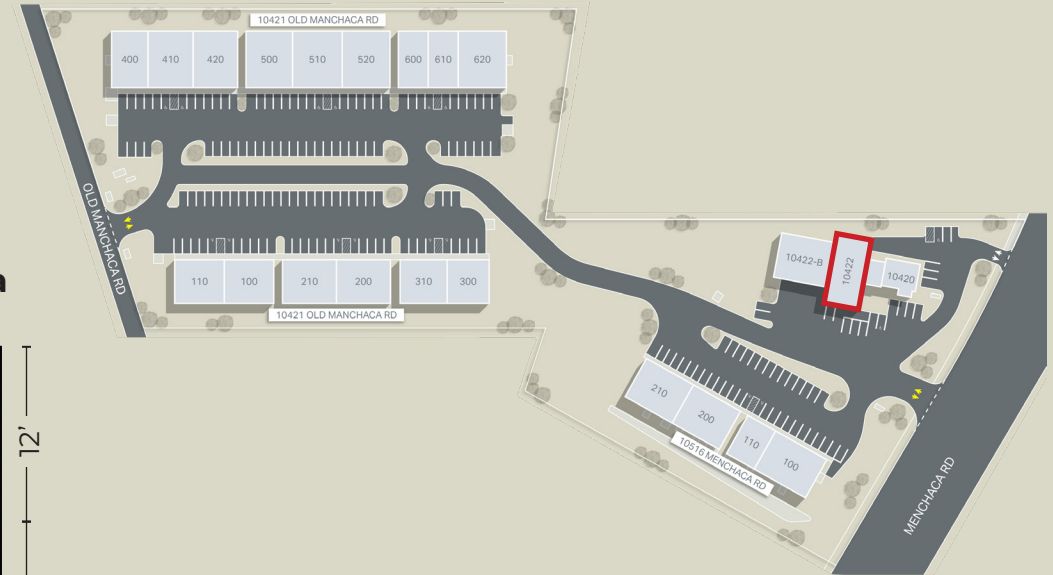
FOR LEASE | SUITE 510

10420 – 10516 Manchaca 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

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80'

Warehouse
±2,360 SF

10' x 14'
Grade-Level
OHD

10' x 14'
Van-High
OHD

10' x 14'
Van-High
OHD

Breakroom

Mech.
Rm.

Spiral Staircase
to 2nd Floor

±840 SF
Open Office
(Air Conditioned)

RR

40'

15'

32.5'

11.5'

Stairs

Glass Wall

±840 SF
Open Office
(Air Conditioned)

Spiral Staircase
to 2nd Floor

Glass Wall

- ±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

Menchaca Rd

S Congress Ave

W Slaughter Ln

35

35

the
MANCHAC



Southpark
Meadows

Menchaca Rd



DRIVE TIMES



3.9 MILES
9 MINUTES



MOPAC

3.9 MILES
9 MINUTES



BEN WHITE BLVD

5.2 MILES
12 MINUTES



13.6 MILES
29 MINUTES



ABIA

12.9 MILES
22 MINUTES



TESLA

16.3 MILES
27 MINUTES

AUSTIN CBD



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