



Accelerating success.



FOR SUBLEASE

# Airport Commerce Park 8,744 SF Available

1340 Airport Commerce Drive, Building 3  
Austin, TX 78741 | Suite 360

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# Space Details

**Address** 1340 Airport Commerce Drive

**Location** Austin, TX 78741

**Suite** Building 3, Suite 360

**Size** 8,744 SF

**Office** 1,748 SF

**Availability** 30 days' notice

**Clear Height** 24'

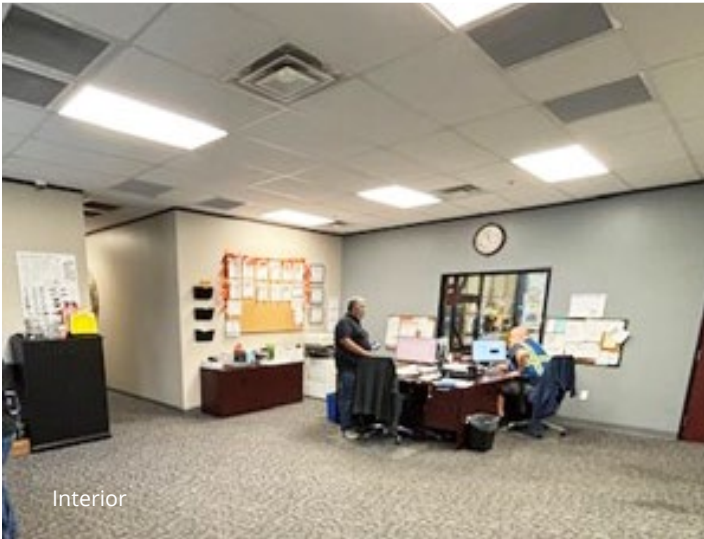
**Sprinkler** ESFR

**Lease Expiration** 4/30/2027

**Loading** 1 ramp, 2 docks

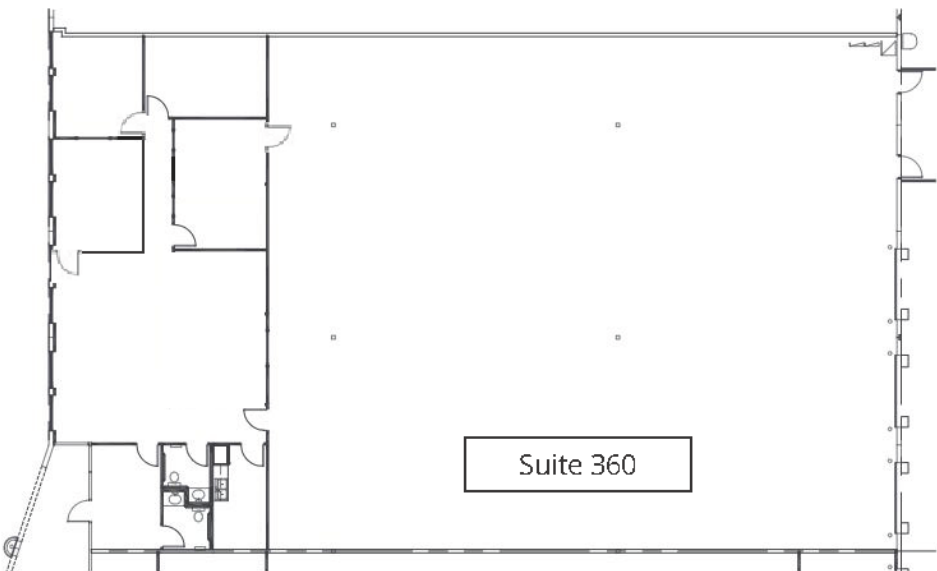


Conference Room



Interior

## Floorplan







Exterior Front



Exterior Back



Warehouse



Warehouse



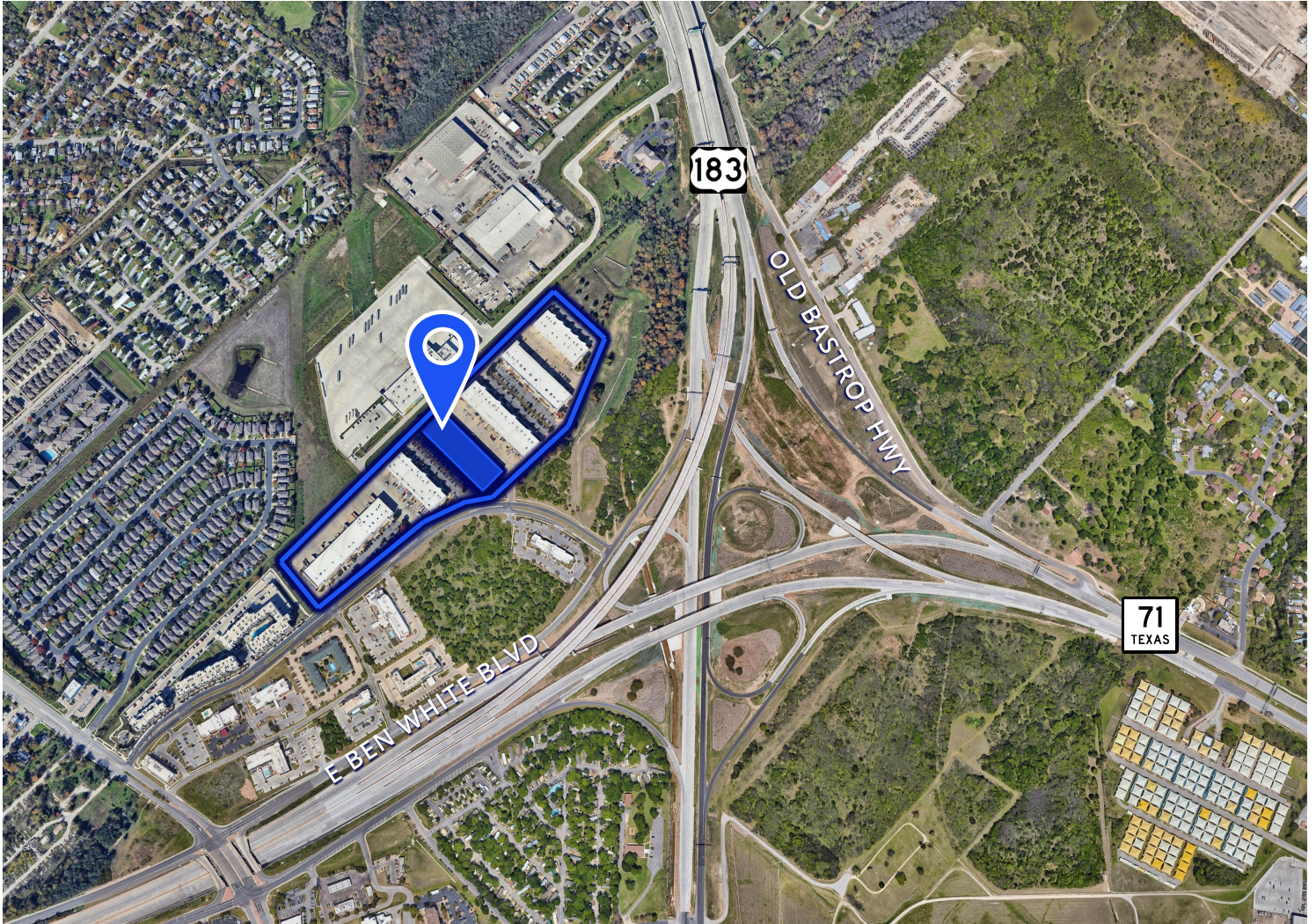
Interior Space



Interior Space



## Property Location



## Airport Commerce Park Building 3

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### Unmatched Connectivity

Airport Commerce Park is a highly visible development strategically located in Austin's Southeast Industrial submarket. This project offers exceptional access and visibility- making it the ideal destination for businesses seeking a prime location in a heavily amenitized area.

### Prime Location

Positioned at one of the most significant intersections in the Austin MSA, this property offers unmatched connectivity and visibility near the confluence of Hwy 71, US 183, and Riverside Drive. This premier "crossroads" location provides superior freeway access to all parts of the city and beyond via IH-35, Hwy 71, US 183, Hwy 290, and SH 130. Just eight minutes from Austin's Central Business District and in close proximity to major employers such as Motorola, Freescale, AMD, Samsung and Sematech, this site delivers exceptional convenience for business and lifestyle.



# Airport Commerce Park



## Building 3

Suite 360 - 8,744 SF

- Direct access to Hwy 71 & Hwy 183
- Close in proximity to ABIA
- Near Downtown and East Austin
- Easy access to Riverside Drive

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