

FOR LEASE

SOUTHPARK CORPORATE CENTER 3 - SUITE 375

4209 S INDUSTRIAL DRIVE | AUSTIN, TX 78744



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20,065 SF

LIGHT INDUSTRIAL / FLEX

BUILDING DETAILS



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

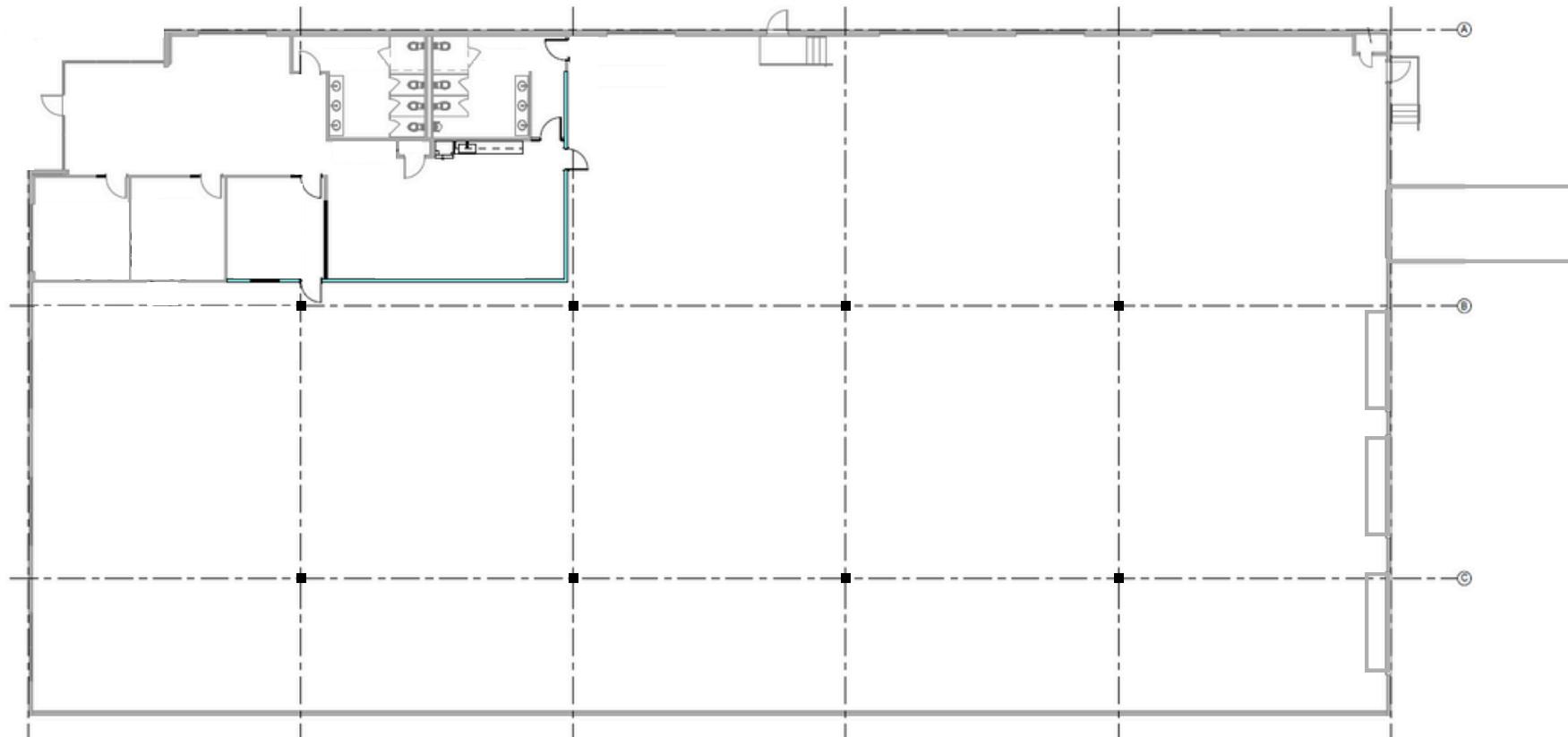
- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

0.2 MILES
I-35

18 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT

12 MINS
DOWNTOWN AUSTIN

AVAILABLE FOR LEASE 20,065 SF



±2,725 SF Office

±24' Clear Height

ESFR Sprinklers

Ample Glass

3 Oversized Dock-High Doors (12'x17')

1 Ramp

Endcap Space

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**EASTGROUP
PROPERTIES**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUITE 375

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)

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)

AUSTIN HIGHLIGHTS

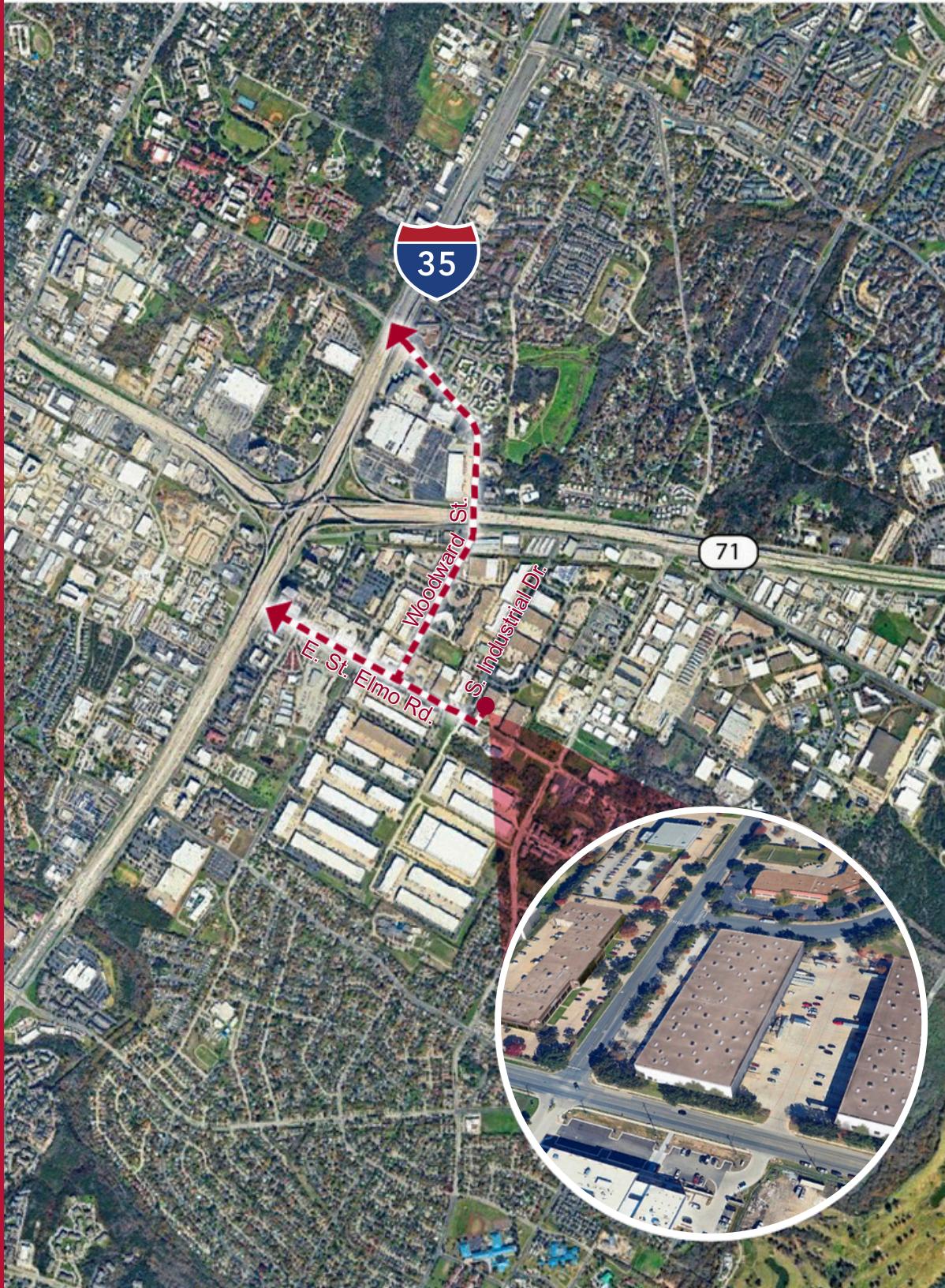
- Strategic location near Austin-Bergstrom International Airport
- Direct access to major highways (I-35, US 183, SH-71)
- \$190B+ annual economic output with diverse industry mix spanning technology, manufacturing, and logistics
- Pro-business environment with strong economic growth
- Rich talent pool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

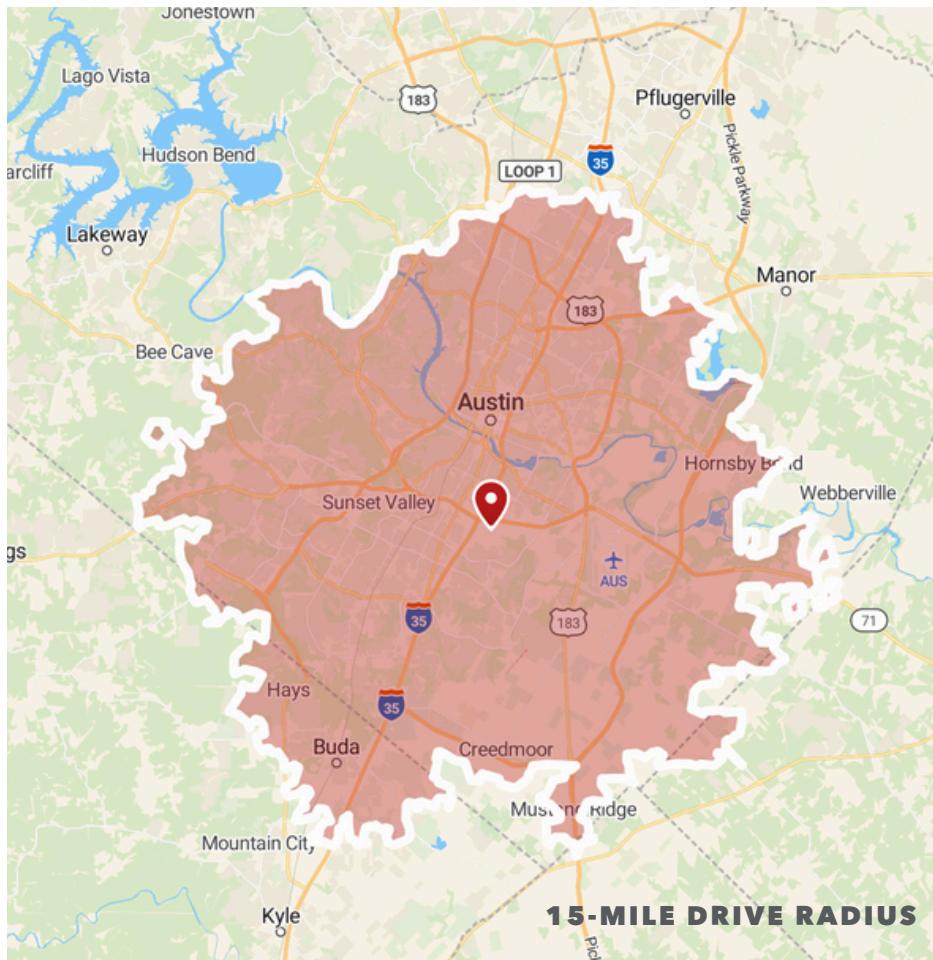
Shopping:

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

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)





EDUCATION ATTAINMENT

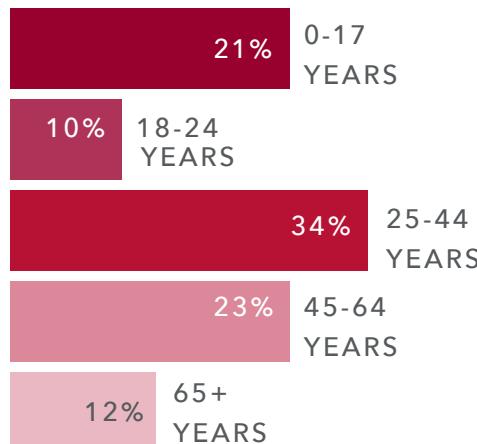


HIGH SCHOOL GRADUATE OR HIGHER



BACHELOR'S DEGREE OR HIGHER

AGE DISTRIBUTION



AUSTIN, TEXAS LABOR PROFILE

WORKFORCE STATISTICS

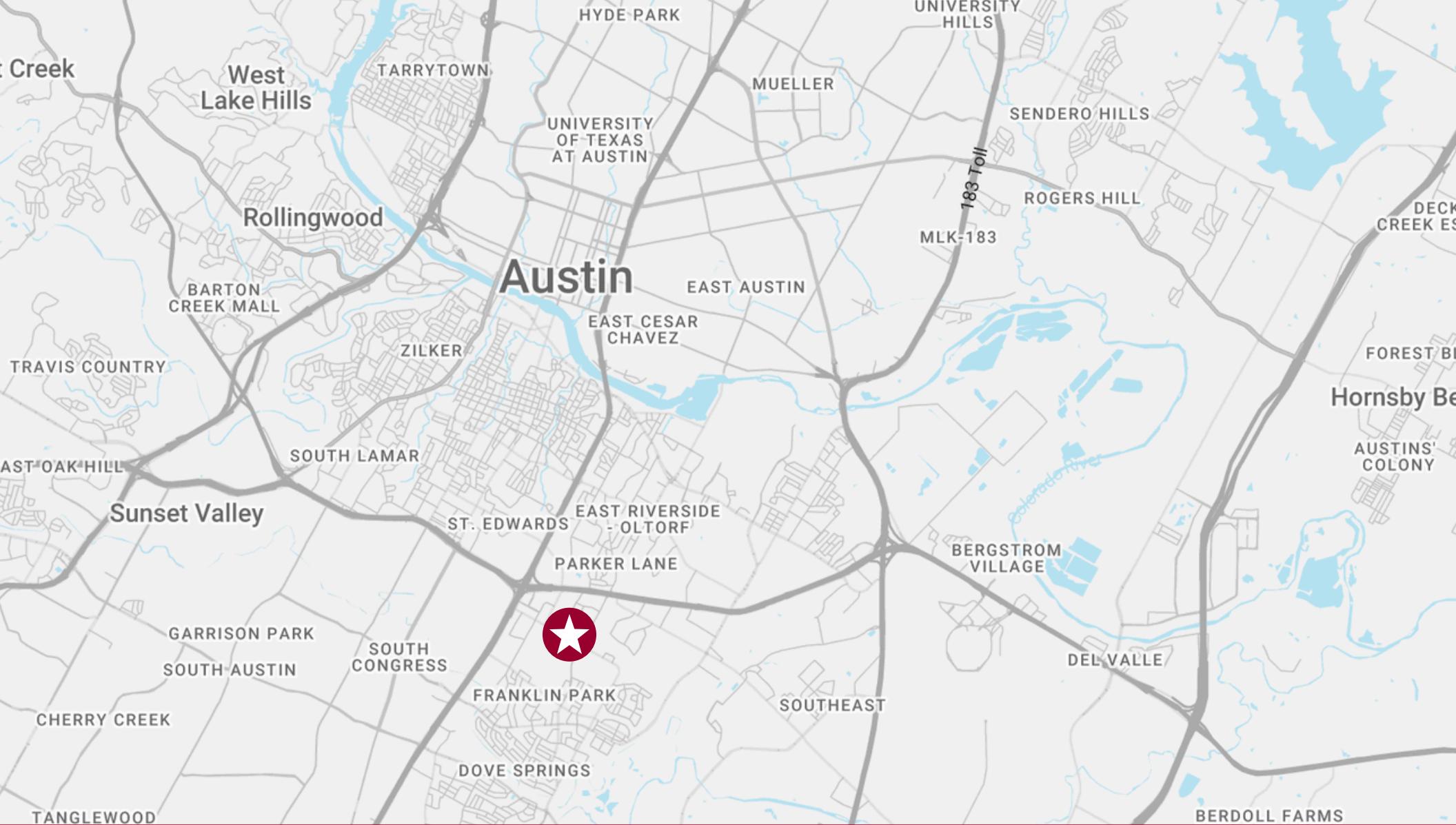
Population (15-mi radius)	2,400,000+
Labor Force	1,260,000+
Median Age	35.9 years
Median Household Income	\$110,000

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



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SCAN FOR MORE INFORMATION

