



STREAM

**DOWNTOWN
AUSTIN**

**116,208
SQUARE FEET**

**THREE
BUILDINGS**

**SOUTHEAST
AUSTIN**

FOR LEASE

BUILDING IV

BUILDING II

BUILDING I

**71
TEXAS**



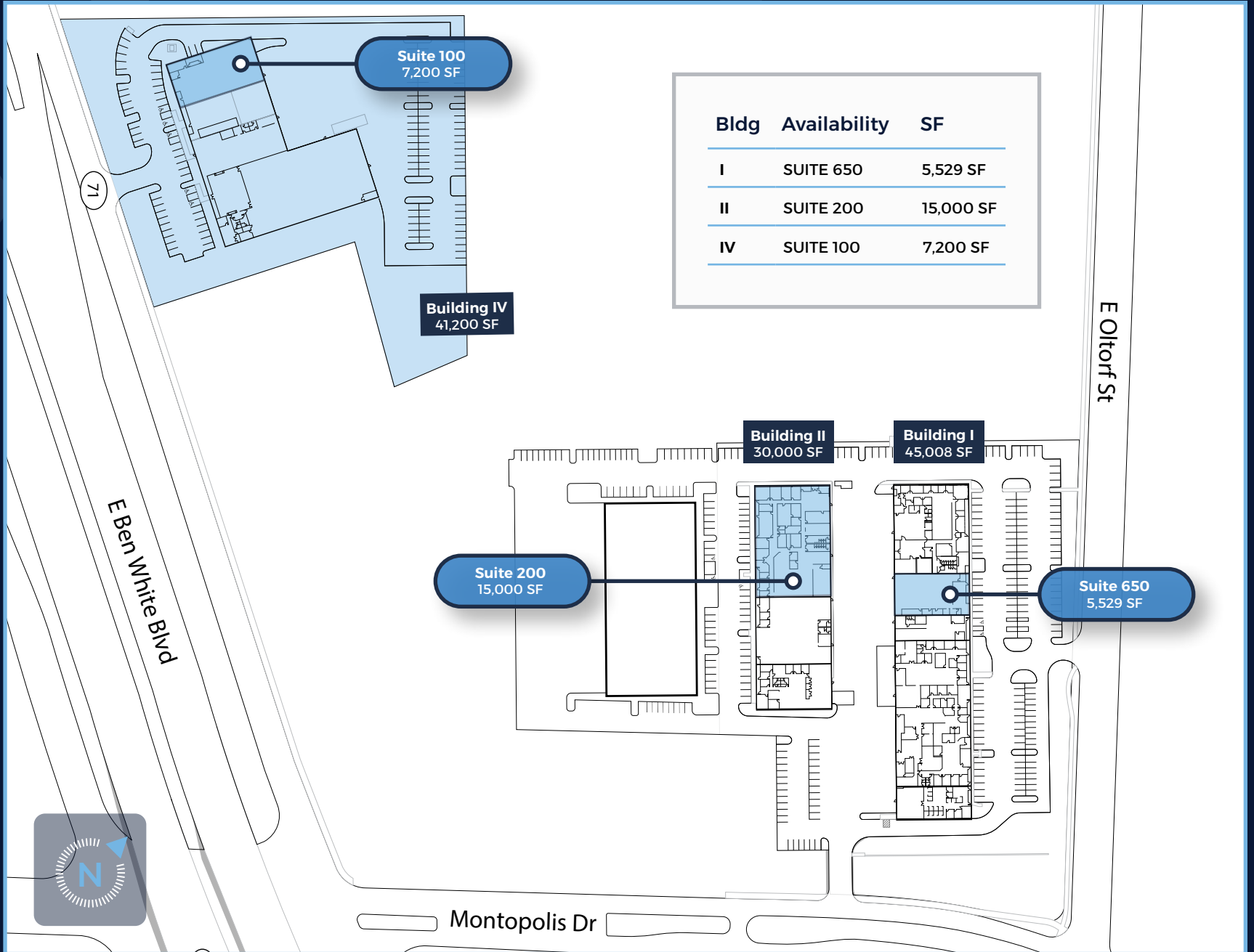
Semicon
BUSINESS PARK I, II, IV



Property Overview

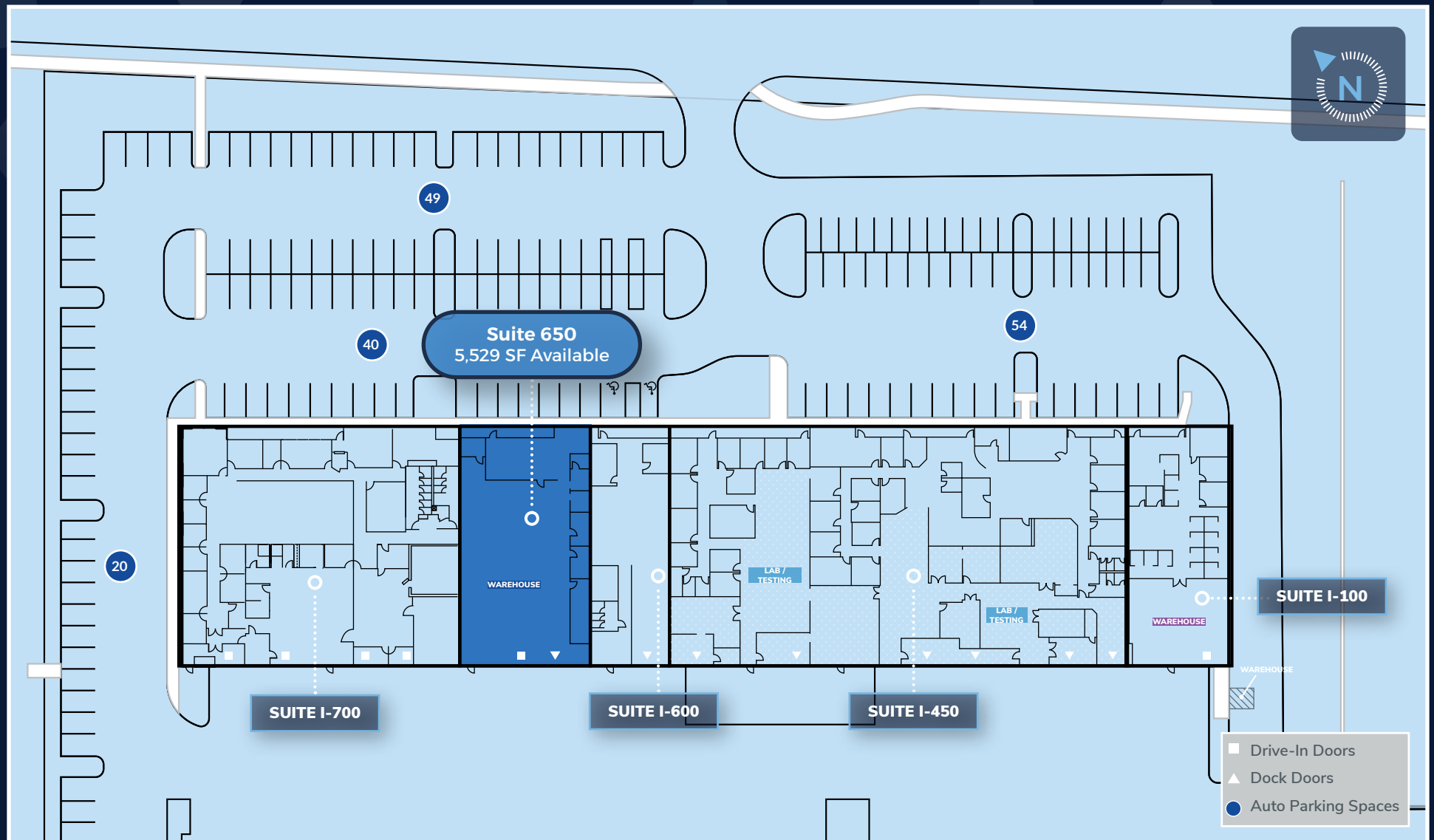
Semicon Business Park is a premier three-building, 116,208 square-foot industrial park located in the heart of Southeast Austin's thriving industrial corridor. With immediate access to Highway 71, the property offers seamless connectivity to the greater Austin metro and beyond. Semicon features 12 suites ranging from 3,000 to 22,000 square feet, with an average suite size of 9,600 square feet, ideal for a variety of business needs.

	BUILDING I	BUILDING II	BUILDING IV
ADDRESS	6201 E Oltorf St Austin, TX 78741	2914 Montopolis St Austin, TX 78741	6006 Ben White Blvd Austin, TX 78741
TOTAL BUILDING AREA	45,008 SF	30,000 SF	41,200 SF
YEAR BUILT	1998	1998	2001
CLEAR HEIGHT	24'	24'	16'
DOCK HIGH	3	0	1
SEMI DOCK	5	4	0
GRADE LEVEL	5	5	6



6201 E OLTORF ST

Building I Site Plan



SEMICON I | 2914 MONTOPOLIS DRIVE

Suite 650 | 5,529 SF



BUILDING I
Suite 650 Specs

70% Open Warehouse

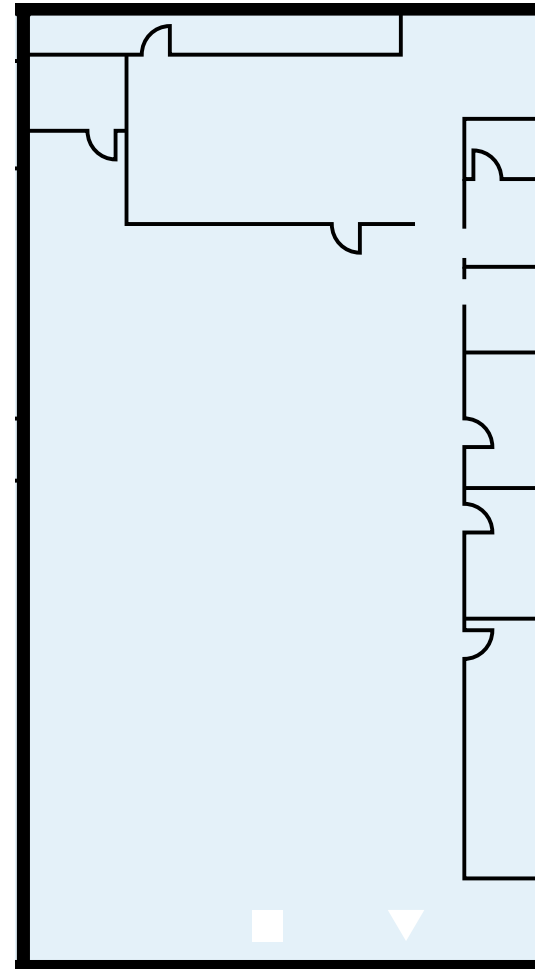
Private Offices & Open Workspace

4.4:1000 Parking Ratio

Grade-Level & Ramp Loading

24' Clear Height

100% HVAC



■ Drive-In Doors
▲ Dock Doors

FOR MORE INFORMATION

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WILL NICHOLS

Executive Managing Director & Partner

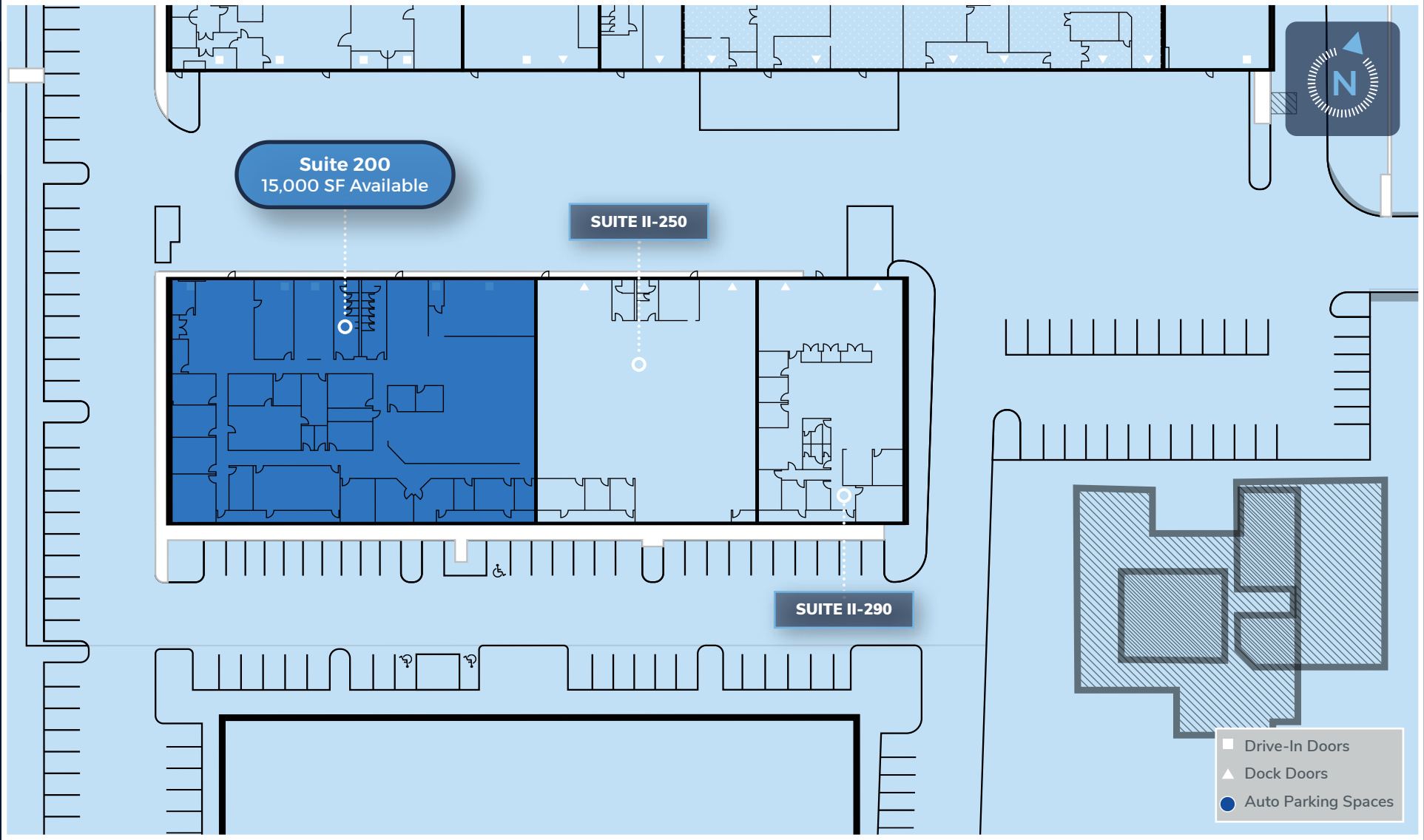
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2914 MONTOPOLIS DRIVE

Building II Site Plan



SEMICON II | 2914 MONTOPOLIS DRIVE

Suite 200 | 15,000 SF



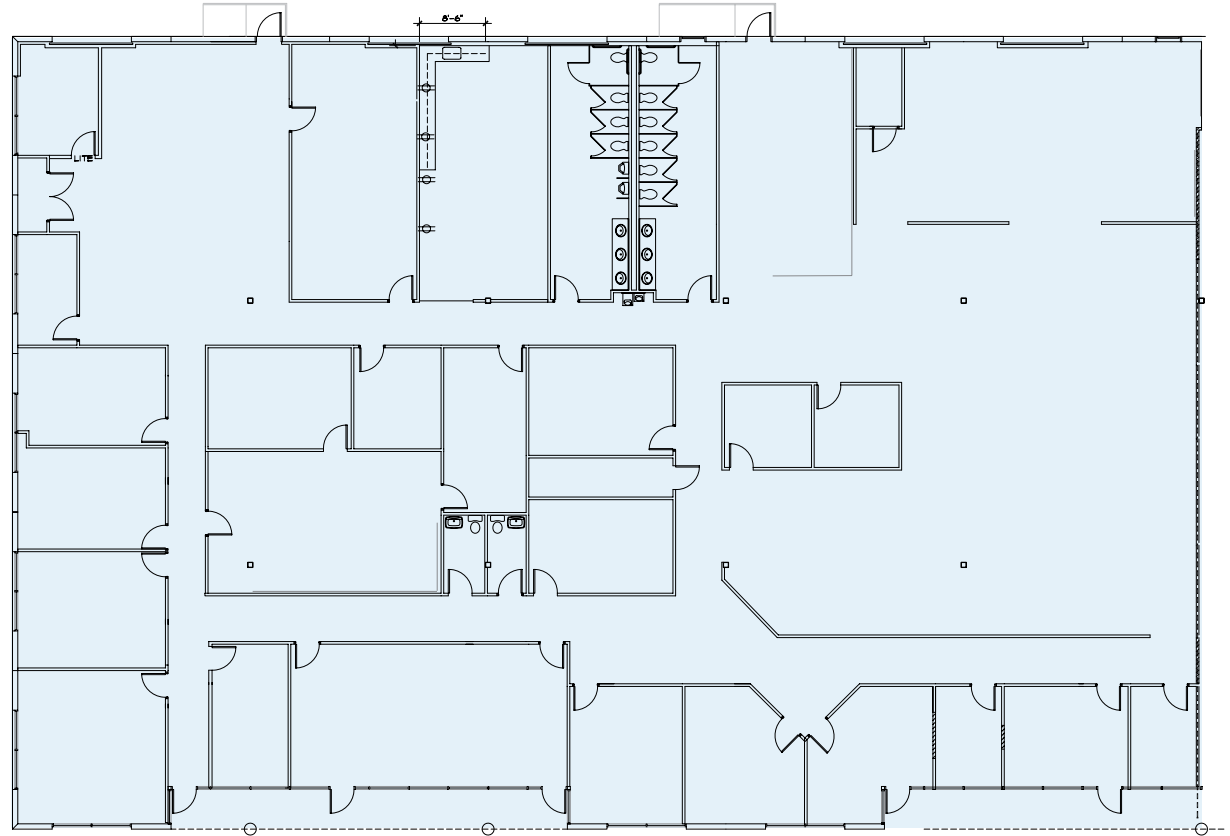
BUILDING II Suite 200 Specs

100% Value Office / Flex

Private Offices & Open Workspace

4.4:1000 Parking Ratio

24' Clear Height



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Building IV Site Plan



SEMICON IV | 6006 BEN WHITE BLVD

Suite 100 | 7,200 SF



BUILDING IV
Suite 100 Specs

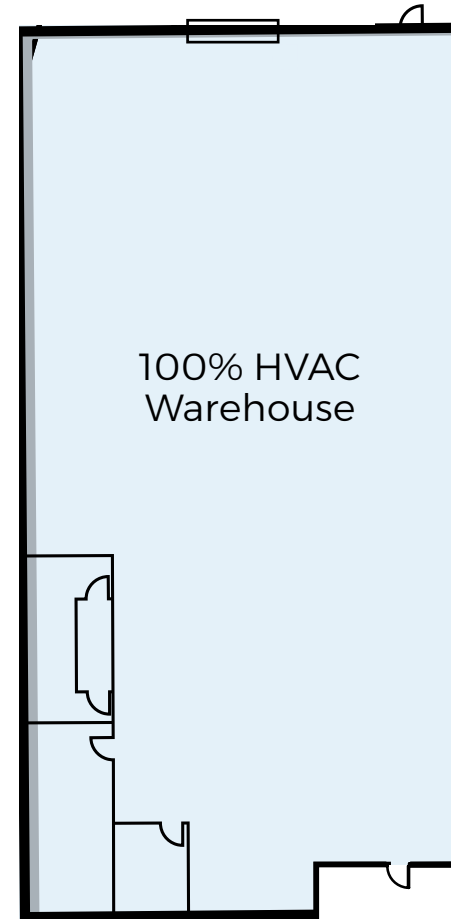
8.5% Office | 91.5% Warehouse

100% HVAC

1 Grade Level Door

+/- 14' Clear Height

Ample Power & Parking



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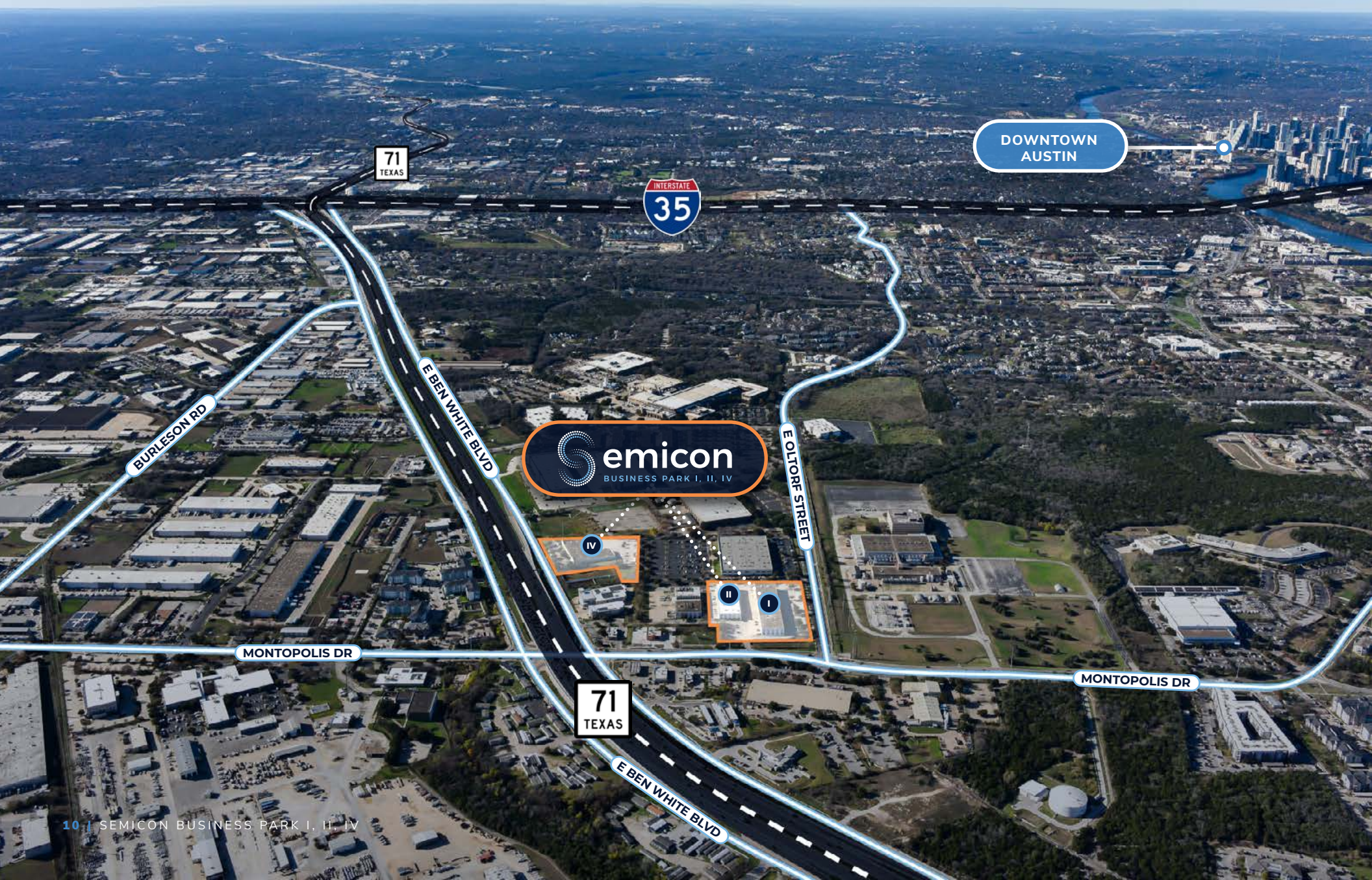
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Location Aerial: West



DOWNTOWN
AUSTIN

INTERSTATE
35

71
TEXAS

BURLESON RD

E BEN WHITE BLVD

E OLTORF STREET

MONTOPOLIS DR

71
TEXAS

E BEN WHITE BLVD

MONTOPOLIS DR

Semicon
BUSINESS PARK I, II, IV

IV

II

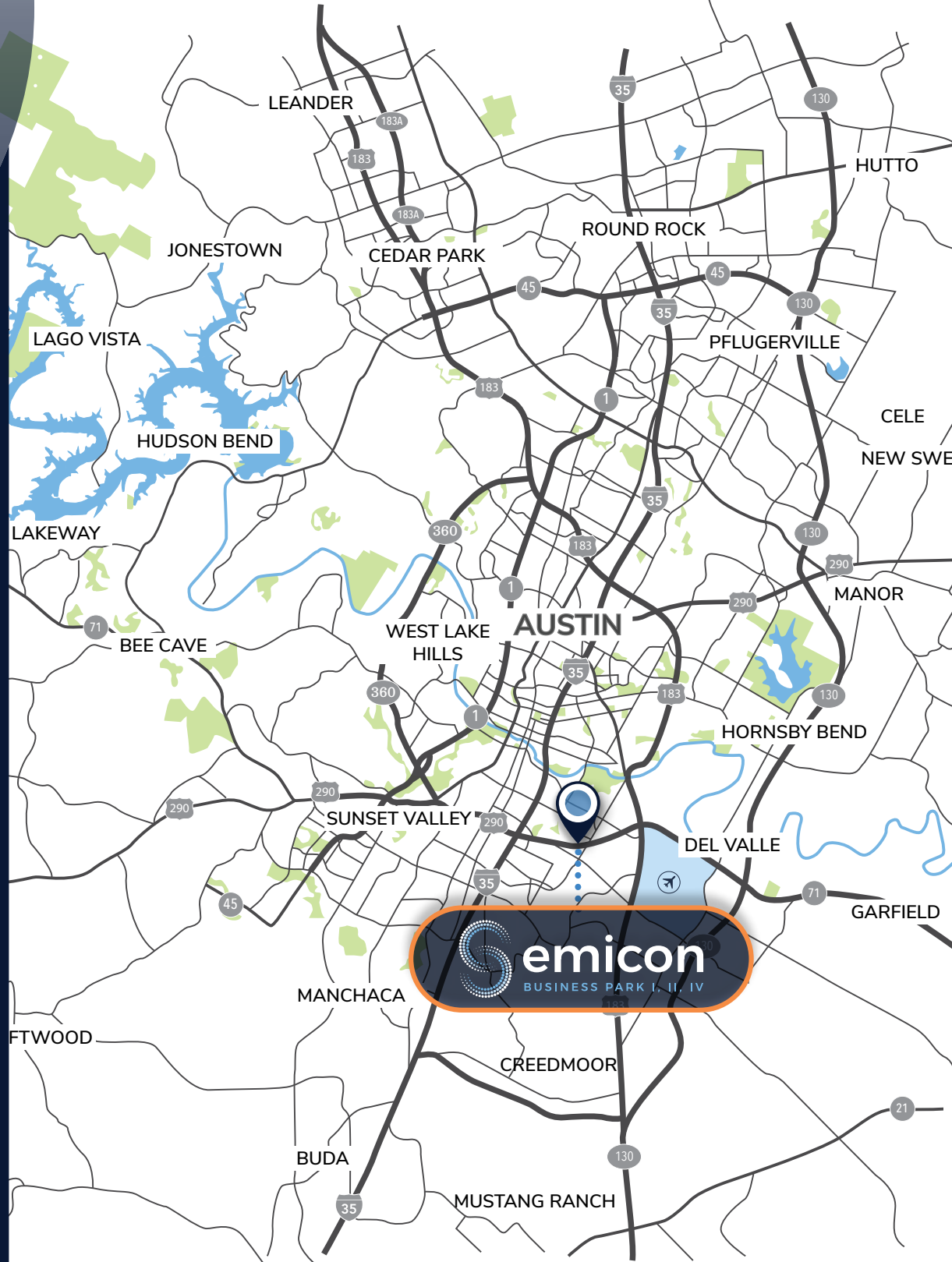
I

Location Aerial: East



Drive Times Map

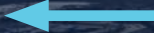
LOCATION	DISTANCE	TIME
 HIGHWAY 71	Adjacent	Adjacent
 HIGHWAY 183	2.2 Miles	4 Minutes
 INTERSTATE-35	2.8 Miles	5 Minutes
 AUSTIN-BERGSTROM INTL. AIRPORT	4.2 Miles	6 Minutes
 HIGHWAY 130	6.5 Miles	8 Minutes
 MOPAC EXPRESSWAY	6.9 Miles	10 Minutes
 AUSTIN CBD	7.2 Miles	14 Minutes
 TESLA GIGAFACTORY	7.5 Miles	15 Minutes
 HIGHWAY 290	9.8 Miles	14 Minutes
SAMSUNG SAMSUNG AUSTIN SEMICONDUCTOR	15.2 Miles	25 Minutes
 INTERSTATE-10	46.6 Miles	50 Minutes
 SAN ANTONIO, TX	78 Miles	1 Hr 10 Mins
 HOUSTON	159 Miles	2 Hrs 20 Mins
 DALLAS, TX	201 Miles	2 Hrs 50 Mins



Ingress/Egress Map



MAP KEY

INGRESS 

EGRESS 





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Leasing Contacts

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