

# SouthPark

## COMMERCE CENTER

4401 FREIDRICH LANE / BUILDING 1 / AUSTIN, TX

*building*

1

**51,029 SF**

INDUSTRIAL FLEX/MANUFACTURING/LAB  
SPACE FOR LEASE IN SOUTHEAST AUSTIN





## SITE DETAILS

Class A Industrial  
park located in  
Southeast Austin at the  
intersection of IH-35  
and Highway 71



Available  
3/1/2026

## BUILDING SPECIFICATIONS

Address:  
4401 Freidrich Lane  
Austin, TX 78744

Total Available:  
51,029 SF

Sprinklered:  
Yes

HVAC:  
Yes

Parking:  
2.25/1,000 RSF

Clear Height:  
24'

Loading:  
20 Dock Doors

Truck Court:  
120' Shared

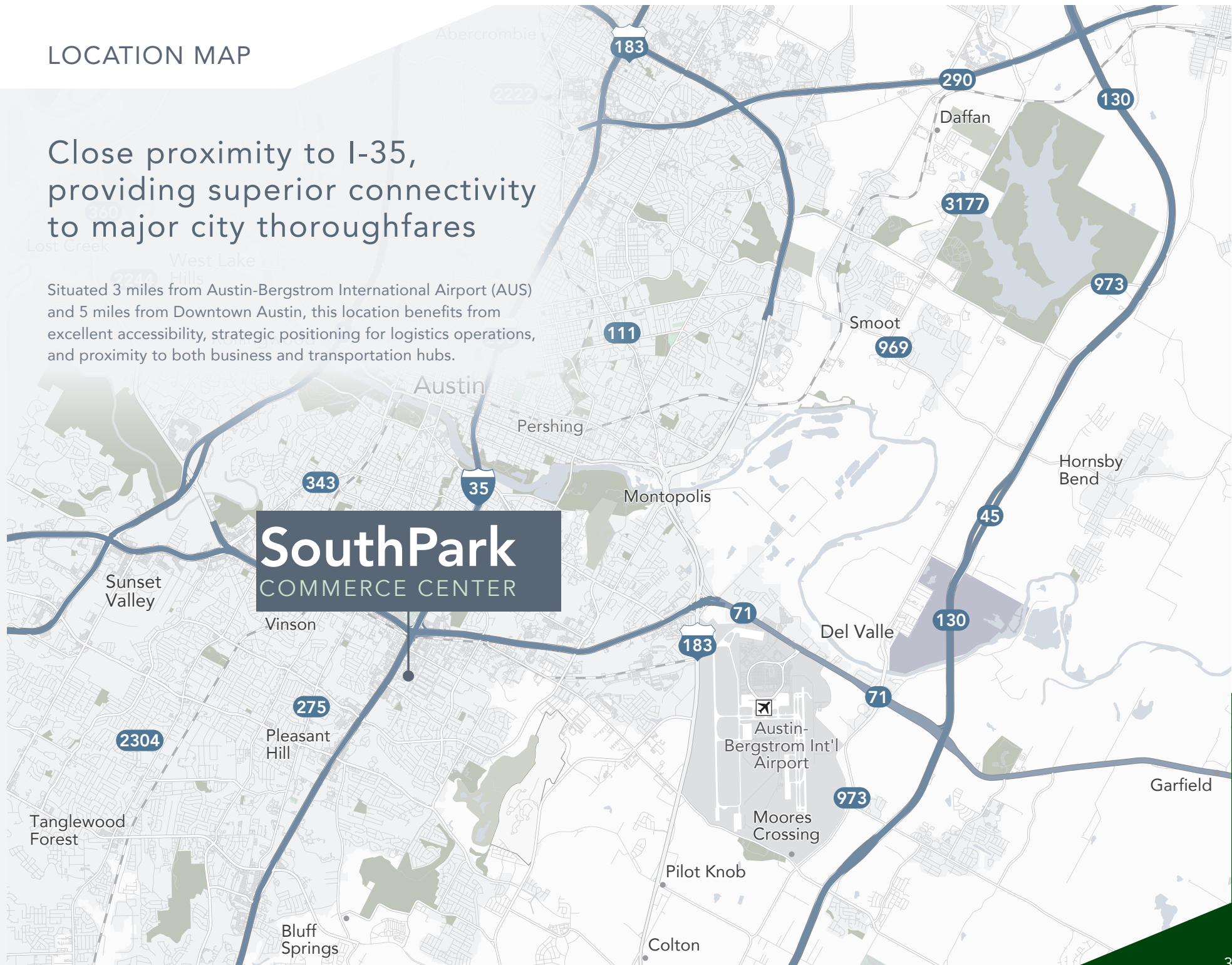




## LOCATION MAP

Close proximity to I-35,  
providing superior connectivity  
to major city thoroughfares

Situated 3 miles from Austin-Bergstrom International Airport (AUS) and 5 miles from Downtown Austin, this location benefits from excellent accessibility, strategic positioning for logistics operations, and proximity to both business and transportation hubs.



## SITE PLAN

### SUITE 100/105 51,029 SF



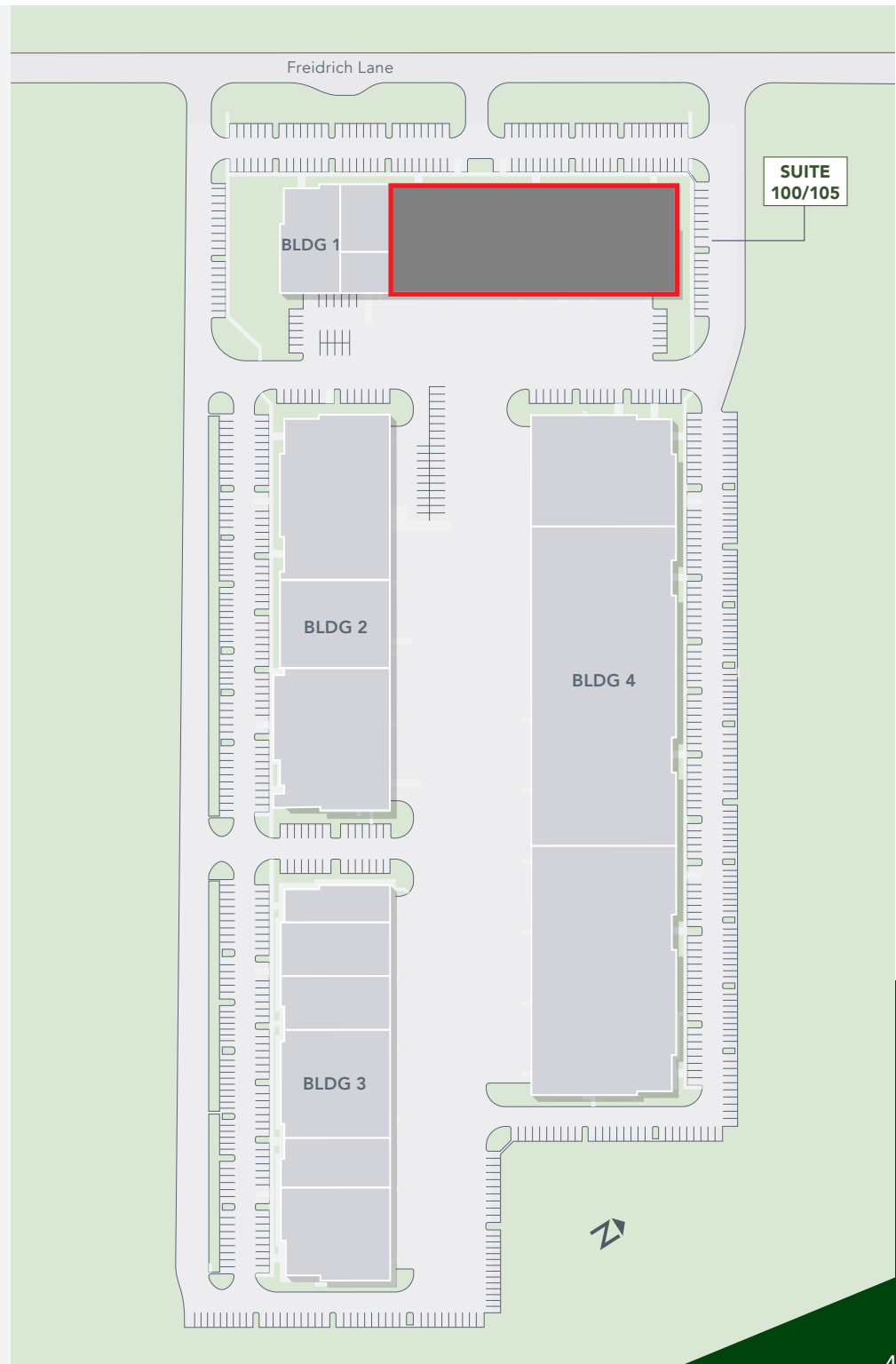
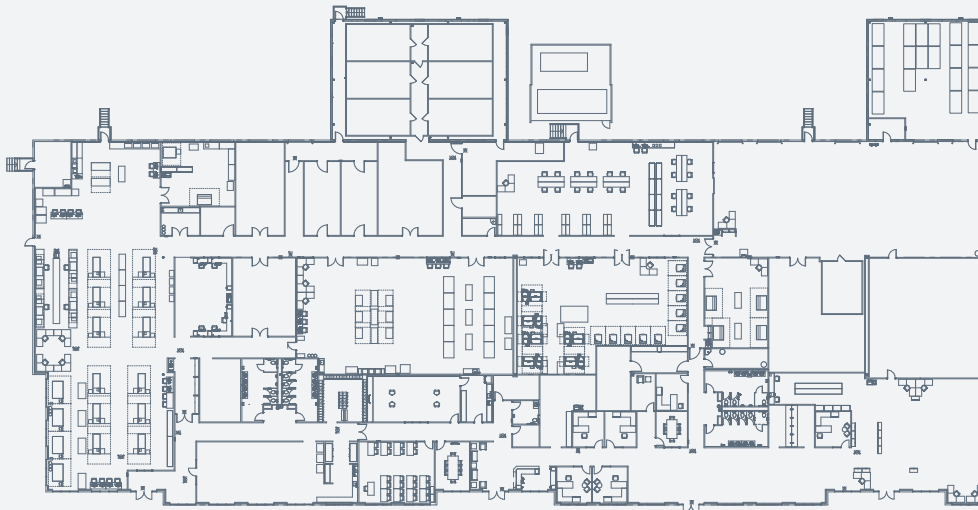
**25%** Office



**55%** lab & production space



**20%** climate controlled warehouse



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## For leasing information

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