

SouthPark

COMMERCE CENTER

4401 FREIDRICH LANE / BUILDING 1 / AUSTIN, TX



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:
2.25/1000 RSF

Clear Height:
24'

Loading:
5 Dock Doors

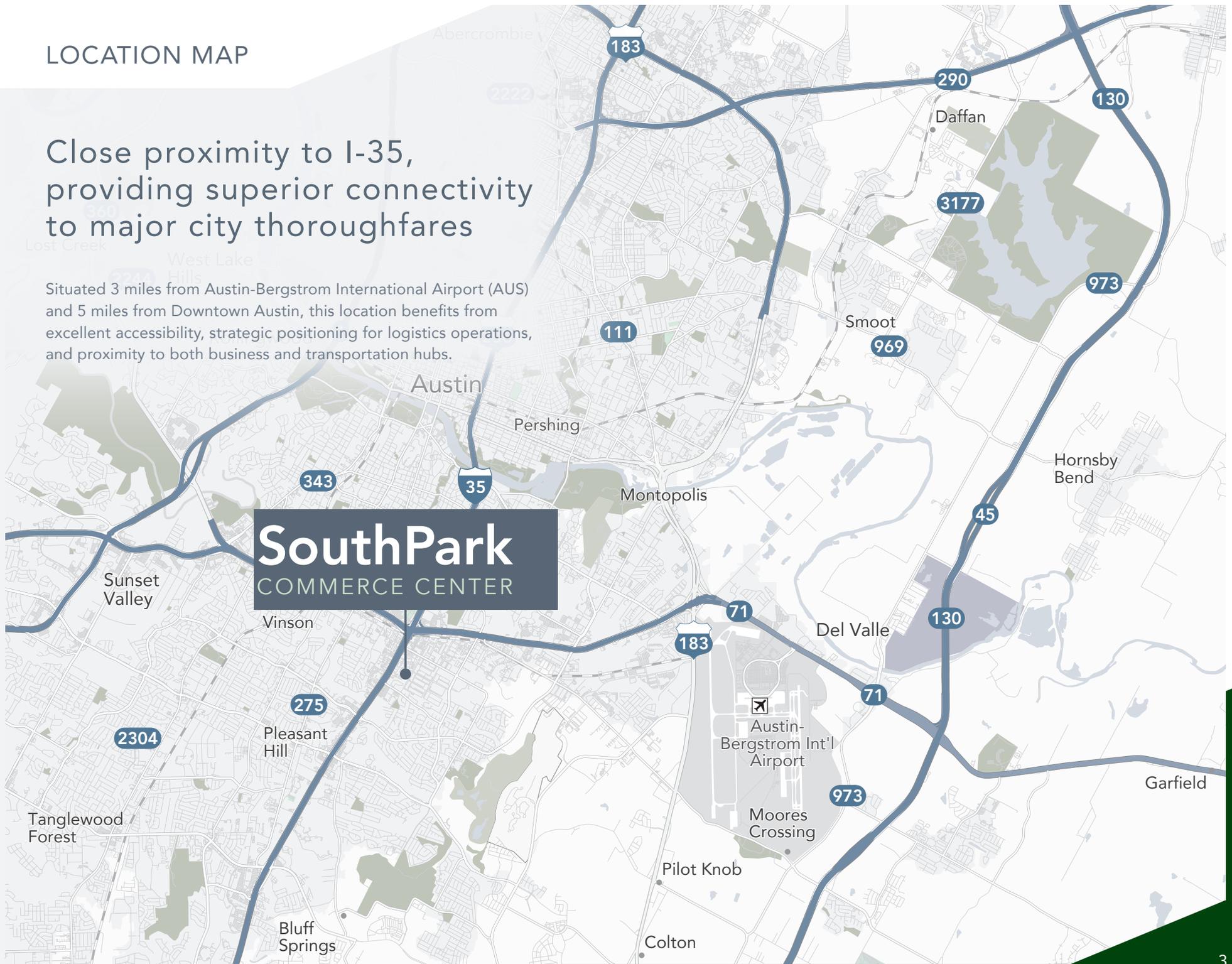
Truck Court:
120' Shared



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



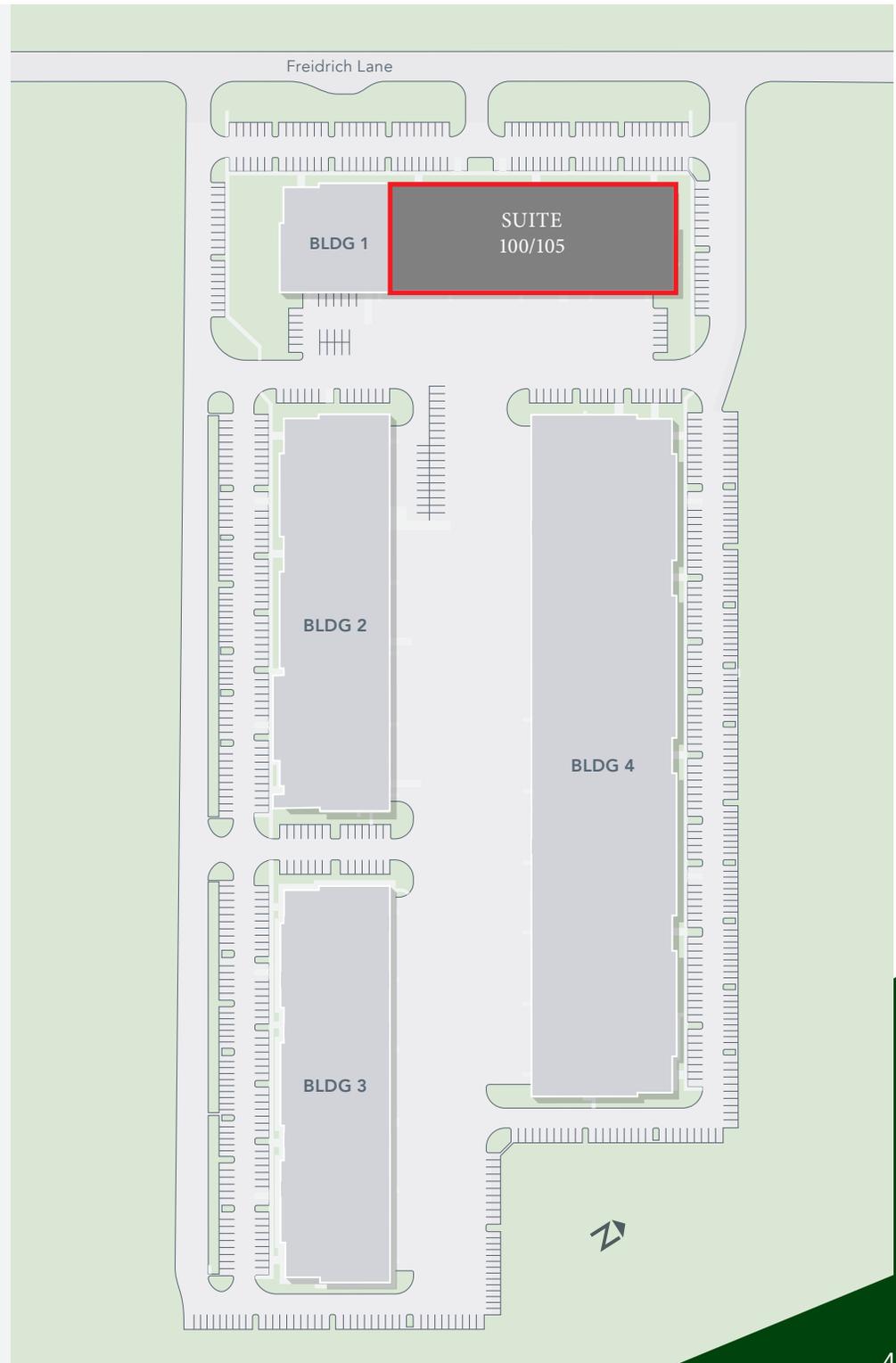
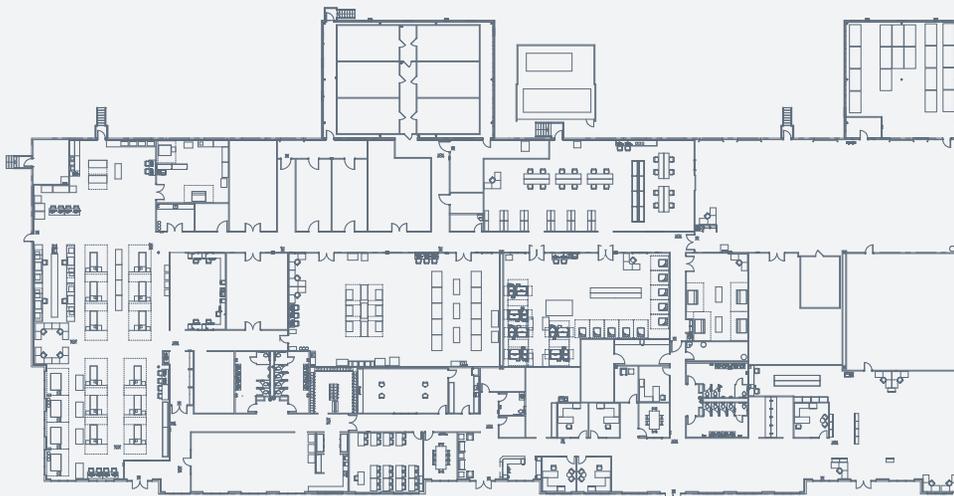
Power: 1,600 amps



2 backup generators



Existing cooler & freezer storage



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For leasing information

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