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

🌱 BGO

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.

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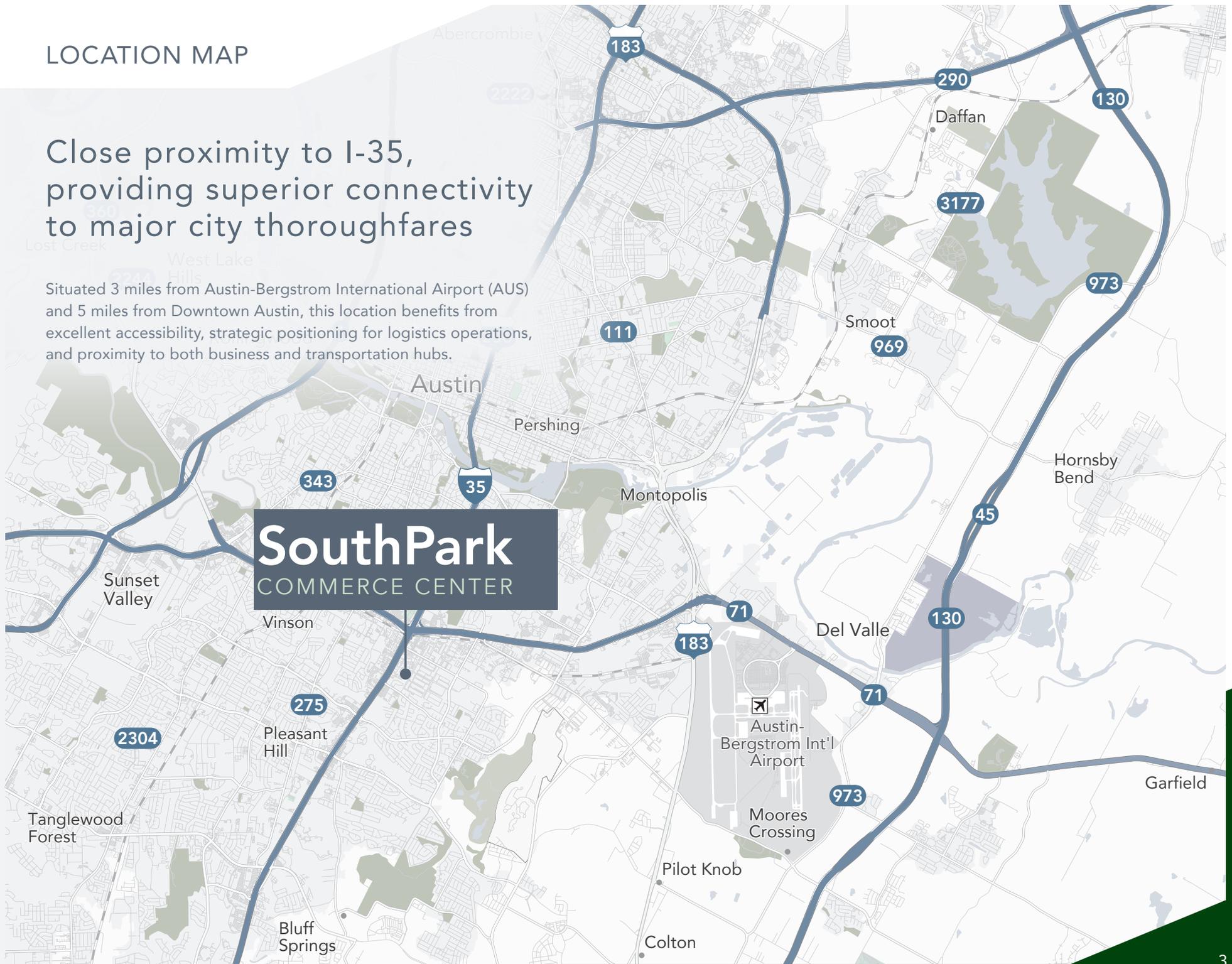
SITE PLAN

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

Freidrich Lane

BLDG 1

SUITE 100/105

BLDG 2

BLDG 4

BLDG 3

SouthPark
COMMERCE CENTER

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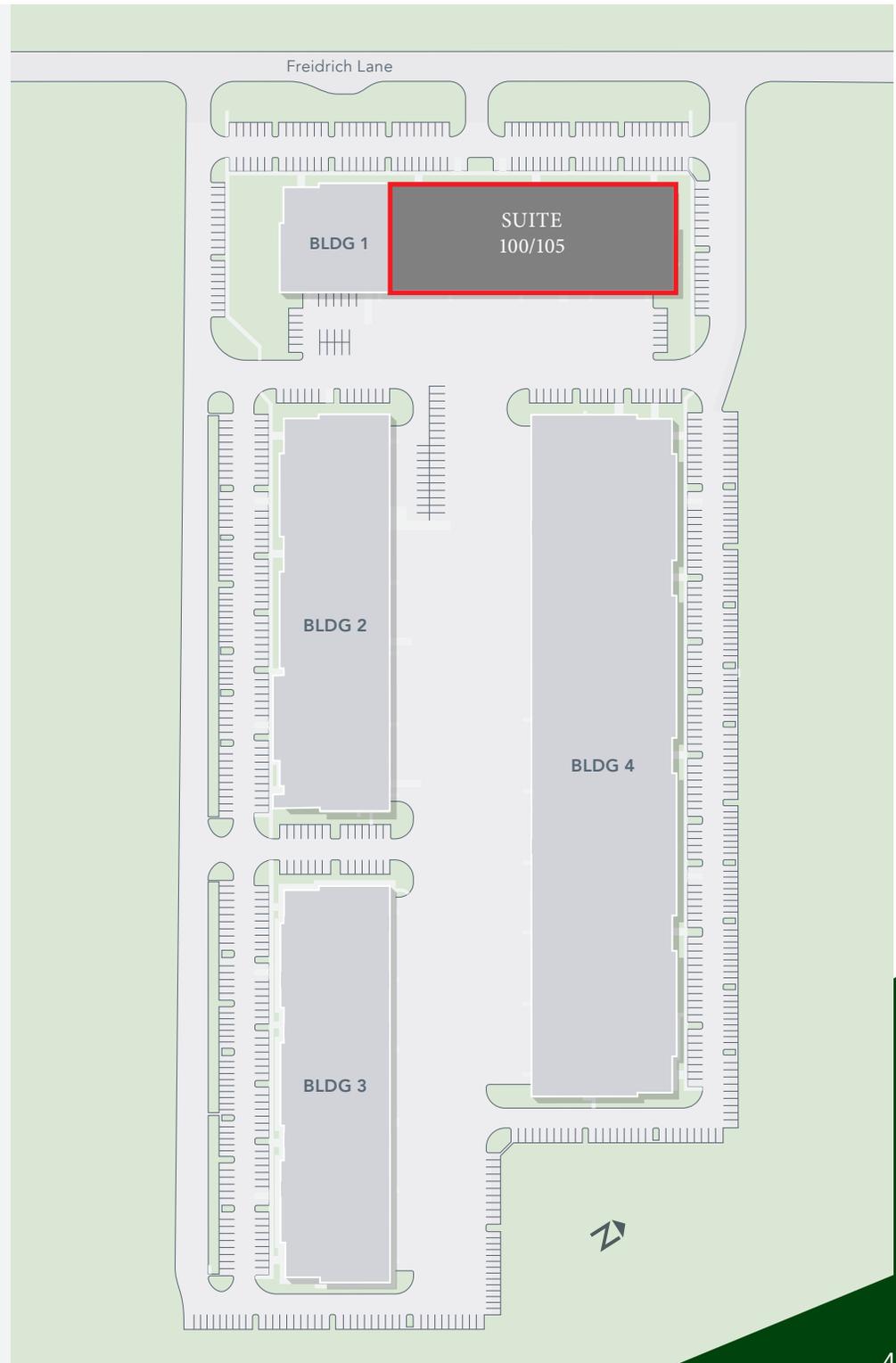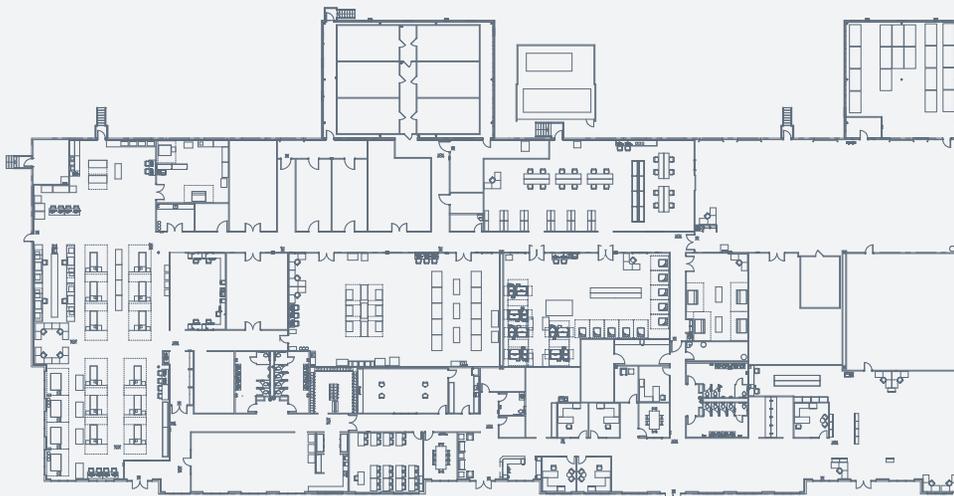
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BGO