

4120 FREIDRICH LN
AUSTIN, TX 78744

SOUTHPARK M



FLEX SPACE AVAILABLE

SUITE 100 / **14,806 SF**

SUITE 200A / **9,099 SF**

SUITE 100 & SUITE 200A / **23,905 SF**

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FEATURES

- Conveniently located near IH-35 and Highway 71
- Five miles from Austin-Bergstrom International Airport and four miles to downtown Austin
- Prominent corner lot providing excellent signage opportunities and visibility
- High parking ratio (4.6:1,000 SF)

BUILDING INFORMATION

- Clear Height: 16'
- Parking: 4.6: 1,000 SF
- Submarket: Southeast Austin
- Zoning: Limited Industrial
- Total RBA: 71,550 SF

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SUITE 100

AVAILABLE 30 DAYS

SQUARE FOOTAGE 14,806 SF

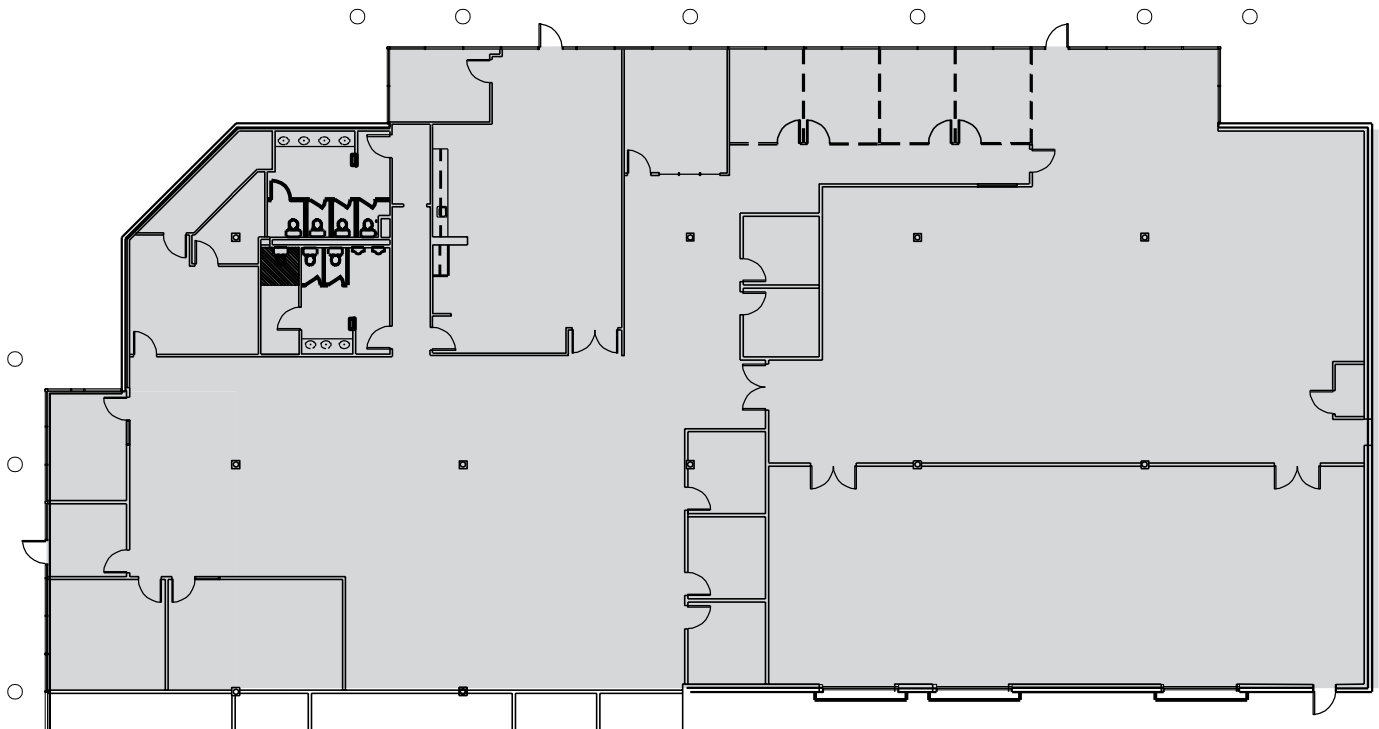
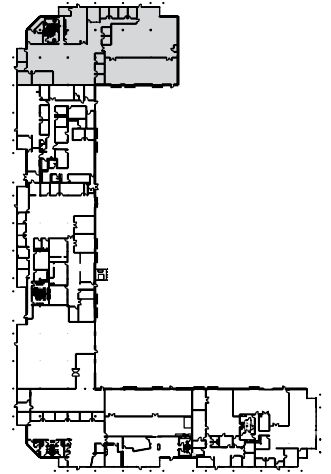
+/-18' CLEAR HEIGHT

100% HVAC

HEAVY POWER

PARKING 4:1000+

AMPLE GLASS



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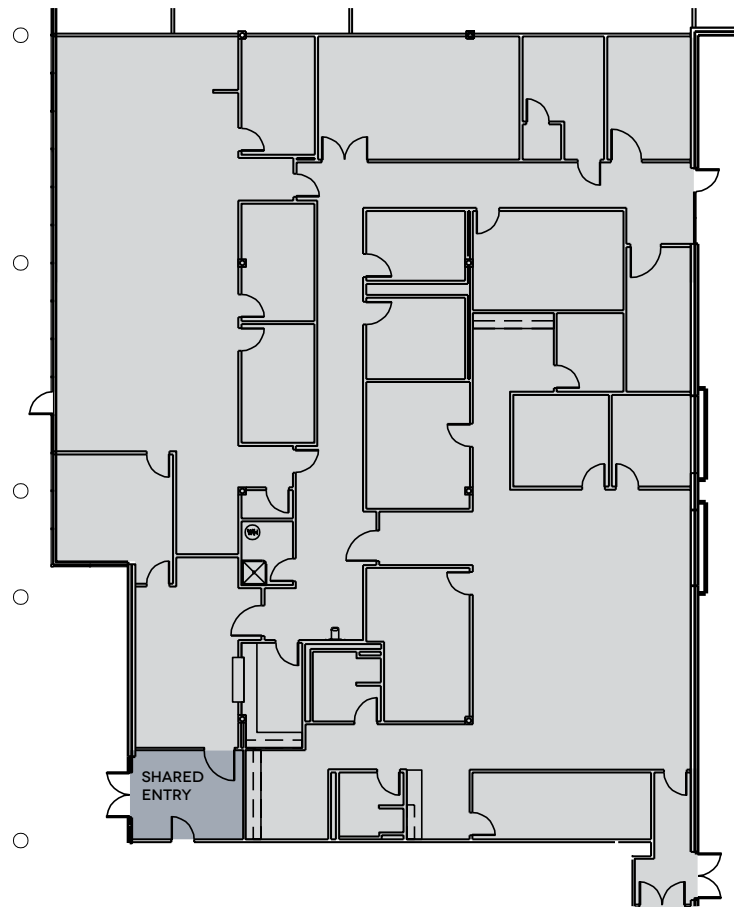
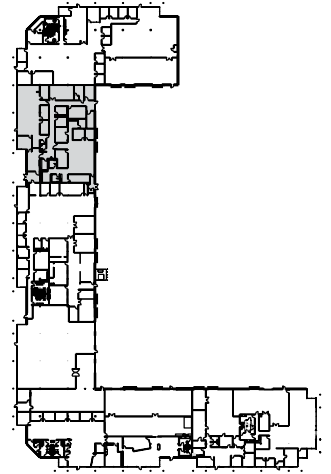
SUITE 200A

SQUARE FOOTAGE 9,099 SF

100% HVAC

AMPLE GLASS

PARKING 4:1000+



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SUITE 100 & 200A

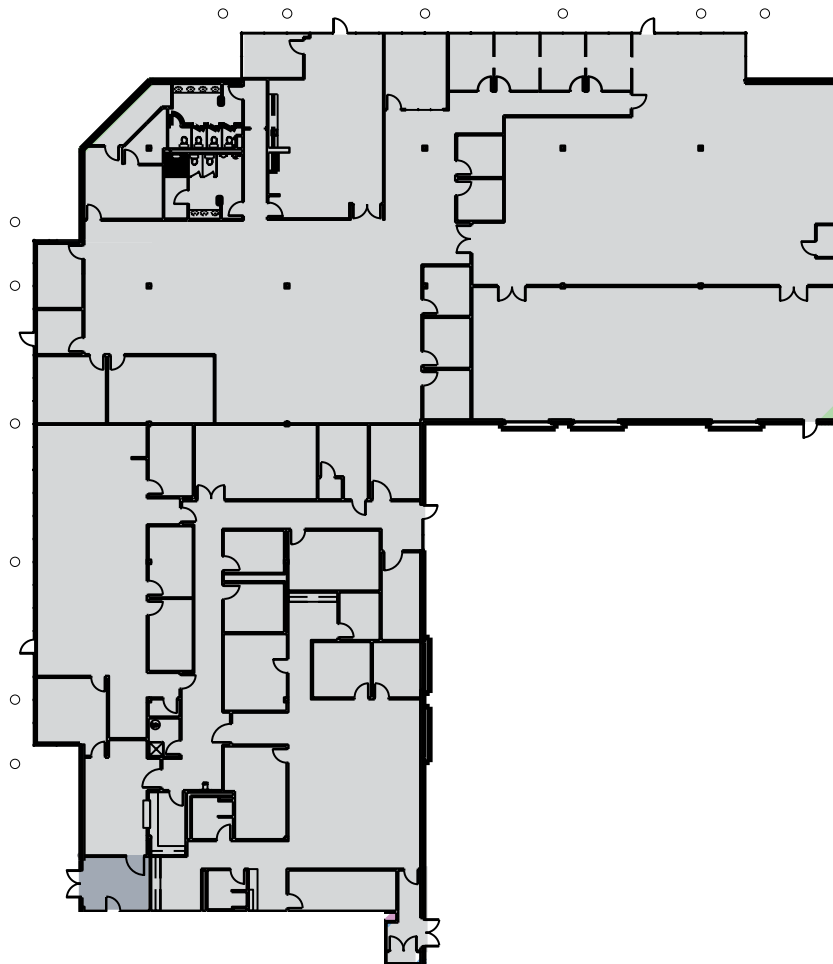
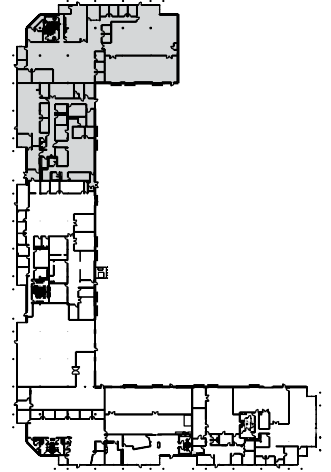
AVAILABLE 30 DAYS

SQUARE FOOTAGE 23,905 SF

100% HVAC

AMPLE GLASS

PARKING 4:1000+



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