



**SOUTHEAST FLEX/INDUSTRIAL  
SPACE FOR LEASE**

4509 Freidrich Lane | Austin, TX | 78744

**Southpark 2**  
COMMERCE CENTER



# Southpark 2

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## SOUTHEAST FLEX/INDUSTRIAL SPACE FOR LEASE

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### OVERVIEW

**TOTAL SF** 372,125 SF

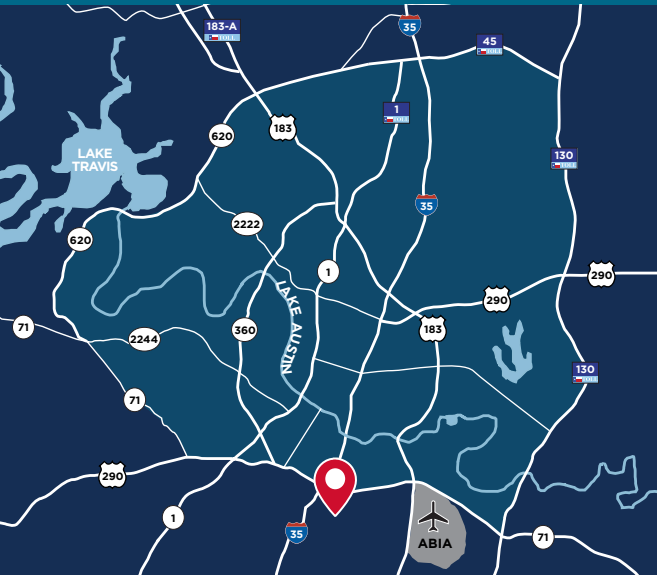
**PARKING** 3:1,000 SF

**AVAILABILITY** Building 1  
Suite 100 - 21,730 SF

**SPECS** 24' Clear Height  
ESFR Sprinklers  
Bay Depths: 140 - 185 ft  
Dock High Loading



Built in 2000, Southpark Commerce Center 2 is located at the intersection of St. Elmo Road and Freidrich Lane with excellent access to IH-35, Hwy 71, Hwy 183 and SH-130. The project consists of four Class A front park/rear load distribution buildings totaling 372,125 square feet.



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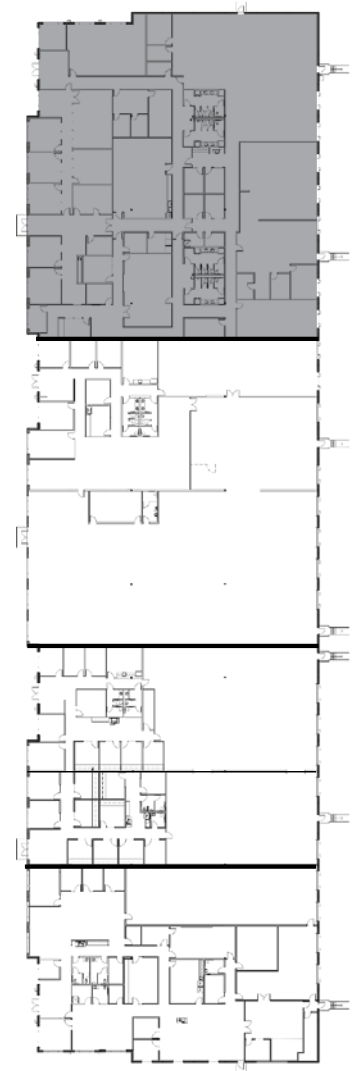
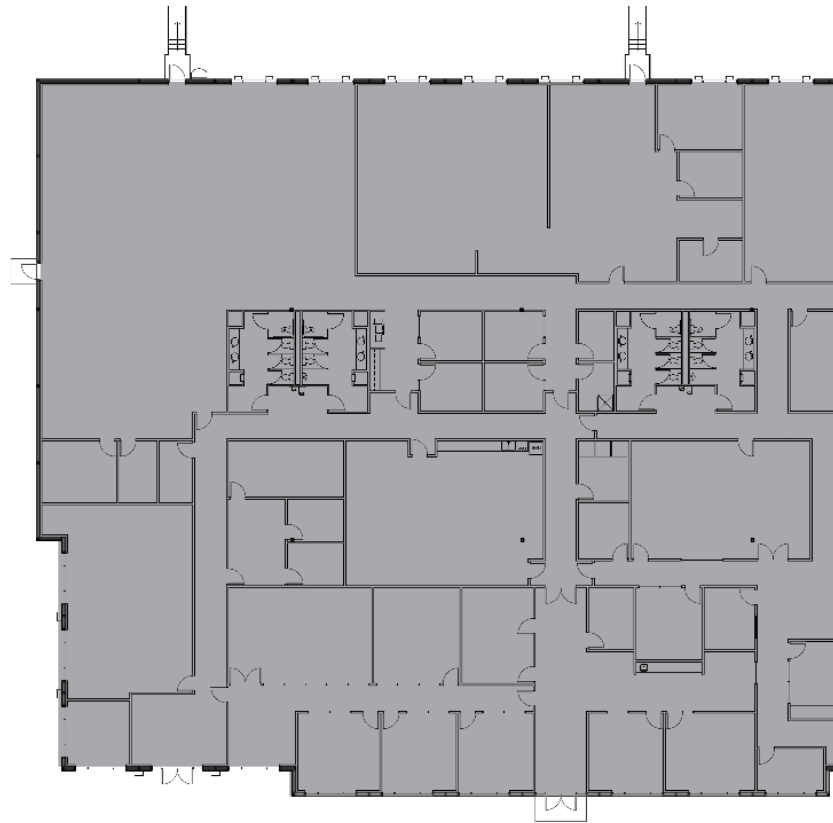
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### BUILDING 1

Suite 100  
21,730 SF



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## Leasing Information



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