

FOR LEASE  
**SPRINGDALE  
BUSINESS CENTER**

8301 & 8291 SPRINGDALE RD | AUSTIN, TX 78724

**±18,000 SF**  
CLASS A INDUSTRIAL

**ADAM GREEN, SIOR**

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 **LEE &  
ASSOCIATES**

**EASTGROUP**  
PROPERTIES



**Available**

## BUILDING DETAILS

Springdale Business Center consists of two Class A distribution buildings totaling 159,000 square feet. The project's location on frontage road Hwy 290, offers convenient access to major arterials, major employers and the Walnut Creek Business district.

Building 1 Size	69,000 SF
Building 2 Size	90,000 SF
Year Built	2000
Clear Height	±24'
Typical Column Spacing	40' x 40'
Construction	Reinforced Concrete
Lot Size	4.5 Acres

- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

**2 MINS**  
HWY 290

**15 MINS**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

**12 MINS**  
DOWNTOWN AUSTIN

# BUILDING 2 | SUITE 400

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## SUITE HIGHLIGHTS

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**TOTAL SIZE** ±18,000 SF

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**OFFICE** 10%

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**CLEAR HEIGHT** ±24'

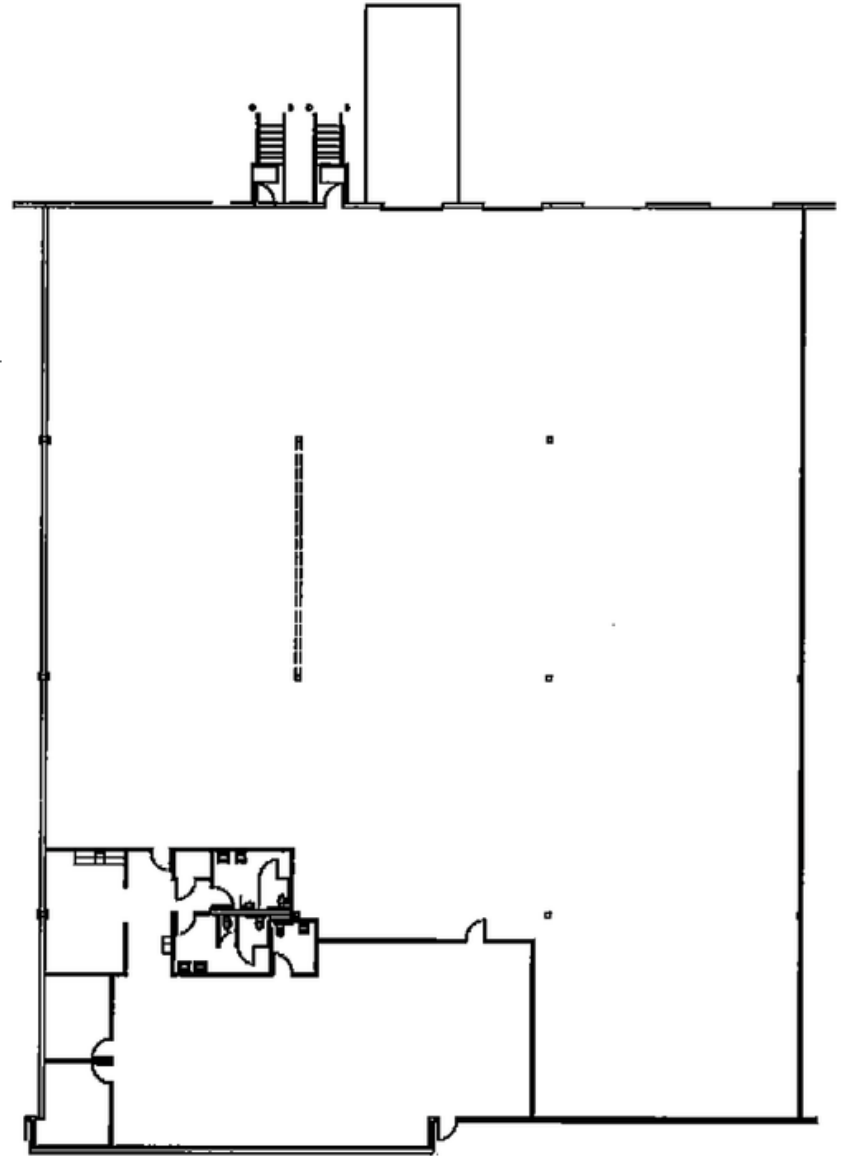
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**LOADING** 1 RAMP  
3 DOCK-HIGH DOORS

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**SPRINKLERS** ESFR

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COMMERCIAL REAL ESTATE SERVICES

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# PRIME LOCATION



**Austin Airport (AUS)**  
15 minutes



**Downtown Austin**  
12 minutes



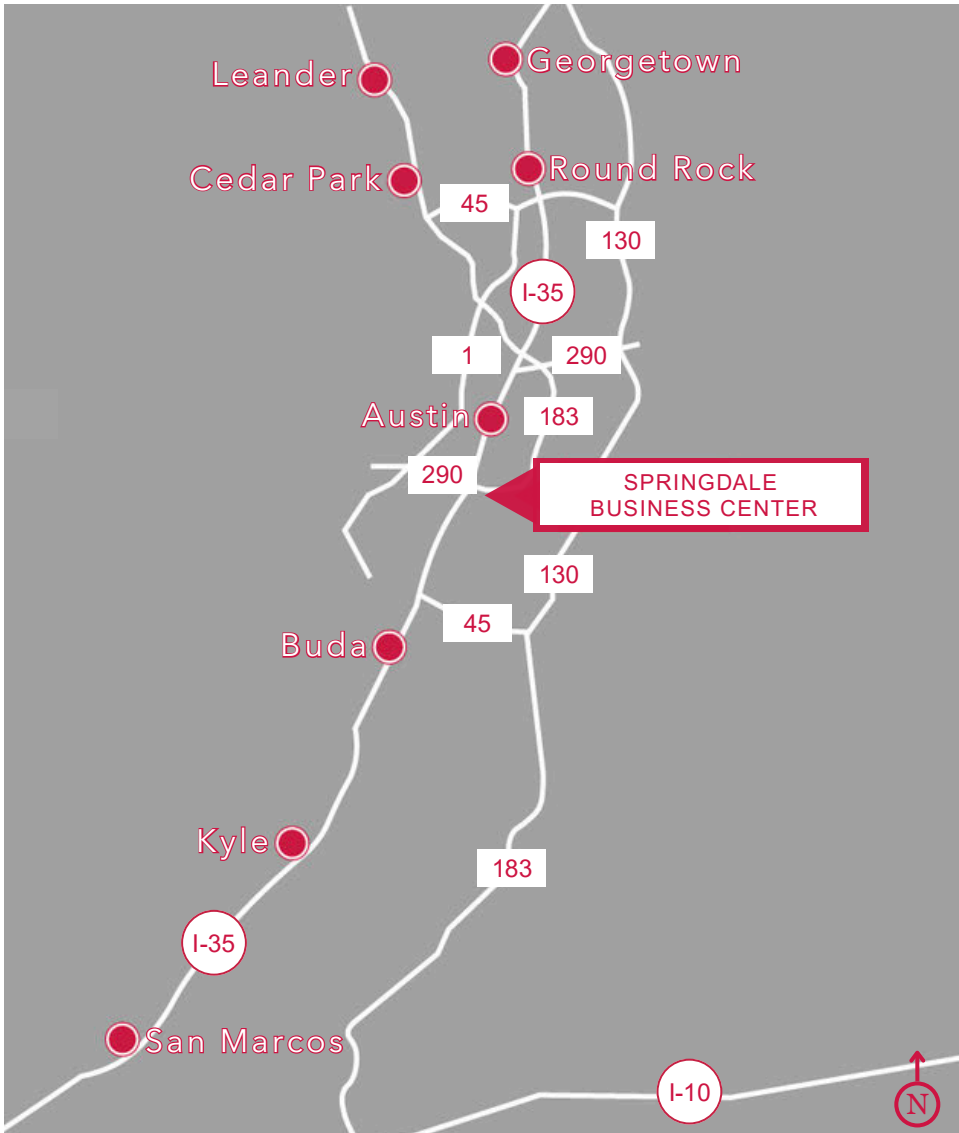
**San Marcos**  
45 minutes



**Houston**  
140 minutes



**Dallas**  
200 minutes



## AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
6,453	88,512	261,429



Median Household Income

1 mile	3 miles	5 miles
\$79,253	\$72,036	80,423



Civilian Laborforce

1 mile	3 miles	5 miles
3,809	50,653	158,139



Traffic Counts

US Hwy 290 & Springdale Rd  
40,972 MPSI

Springdale Rd & Commercial Pk Dr  
12,936 MPSI

Springdale Rd & E Hwy 290 Svc Rd  
7,334 MPSI

# ACCESS MAP

East Austin access built for momentum.

## Immediate Access to SH-290

Direct connection to a major east-west corridor serving Central Austin and Bastrop

## Convenient Access to Austin-Bergstrom International Airport

Efficient drive times for logistics, distribution, and business travel

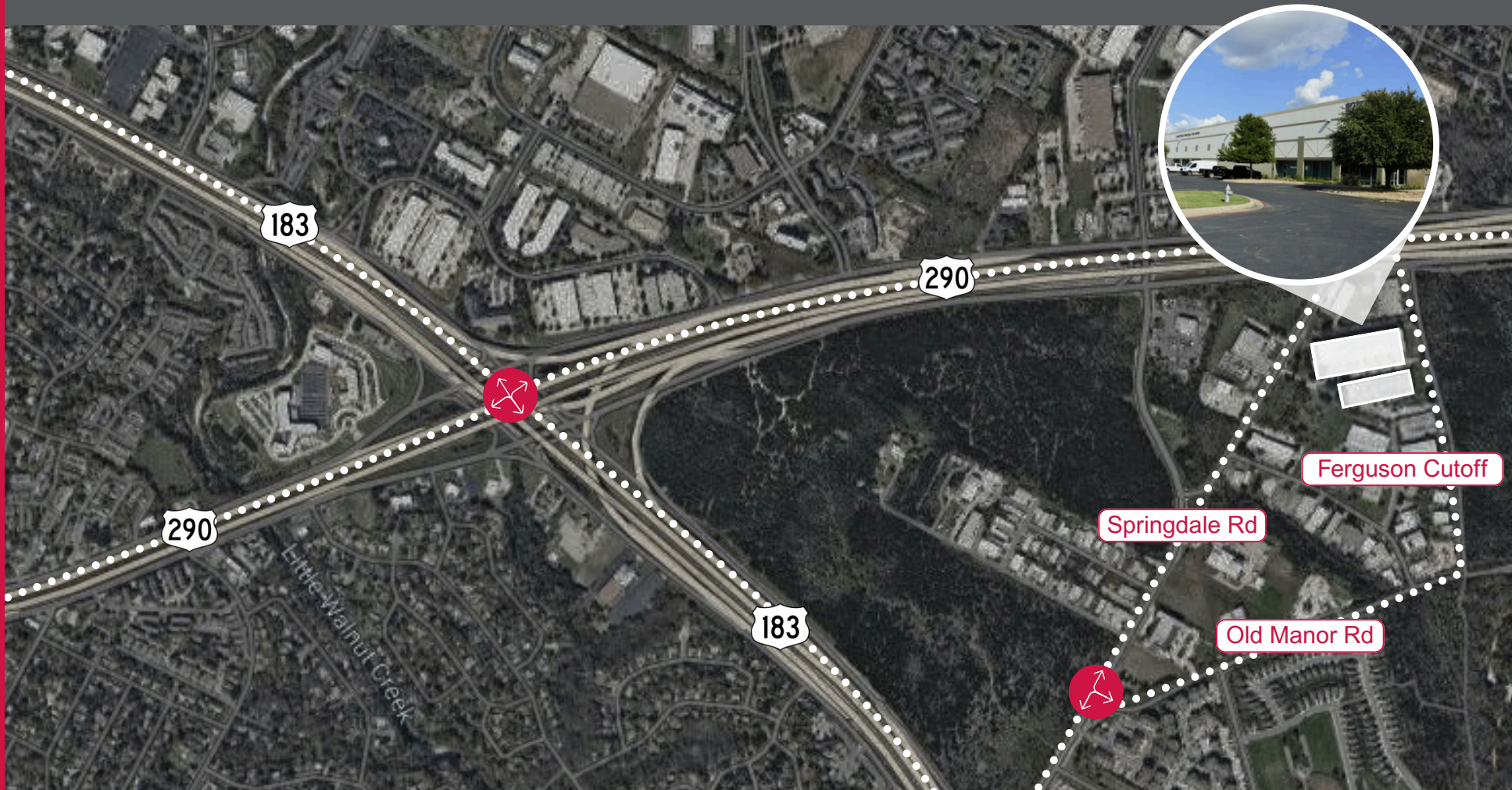
## Minutes from US-183

Quick access to a primary north-south route linking North and South Austin

## Straight Forward Site Access

Clear, functional ingress and egress supporting daily operations

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SCAN FOR MORE  
INFORMATION



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