

COMMERCE CENTER SOUTH

BUILDINGS 8-10



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This project truly is in a class by itself- providing fantastic access, unmatched and institutional quality of construction, and unique visibility off both Highway 71 and Burleson Road. Commerce Center South is a newly constructed Class A industrial project in Southeast Austin featuring distribution warehouse space. Conveniently located near the SW corner of Highway 71 and Montopolis Drive, Commerce Center South is only 5 minutes from ABIA and 10 minutes from Downtown Austin. Major thoroughfares in close proximity include Interstate 35, State Highway 183 and the recently completed State Highway 130.

253,953 SF OF CLASS A BUILDINGS

WAREHOUSE • DISTRIBUTION

ADDRESS

5811 Trade Center Drive

Austin, TX 78744

SUBMARKET

Southeast Industrial

DETAILS

3 Class A Buildings

253,953 Total SF

39,119 SF Available | Building 8



DOWNTOWN AUSTIN

8

9





HIGHWAY 71

10

BLDG.

8

78,238 SF
WAREHOUSE
39,119 SF AVAILABLE

BLDG.

9

78,238 SF
WAREHOUSE
FULLY LEASED

BLDG.

10

97,477 SF
WAREHOUSE
FULLY LEASED



CLICK TO VIEW
FLOORPLAN

BUILDING EIGHT

39,119 SF AVAILABLE

AVAILABLE 60 DAYS

2,325 SF OFFICE

+/-26' CLEAR HEIGHT

15 DOCK HIGH DOORS, 1 RAMP

+/-145' BUILDING DEPTH

+/-180' SHARED TRUCK COURT DEPTH

ESFR SPRINKLERS





BUILDING NINE

FULLY LEASED

CLEAR HEIGHT: +/-26'-28'

PARKING: 2.48/1,000

FIRE PROTECTION: ESFR

INSULATED DOCK DOORS: 31

ROOF DECK INSULATION: R-25

SHARED TRUCK COURT DEPTH: 180'

TYPICAL COLUMN SPACING: 52'W X 48'D

POWER: 1,200 AMPS/ 480 VOLTS/ 3-PHASE POWER

DATA PROVIDERS: AT&T, GRANDE COMMUNICATIONS & TIME WARNER CABLE



BUILDING TEN

FULLY LEASED

CLEAR HEIGHT: +/-26'-28'

PARKING: 2.02/1,000

FIRE PROTECTION: ESFR

INSULATED DOCK DOORS: 42

ROOF DECK INSULATION: R-25

SHARED TRUCK COURT DEPTH: 180'

TYPICAL COLUMN SPACING: 52'W X 48'D

POWER: 1,200 AMPS/ 480 VOLTS/ 3-PHASE POWER

DATA PROVIDERS: AT&T, GRANDE COMMUNICATIONS & TIME WARNER CABLE



DRIVE TIMES

AUSTIN - BERGSTROM
INTERNATIONAL AIRPORT

6 MIN - 4.0 MILES

DOWNTOWN AUSTIN

10 MIN - 6.0 MILES

INTERSTATE 35

4 MIN - 3.0 MILES

HIGHWAY 183

6 MIN - 4.0 MILES

HIGHWAY 71

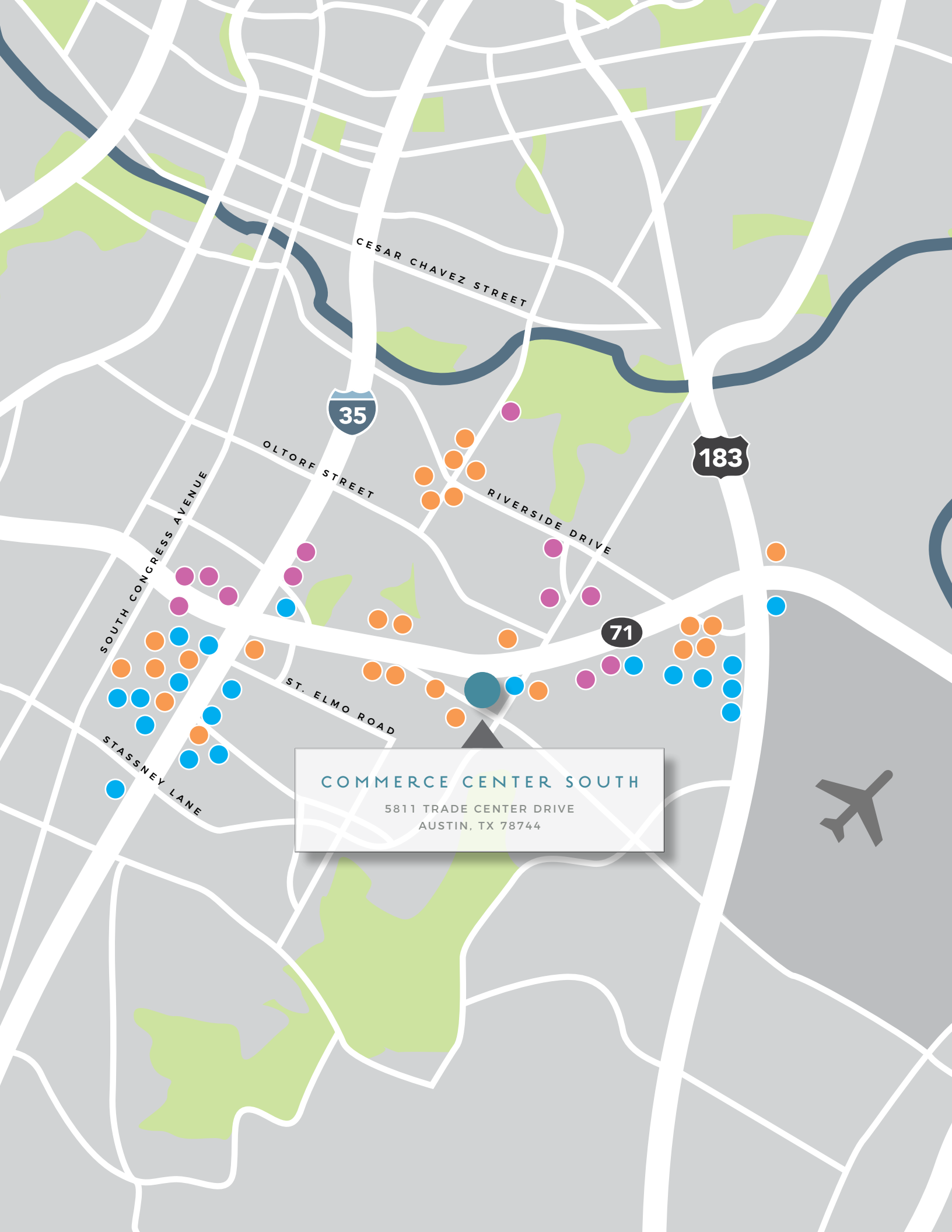
1 MIN - .2 MILES



COMMERCE CENTER SOUTH
5811 TRADE CENTER DRIVE
AUSTIN, TX 78744

AUSTIN
CBD

AUSTIN-BERGSTROM
INTERNATIONAL
AIRPORT



COMMERCE CENTER SOUTH

5811 TRADE CENTER DRIVE
AUSTIN, TX 78744

AMENITIES

NEARBY

RETAIL

Bank of America
Chase Bank
CVS Pharmacy
Dollar General
Family Dollar
Fiesta Mart
HEB Grocery
Office Depot
Sally Beauty
Walgreen's
Walmart
Wells Fargo

RESTAURANTS

Bella Donna Subs
Bill Miller Bar B Q
Burger King
Cabo Bob's
Catfish Parlour
Chick-fil-A
Denny's
Gatti's Pizza
Jack in the Box
KFC
McDonald's
Popeye's Chicken
Quiznos Subs
Starbuck's Coffee
Taco Bell
Taco Cabana
Waffle House
Wendy's
Wingstop

LODGING

Austin Marriott South
Baymont Inn & Suites
Best Western Inn & Suites
Candlewood Suites
Comfort Suites Airport
Comfort Suites South
Courtyard Austin Airport
Days Inn South
Hampton Inn
Holiday Inn Express
Holiday Inn
La Quinta Inn
Omni Hotels
Residence Inn
Springhill Suites
Staybridge Suites
Super 8
Wyndham Garden Hotel

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