

**FOR LEASE**

Owned and Operated by



# MOPAC BUSINESS PARK 5 - SUITE C

3900 Drossett Drive, Austin, TX 78744

## 3,900 SF



### LEASING INFO & CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





SUITE C

Total Available	3,900 SF
Date Available	30 Days
Space Layout	30% Office / 70% Warehouse
Clear Height	18'

Loading	1 dock high door
Parking	2.2:1,000
HVAC	100% HVAC

## TRANSIT OVERVIEW

Located just east of the IH-35 and SH-71 intersection, Mopac Business Park is conveniently situated off Burleson Road with easy access to Austin's major thoroughfares.

## TRANSPORTATION

US-290/SH-71	0.5 mile
IH-35	1 mile
Loop 360	4 miles
US-183	4.4 miles
Mopac (Loop 1)	5.6 miles
ABIA Airport	6 miles
SH-130	8 miles

## NEARBY ATTRACTIONS & EMPLOYERS

University of Texas (UT)	5.5 miles
Circuit of the Americas	8 miles
Q2 Stadium	13.7 miles
The Domain	14 miles
The Arboretum	14 miles
Tesla Gigafactory	9 miles
Infineon Technologies	2.5 miles
Amazon	2 miles
Tokyo Electron	2.2 miles

## MAJOR TEXAS CITIES

Downtown Austin	4.5 miles
Round Rock	27 miles
Georgetown	36 miles
San Marcos	27 miles
San Antonio	76 miles
Houston	160 miles
Fort Worth	200 miles
Dallas	193 miles

