



Burleson & 71

4606 Burleson Rd, Austin, TX 78744



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Burleson & 71

\$30.00 - \$35.00 /SF/YR

Coming Soon: Newly Renovated Industrial/Flex Suites at Burleson & 71

Position your business for success at Burleson & 71, a soon-to-be reimagined industrial/flex property at 4606 Burleson Road, Austin, TX. Under new management...

- Strategically positioned in the Burleson node at a high-performing intersection within a bustling South Austin business corridor.
- Noteworthy building signage opportunities and visibility along heavily traveled SH-71/Ben White Blvd in front of 62,730 VPD maximizing brand exposure.
- 1,200 SF to 30,000 SF of combinable shell condition suites available for pre-lease under new management ideally offered as a white box.
- Synergetic tenant mix primarily curated with athletic-focused businesses with available units offering premier customization for many industry uses.
- Modern glass storefronts with durable aluminum frames and convenient access with easy ingress/egress and ample on-site parking.



Rental Rate: \$30.00 - \$35.00 /SF/YR

Total Space Available: 39,679 SF

Min. Divisible: 1,200 SF

Max. Contiguous: 28,679 SF

Property Type: [object Object]

Center Type: [object Object]

Gross Leasable Area: 70,879 SF

Walk Score ®: 30 (Somewhat friendly)

Transit Score ®: 20 (Somewhat friendly)

Rental Rate Mo: \$2.50 /SF/MO

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1st Floor

Space Available	5,000 - 28,679 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 10 Years

Flexible space for any business in the healthy lifestyle and athletics sector, including gyms, spas, paddle sports, contrast therapy, retail store, boutique shop, smoothie shop, or any similar business.

2

1st Floor

Space Available	1,200 - 8,500 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 10 Years

End cap space in Burleson & 71, flexible space for any business in the healthy lifestyle and athletics sector, including gyms, spas, paddle sports, contrast therapy, retail store, boutique shop, smoothie shop, or any similar business.

3

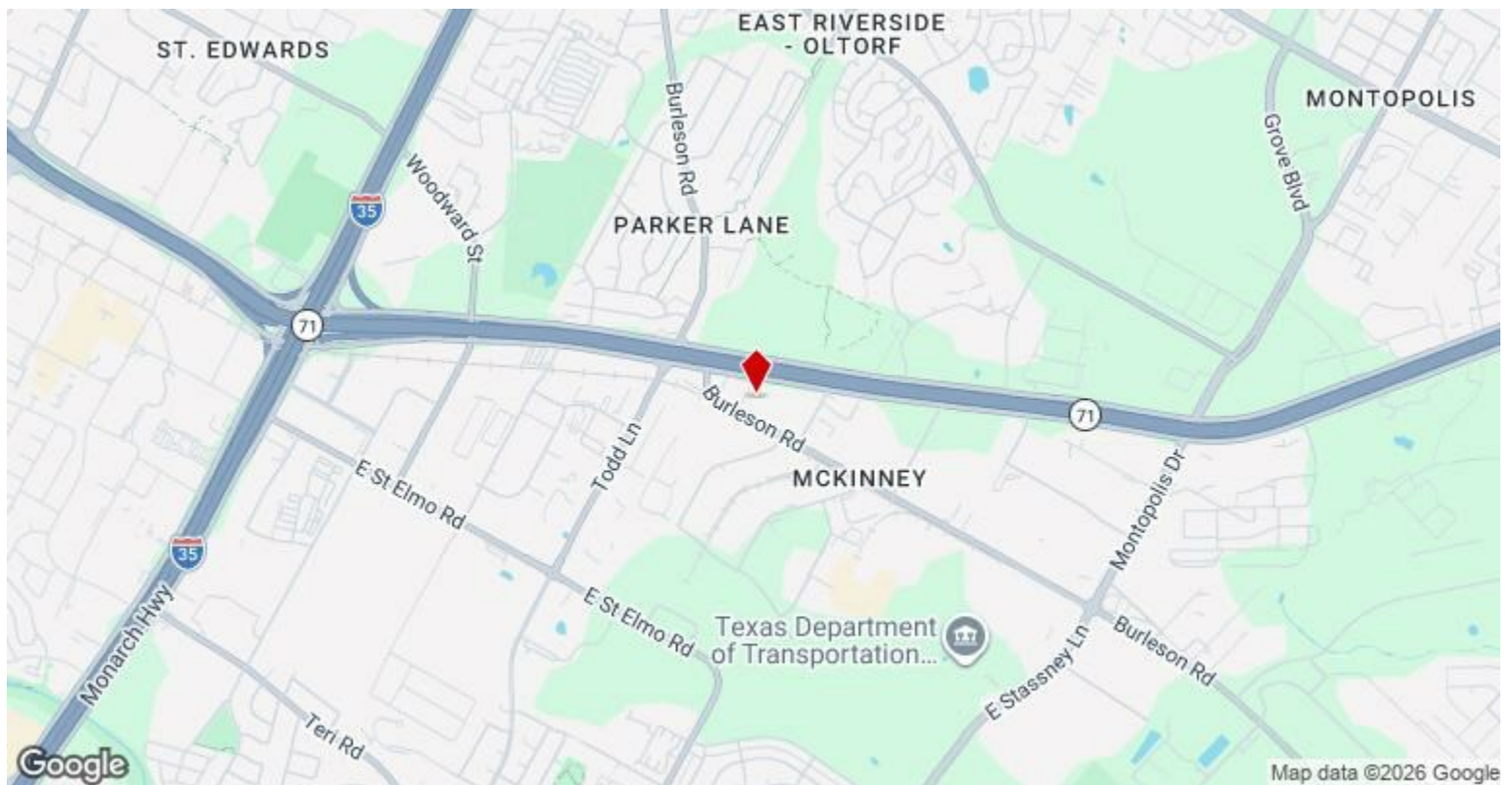
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Space Available	2,500 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Highly flexible space with tall exposed ceilings, solar tubes, and other energy efficient improvements. Boasting high visibility and close proximity to downtown, Austin-Bergstrom International Airport (ABIA), and all major arteries of transportation of South Austin. Come take advantage of the current renovation efforts to build out your perfect space.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
AMW	-	
Bella Donna Subs	-	
Catfish Parlour	-	
El Famoso	-	



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Property Highlights:

- Direct frontage on Ben White Blvd / SH-71
- Easy ingress/egress in the high-traffic Burleson corridor
- Ample on-site surface parking
- White-box delivery
- Glass storefronts with aluminum framing
- Flexible demising options

Ideal Uses

Great for fitness and training, wellness/spa, paddle sports, contrast therapy, retail, boutique, restaurant concepts, and other service-forward users looking for visibility and access.

Location & Visibility

Just 5 miles from Downtown Austin and Austin-Bergstrom International Airport (ABIA), Burleson & 71 offers excellent connectivity to South Austin and the region. The property's prominent frontage and signage along Ben White Blvd / SH-71 provide strong exposure to approximately 62,730 vehicles per day.

Create your next location in one of South Austin's most active commercial corridors. Burleson & 71 delivers flexibility, visibility, and access in a refreshed setting.

Property Photos



Property Photos



Property Photos

