

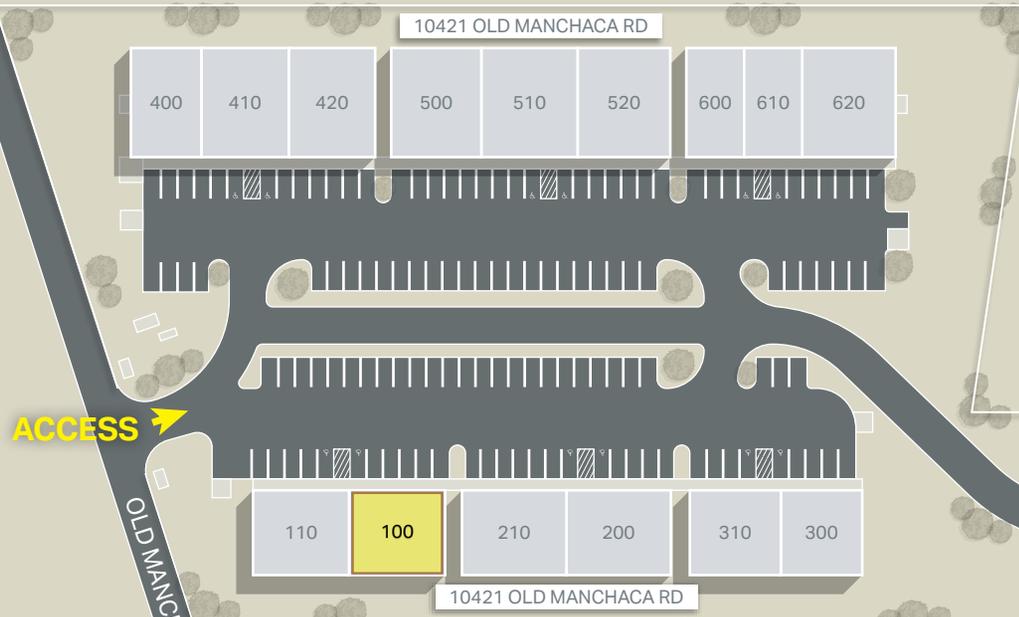


FOR LEASE
SUITES FROM 2,000 SF - 4,000 SF

10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748

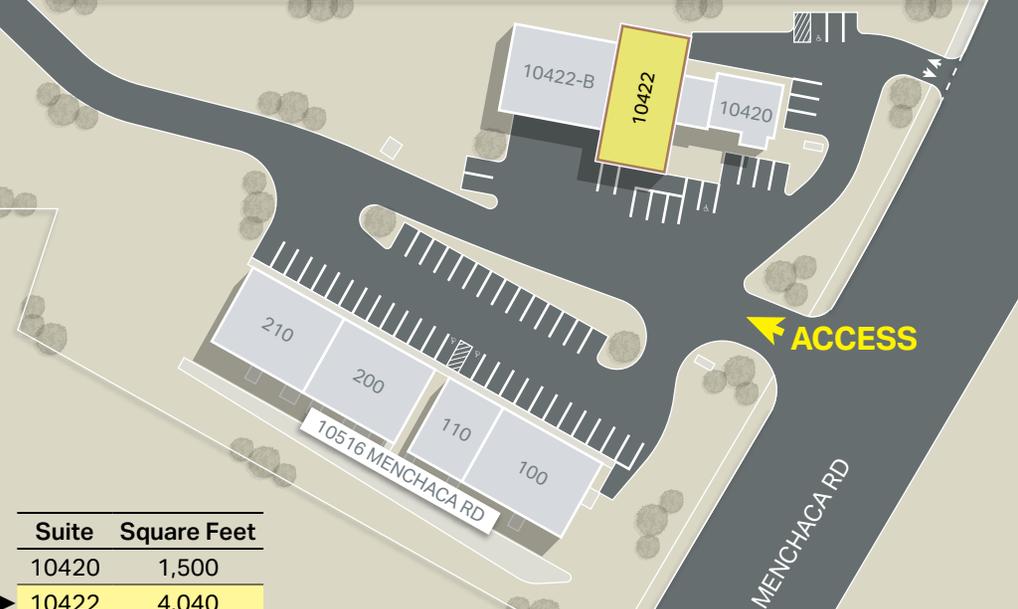


SITE PLAN



The Manchac is a 61,240 SF business park on 7.08 acres in the Austin EJT. It is home to a diverse tenant mix spanning multiple industries, including automotive, home repair, and technology.

Each climate-controlled suite has an office and restroom. All units have chain-operated grade level overhead doors. There is an opportunity for future pylon signage.



AVAILABLE 05/31/2026

Suite	Square Feet
100	2,750
110	2,750
200	3,000
210	3,000
300	2,500
310	2,500
400	2,160
410	2,640
420	2,640
500	3,200
510	3,200
520	3,200
600	2,100
610	2,100
620	3,000

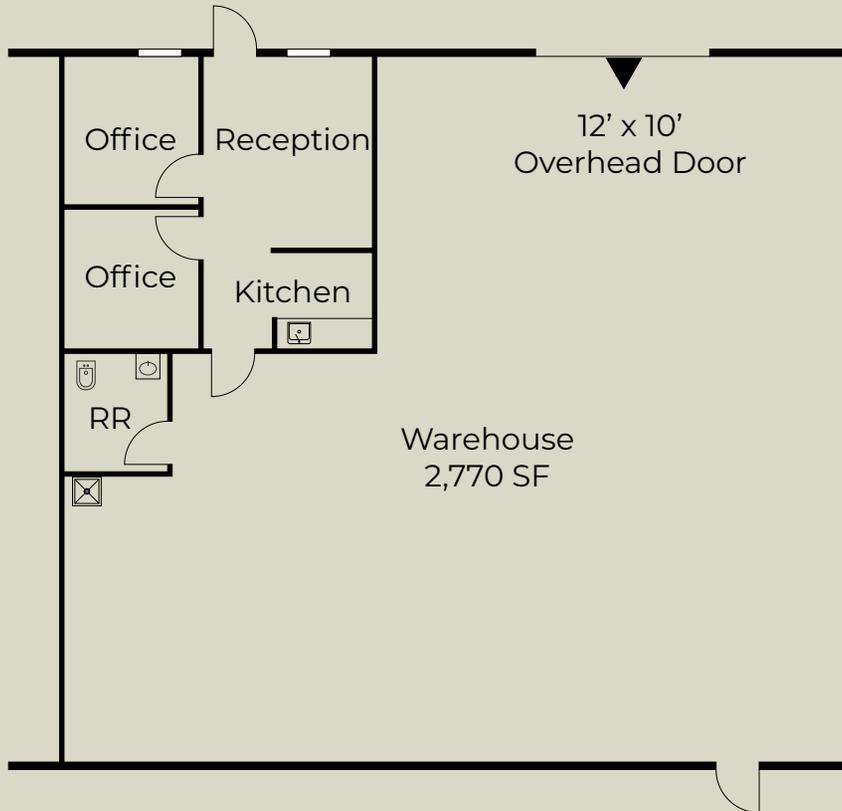
AVAILABLE

Suite	Square Feet
10420	1,500
10422	4,040
10422-B	3,000
100	3,000
110	2,000
200	3,000
210	3,000



FOR LEASE | SUITE 100

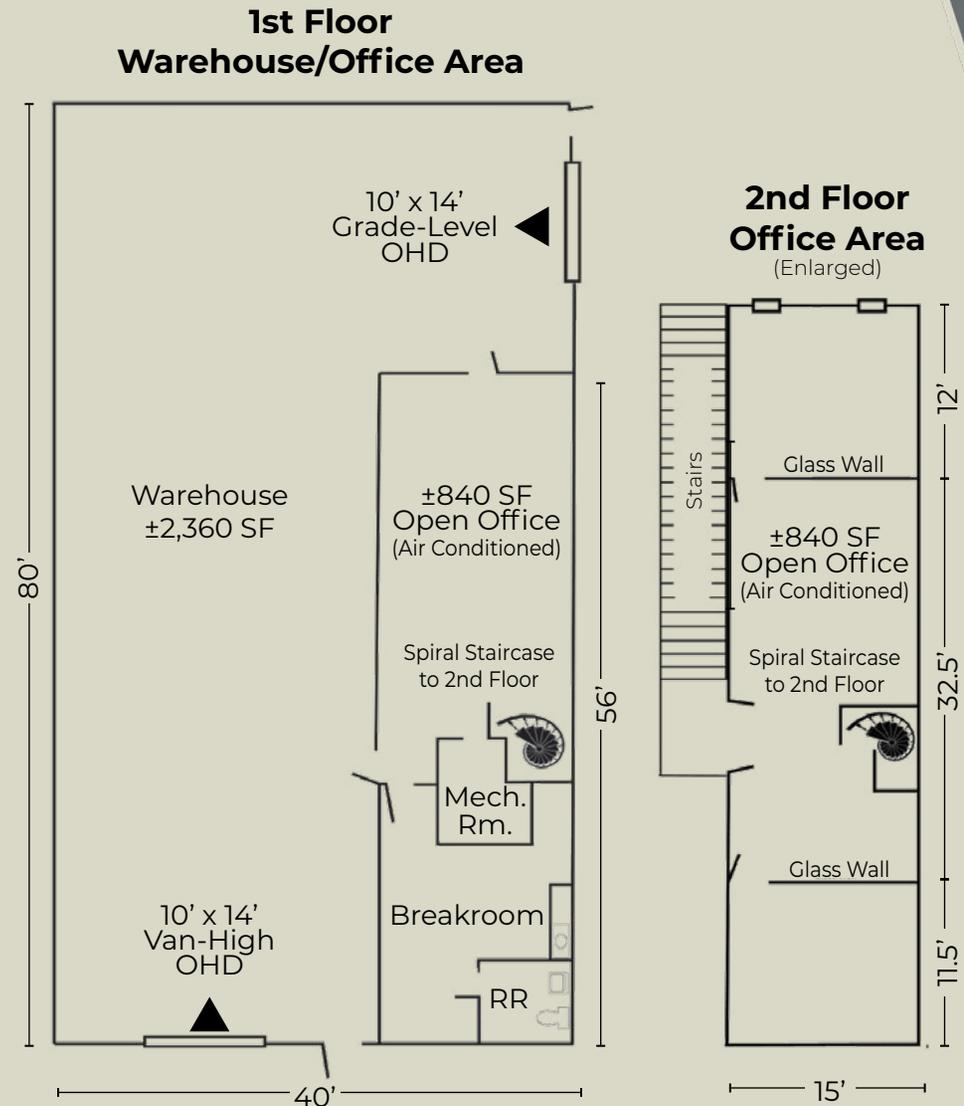
10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ±2,770 SF
- Office
- (1) 12' x 10' Grade-Level Door
- Fully Insulated
- Clear Height 14' - 19'
- 3-Phase Power
- Available 05/31/2026

FOR LEASE | SUITE 10422

10420 – 10516 Manchaca Road | 10421 Old Manchaca Road
Austin, Texas 78748



- ±4,040 SF Steel Frame Metal Shell Office and Warehouse Building
- ±2,360 SF Warehouse
- ±1,680 SF HVAC Office (±840 SF/Floor)
- (1) 10'x14' Grade-Level Overhead Door
- (1) 10'x14' Van-High Overhead Door
- ±21' Clear Height

SURROUNDING RETAIL / DINING

Menchaca Rd

S Congress Ave

the
MANCHAC

BRICK'S PUB, jiffylube, BURGER KING, THUNDERCLOUD SUBS, DISCOUNT TIRE, H-E-B, planet fitness, Exxon, SHARKY'S Car Wash, DOLLAR GENERAL, McDonald's, Dutch Bros, SONIC, Auto Zone, LA FITNESS, POPEYES

W Slaughter Ln

Chevron, DRIFTERS SOFTEA, LA PATRONCITA, Hivo, THIRD COAST COFFEE, Moonbow Saloon, SMOKE HOUSE

ASHLEY, BEST BUY, carter's, Luby's, Chick-fil'd, CINEMARK, WAVE'S SISTERS, ULTA BEAUTY, HOBBY LOBBY, JCPenney, Jack In the box, LONGHORN STEAKHOUSE, DUNKIN', McDonald's, sam's club, SPEC'S, Walgreens, SONIC, TEXAS SANDWICHES, TACO BELL, WHATABURGER, Starbucks, Target

Southpark
Meadows

Menchaca Rd

35

35



DRIVE TIMES



3.9 MILES
9 MINUTES



3.9 MILES
9 MINUTES



5.2 MILES
12 MINUTES



13.6 MILES
29 MINUTES



12.9 MILES
22 MINUTES



TESLA

16.3 MILES
27 MINUTES

AUSTIN CBD

the MANCHAC



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