



# WEDGEWOOD PROPERTIES

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1720 EBERHARDT | TEMPLE, TX  
COMMERCIAL | INDUSTRIAL | FOR LEASE

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EBERHARDT INDUSTRIAL  
FOR LEASE | 41,603 SF



**Available February 1, 2025**

Located Within Temple's Industrial Park

Tilt Wall Industrial Building

Office Delivered Full Turnkey

1720 EBERHARDT RD, TEMPLE, TX

# EBERHARDT INDUSTRIAL PROPERTY INFORMATION



## Area Description

- Located within Temple's Industrial Park
- Adjacent to META's Hyperscale Data Center
- Near the crossroads of I-35 and I-14
- Short distance to rail systems and five airports

## Additional Details

- 41,603 SF (Warehouse + Mezzanine: 39,445 sf; Office: 2,158 sf)
- 1.5 acre outdoor storage yard or option for additional 20,000 sf warehouse
- Warehouse delivered unconditioned with full LED lighting
- Office delivered full turnkey
- Contact Broker for Pricing
- NNN lease
- Tenant Improvement Allowance available

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# EBERHARDT INDUSTRIAL BUILDING SPECS



Warehouse + Mezzanine:	39,445 sf
Office:	2,158 sf
Outdoor Storage Yard:	1.5 acres
Loading Configuration:	Rear Load
Depth:	160'
Width:	250'
Column Spacing:	50'x53'
Clear Height:	24' - 27'
Dock High Doors:	5 (10'x12')
Grade Level Doors:	1 (10'x12' w/ramp)
Truck Court Depth:	125'
Auto Parks:	75 (1.80/1,000)
Power:	3-Phase; 480v; 600amp
Sprinkler:	ESFR

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# EBERHARDT INDUSTRIAL ELEVATIONS



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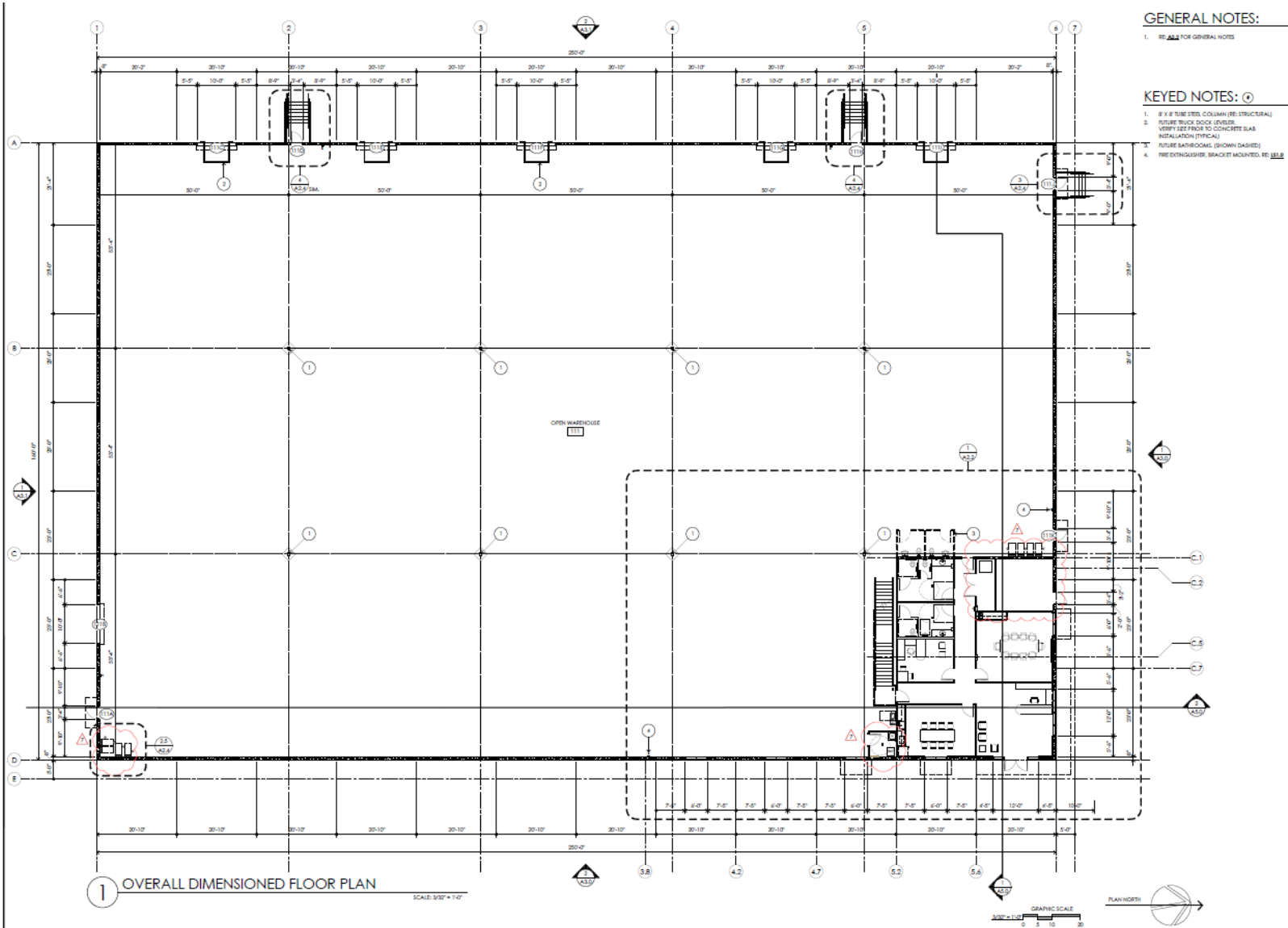
# EBERHARDT INDUSTRIAL ELEVATIONS



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# EBERHARDT INDUSTRIAL WAREHOUSE FLOOR PLAN



**GENERAL NOTES:**

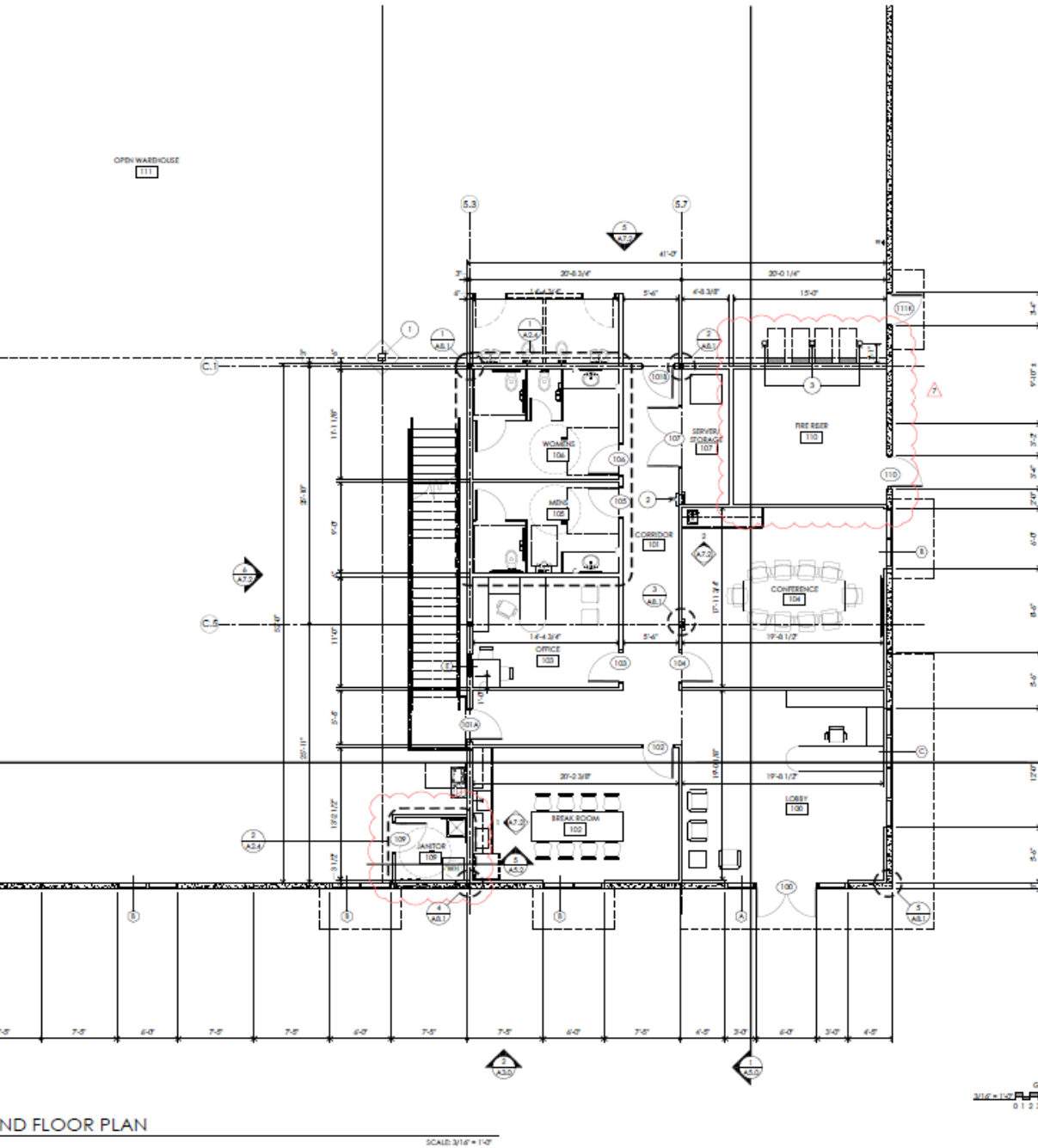
1. SEE ALL FOR GENERAL NOTE

**KEYED NOTES:**

1. 8" X 8" TUBE STEEL COLUMN (RE-STRUCTURAL)
2. FUTURE TRUCK DOCK LEVELS  
VISIT/SEE FLOOR TO CONCRETE SLAB  
INSTALLATION (TYPICAL)
3. FUTURE BATHROOMS (BROWN DASHED)
4. FIRE EXTINGUISHER, BRACKET MOUNTED, SEE 111.18

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# EBERHARDT INDUSTRIAL OFFICE FLOOR PLAN



## GENERAL NOTES:

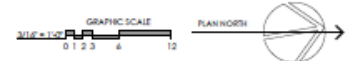
1. ALL WORK TO CONFORM TO CITY OF TEMPLE, 2018 ICC BUILDING CODES & 2012 TDKAS ACCESSIBILITY STANDARDS.
2. THESE DRAWINGS SHOW THE GENERAL INTENT TO RECEIVE A QUALITY FINISHED PRODUCT. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL ITEMS REQUIRED TO COMPLETE THE PROJECT IN A FINISHED MANNER, WHETHER ALL CONDITIONS ARE SHOWN OR NOT.
3. CONTRACTORS MUST VISIT THE JOB SITE PRIOR TO BIDDING, TO VERIFY ALL EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO ITEMS TO BE REMOVED. DIMENSIONS SHOULD BE VERIFIED.
4. REF. TO 1903 & 1905 FOR SPECIAL WALL TREATMENTS.
5. ALL DIMENSIONS SHOWN ARE TAKEN TO THE FACE OF STUDS, FACE OF CONCRETE TILT-UP PANEL, OR FOUNDATION EDGE.
6. ALL INTERIOR STUD WALLS ARE 3/8" METAL STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. EXTEND NON-RATED WALL CONSTRUCTION A MINIMUM OF 4" ABOVE ADJACENT CEILING HEIGHTS, BRACE TO STRUCTURE AS REQUIRED.
7. PROVIDE A MINIMUM 1'-0" CLEAR DIMENSION @ ALL DOORS @ LATCH SIDE WHERE DOOR OPENS TOWARD YOU (PULL SIDE) & PROVIDE A MINIMUM 1'-0" CLEAR DIMENSION @ ALL DOORS @ LATCH SIDE THAT HAVE BOTH A CLOSER & A LATCH WHERE DOOR OPENS AWAY FROM YOU (PUSH SIDE).
8. DOOR FRAMES SHALL BE LOCATED 2" FROM ADJACENT WALL TO THE HINGE SIDE OF ROUGH OPENING, UNLESS OTHERWISE NOTED.
9. ALL DOOR NUMBERS & ROOM NAMES PROVIDED ON ARCHITECTURAL SHEETS ARE FOR CONTRACTOR COORDINATION ONLY. VERIFY EXACT ROOM & DOOR NUMBERS & ROOM NAMES W/ OWNER PRIOR TO FABRICATING ANY & ALL SIGNAGE.
10. PLANS, SECTIONS & DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS. IN THE EVENT OF AN OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
11. EXTERIOR DIMENSIONS ARE TO THE EDGE OF FOUNDATION; SEE STRUCTURAL.
12. ALL TOILET ROOM ACCESSORIES ARE SHOWN DIMENSIONED FROM FINISHED MATERIAL.
13. CONTRACTOR TO COORDINATE KEYS OF LOCKS W/ BUILDING OWNER / FACILITIES MANAGER.
14. CONTRACTOR TO PROVIDE RECESSED KEY BOX (SHOW BOX OR EQUAL); COORDINATE EXACT LOCATION W/ FIRE MARSHAL.
15. CONTRACTOR TO PROVIDE SUPPORT BLOCKING IN WALL FOR WALL HANG FIXTURES (WASH ROOM ACCESSORIES, MILLWORK, ETC.). COORDINATE EXACT LOCATIONS W/ OWNER. SEE 400 & 405 FOR BLOCKING DETAIL.

## KEYED NOTES: (○)

1. 8" X 8" TUBE STEEL COLUMN (RE STRUCTURAL)
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET, FUR AROUND AS NECESSARY.
3. IF CONCRETE FILLED STEEL PIPE BOLLARD; PAINTED OR SLEVED IN OSHA YELLOW. RETAIN 3'-0" CLEARANCE DIRECTLY IN FRONT OF ELECTRIC PANELS.

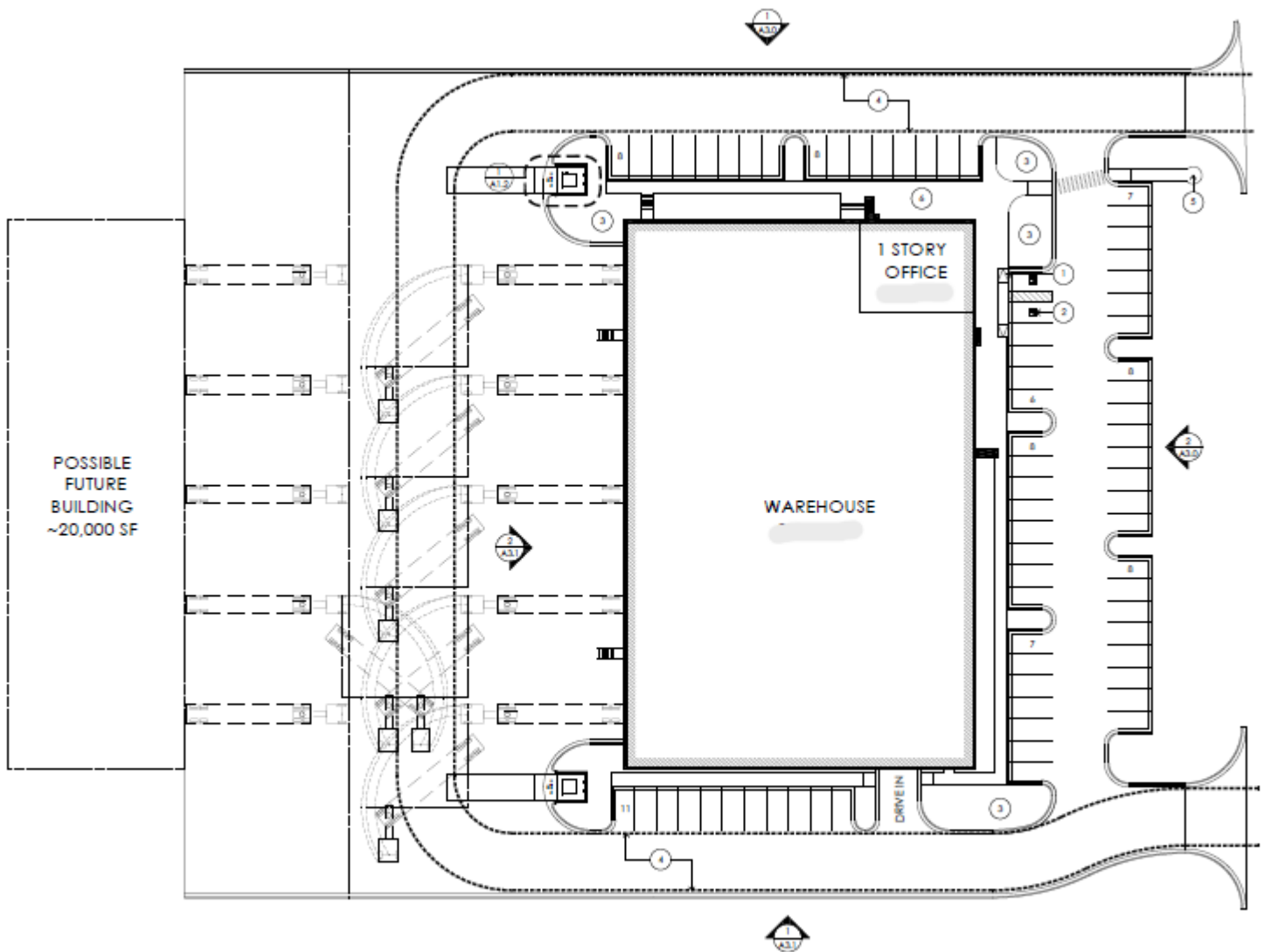
ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



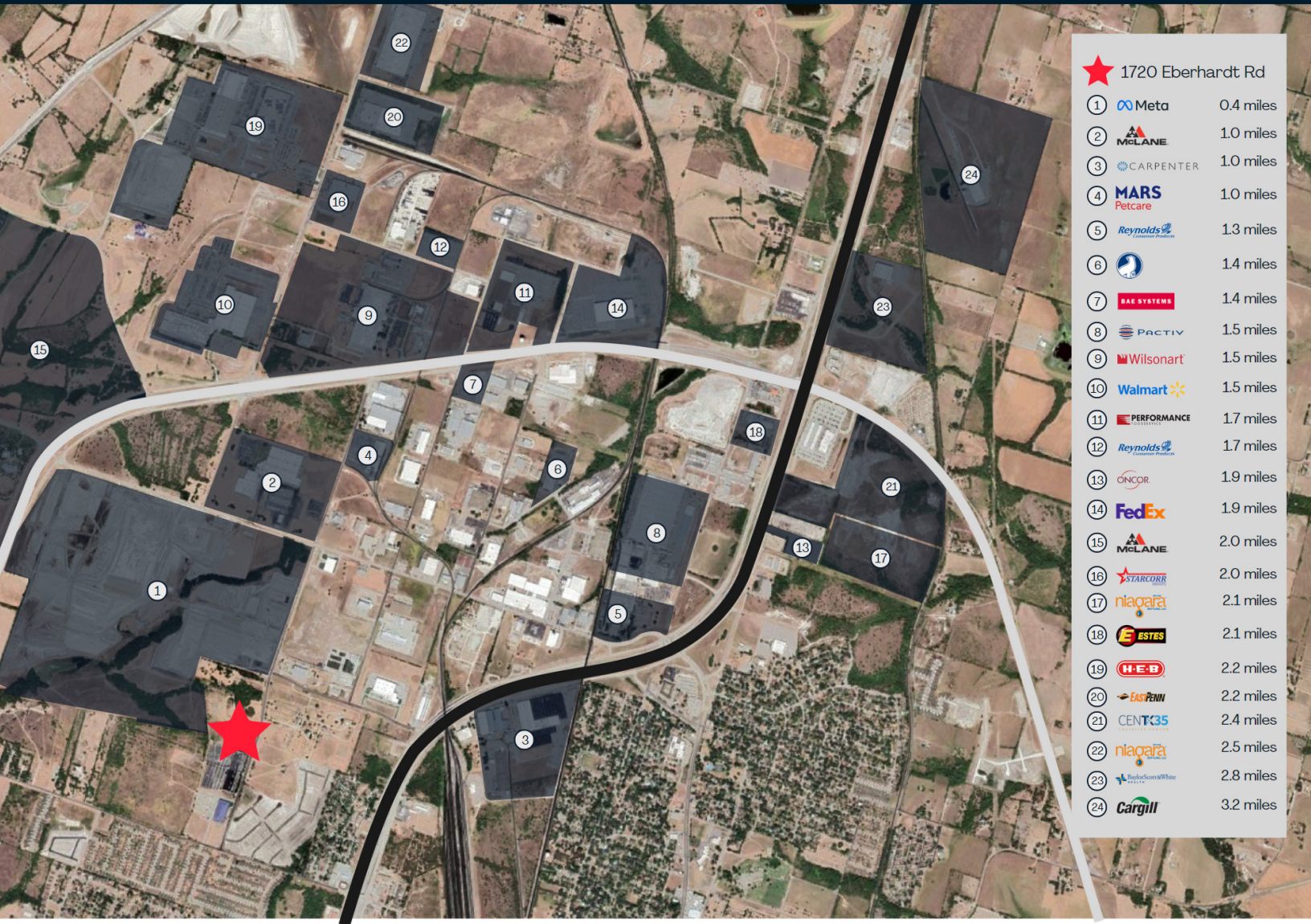
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# EBERHARDT INDUSTRIAL SITE PLAN



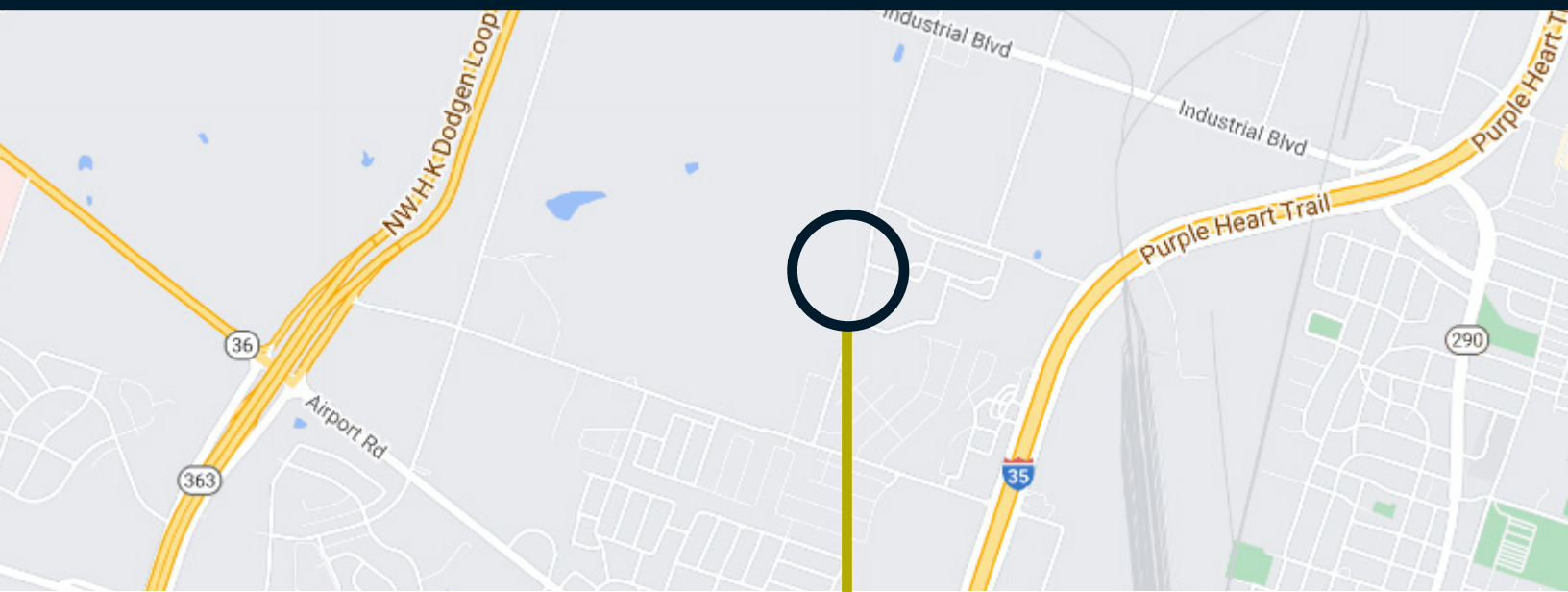
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# EBERHARDT INDUSTRIAL NEIGHBORING COMPANIES



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# EBERHARDT INDUSTRIAL LOCATION



Subject



Subject

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# EBERHARDT INDUSTRIAL AREA OVERVIEW



Workforce, accessibility and low costs are three strengths that propel key industries and boost business expansion in Temple, Texas.

Temple's workforce is bolstered by technically skilled veterans from nearby Fort Hood. Each year, an average of 3,600 soldiers transition out of Fort Hood and choose to live and work in Central Texas.

Temple continues to attract national and global companies in Texas's key industries: manufacturing, business support services, health and life sciences, and logistics and distribution.

Located at the crossroads of I-35 and I-14 and with access to the Union Pacific and BNSF rail lines, Temple, Texas' industrial industry offers robust interstate and freight distribution infrastructure. In addition, Temple is positioned with easy access to Austin-Bergstrom International Airport and Dallas/Fort Worth International Airport.

Connectivity and proximity to major markets go a long way in a region 2.5 hours from 28 million people. Bustling interstates, rail systems and five airports streamline point A to point B for Temple products and people.

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# EBERHARDT INDUSTRIAL TEMPLE MANUFACTURING



## MANUFACTURING

Temple is where location, infrastructure and workforce converge in one of Texas' most cost-competitive markets.

### AUSTIN'S INDUSTRIAL GATEWAY

One hour north of Austin and home to 1,600 acres of developed business park sites, Temple is a launchpad for companies to make and move products. The world's leading producers of everything from engineered surfaces (Wilsonart) to comfort cushioning products (Carpenter) to food packaging (Pactiv) are growing Temple's manufacturing industry, with industry employment up 28% between 2000 and 2010.

### NOTABLE EMPLOYERS

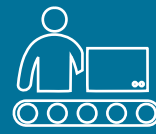


### THE CROSSROADS OF CENTRAL TEXAS

Located at the crossroads of I-35 and the planned I-14, Temple offers robust interstate and freight distribution infrastructure via Union Pacific and BNSF. Plus, Temple's location means it's less than 3 hours to Dallas-Fort Worth, Houston, Austin and San Antonio, providing easy access to several major international airports.



**130**  
Manufacturing  
Establishments  
(2019)



**6,587**  
Employed  
in Manufacturing  
(2019)



**1,600**  
Acres of  
Shovel-Ready  
Land



**3,600**  
Skilled Soldiers  
Transitioning Out  
of Fort Hood Annually  
Stay in Central Texas

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# EBERHARDT INDUSTRIAL TEMPLE MANUFACTURING



## A SKILLED & GROWING WORKFORCE

Private industry leaders and educational institutions work together in Temple to fill a pipeline of tomorrow's production and engineering talent.

Since 2014 Temple ISD high school students have been able to explore manufacturing careers through Wildcat Workforce, the Career and Technical Education program at Temple High School. The program focuses on twelve career clusters, with their Business & Finance, Information Technology, Manufacturing, and Transportation, Distribution & Logistics focuses applying directly to the manufacturing sector. There are eight area college and university institutions including Temple College, Temple Technical College, University of Mary Hardin-Baylor and Baylor University.

Temple's workforce, with an average industrial wage at \$14.08 an hour, is further bolstered by technically skilled veterans from nearby Fort Hood. Each year, an average of 3,600 soldiers transition out of Fort Hood and choose to live and work in Central Texas.

## WHY TEMPLE?



**2.5 Hours** from 28 Million People



Unparalleled Access via **I-35**



Costs **15% Lower** than National Average



**Available** Land & Properties

“

Community support and the availability of a reliable, skilled workforce are a key component in investing in any expansion. We're pleased to be able to grow right here in Temple.

**RICK VILLA**

Plant Manager

Reynolds Consumer Products, Maker of Hefty Brand Products, in Temple since 1970 and expanding as recently as 2018

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# EBERHARDT INDUSTRIAL TEMPLE LOGISTICS AND DISTRIBUTION



## LOGISTICS & DISTRIBUTION

Temple is the logistics hub in Central Texas, with distribution operations for Walmart, McLane Company and more benefiting from a central location, outstanding infrastructure and reliable workforce.

## THE CROSSROADS OF CENTRAL TEXAS

Temple is located at the crossroads of I-35 and the planned I-14, with connections to all of Texas' 28 million people, the Southeast, Mexico and beyond. BNSF operates a major switchyard in Temple with connection to major ports and regional and international airports are all within fast reach. Because of its strategic connection to major consumer markets, more than \$750 billion in goods travel I-35 each year.

## NOTABLE EMPLOYERS



**306**  
Logistics and  
Distribution  
Establishments  
(2019)



**6,598**  
Employed in  
Logistics and  
Distribution  
(2019)



**14.3%**  
Change in  
Employment  
(2010-2020)



**19%**  
Wage Savings  
Compared to  
National Average



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# EBERHARDT INDUSTRIAL TEMPLE LOGISTICS AND DISTRIBUTION



## A GROWING POOL OF RELIABLE TALENT

Logistics and distribution talent in Temple surged by 20% between 2007 and 2017 and is expected to continue growing by another 8.5% by 2022, outpacing national employment growth outlooks.

In addition, an annual 3,600 soldiers transition out of Fort Hood, a US Army Base, located 30 miles from Temple, and opt to stay in Central Texas and provide a qualified and ready workforce to local companies.

## WHY TEMPLE?



**2.5 Hours** from 28 Million People



Unparalleled Access via **I-35**



Costs **15% Lower** than National Average



**Available** Land & Properties

“

We look forward to a long standing and growing presence in Temple.

—

**SCOTT O'NEAL**

President and Partner, KEG 1 O'Neal, expanding in Temple as recently as 2019 with the investment of \$11 million and addition of 50 new jobs

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TEMPLE, TX

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