



INDEPENDENCE
COMMERCIAL REAL ESTATE

TROY



3 WAREHOUSE BUILDINGS AVAILABLE

Clarence Rd

Pegasus Dr



93,844 VPD (24)



23,367 TPD (24)

INTERSTATE BUSINESS CENTER

*Trucks Per Day

7590 N GENERAL BRUCE DRIVE | TEMPLE, TEXAS



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HIGHLIGHTS

- » Industrial Park comprised of 10 Buildings on ± 18.59 AC
- » Half of the property is located in the unincorporated area of Bell County, TX and the other half is located in the City of Temple, TX
- » Unmatched access to I-35
- » Rates: Contact Broker for Details

AVAILABILITY

1. 7626 N General Bruce Dr:
 - » $\pm 16,000$ SF
2. 7596 Pegasus Dr:
 - » $\pm 7,697$ SF Building on ± 0.77 AC
3. 7592 N General Bruce Dr:
 - » $\pm 7,020$ SF Building
4. 7590 N General Bruce Dr:
 - » $\pm 4,200$ SF Building
5. 7445 Pegasus Dr:
 - » $\pm 3,865$ SF Building on ± 1.41 AC

TRAFFIC COUNTS

Interstate-35:

- » 93,844 VPD ('24)
- » 23,367 Trucks Per Day ('24)



INTERSTATE BUSINESS CENTER | PROPERTY OVERVIEW



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7626 N GENERAL BRUCE DRIVE

- » ±16,000 SF
- » 14' Eave Height
- » Overhead Doors:
 - » 6-18' x 14' Grade Level Overhead Doors
 - » 312' x 14' Grade Level Overhead Doors
 - » 1-12' x 14' Dock High Overhead Doors
- » Fenced Parking Available
- » Freestanding Steel Frame Metal Build
 - » Concrete Foundation
 - » 592 SF of office space
 - » 2 restrooms
- » Electric: 3 Phase
 - » T-5 Lighting
- » Pendleton Water Supply
- » On-Site Septic System



INTERSTATE BUSINESS CENTER | 7626 N GENERAL BRUCE DRIVE



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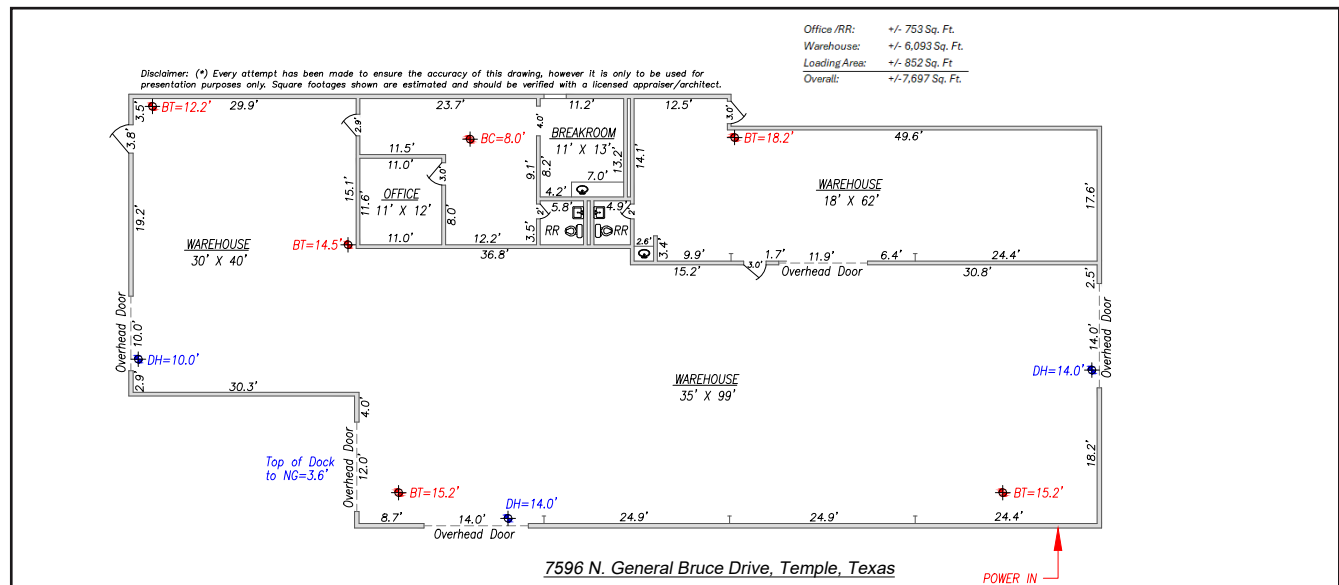
INTERSTATE BUSINESS CENTER | 7626 N GENERAL BRUCE DRIVE: PHOTOS



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7596 N GENERAL BRUCE DRIVE

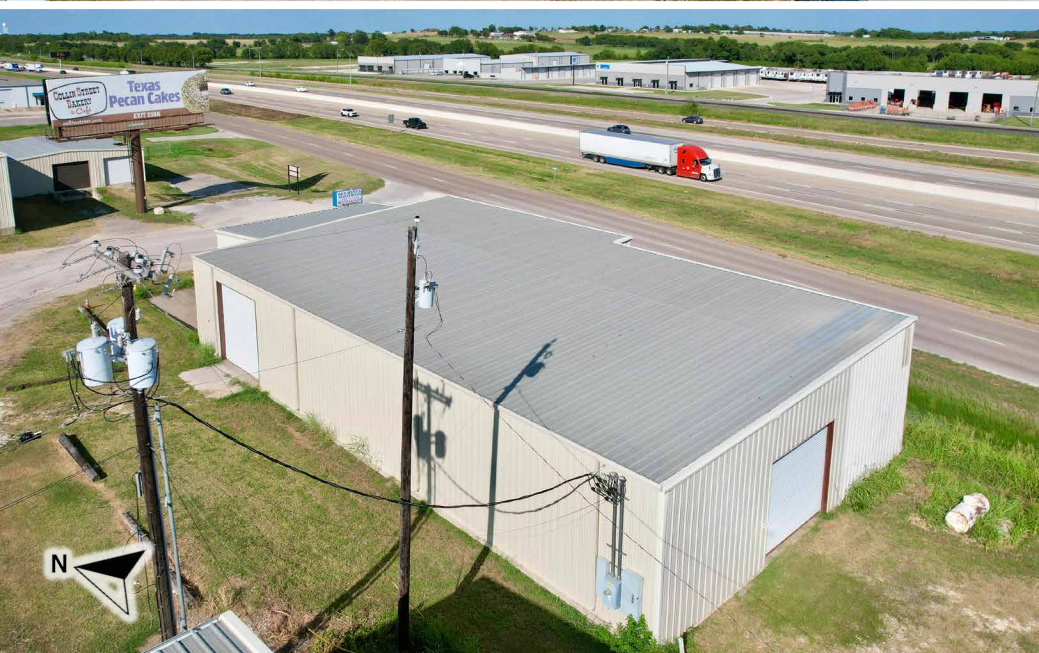
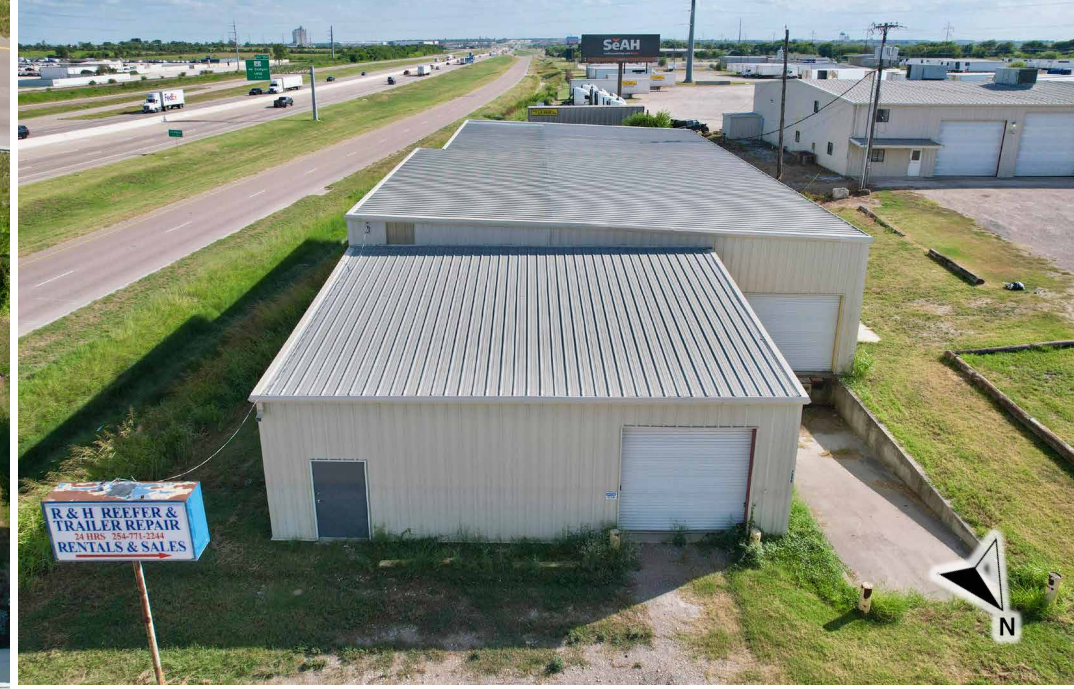
- » ±7,697 SF
 - » ±753 SF office area - Large Lobby, private office, break room, and two (2) bathrooms
 - » ±6,093 SF warehouse
 - » ±852 SF loading area
- » Overhead Doors
 - » One (1) - 10'X10' Dock High Door
 - » Two (2) - 14'X10' Grade Level Doors
- » Ceiling Heights: 15' clear at max
- » Excellent Visibility with direct Frontage to IH-35
- » Electrical: 3 Phase 600 amp 120/208 Meter is on East Side of the building, 1 meter
- » Land: ±0.77 acres
- » Utilities: Pendleton WSC & On-Site Septic System
- » Rate: Contact Broker for Rate



INTERSTATE BUSINESS CENTER | 7596 N GENERAL BRUCE DRIVE



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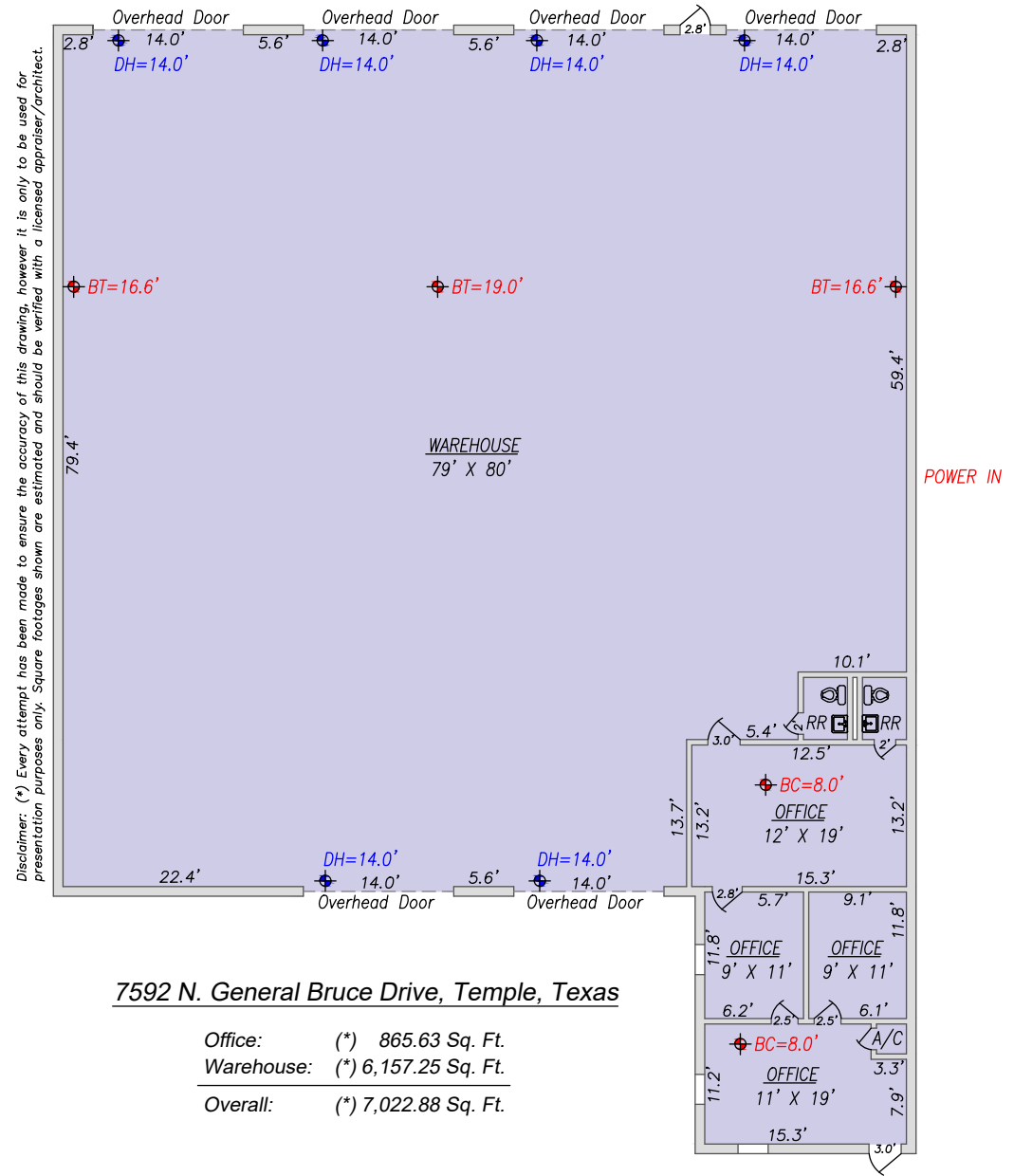
INTERSTATE BUSINESS CENTER | 7596 N GENERAL BRUCE DRIVE: PHOTOS



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7592 N GENERAL BRUCE DRIVE

- » Size: ±7,020 SF
 - » ±865 SF office – 4 private office spaces, 2 bathrooms
 - » ±6,157 SF warehouse
- » Overhead Doors
 - » Six (6) 14' X 14' dock high doors
- » Rate: \$7,050 per month
 - » \$10 PSF Base Rent + \$2.05 NNN

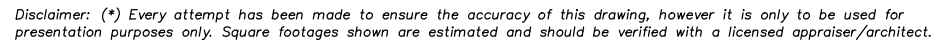


INTERSTATE BUSINESS CENTER | 7592 N GENERAL BRUCE DRIVE



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- » Size: ±4,200 SF
 - » ±284 SF office – 2 private office spaces, 1 bathroom
 - » ±3,913 SF warehouse
- » Overhead Doors
 - » Five (5) 14' X 14' dock high doors
- » Rate: \$3,870 per month
 - » \$9 PSF Base Rent + \$2.05 NNN

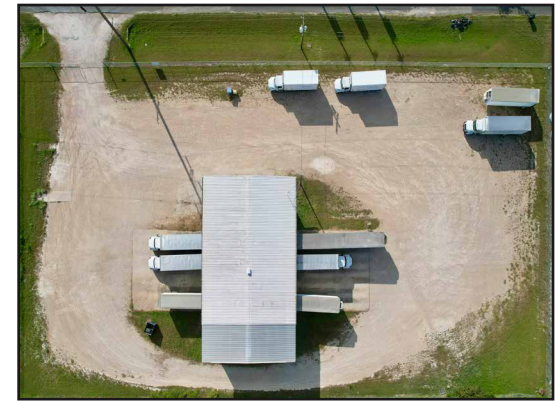
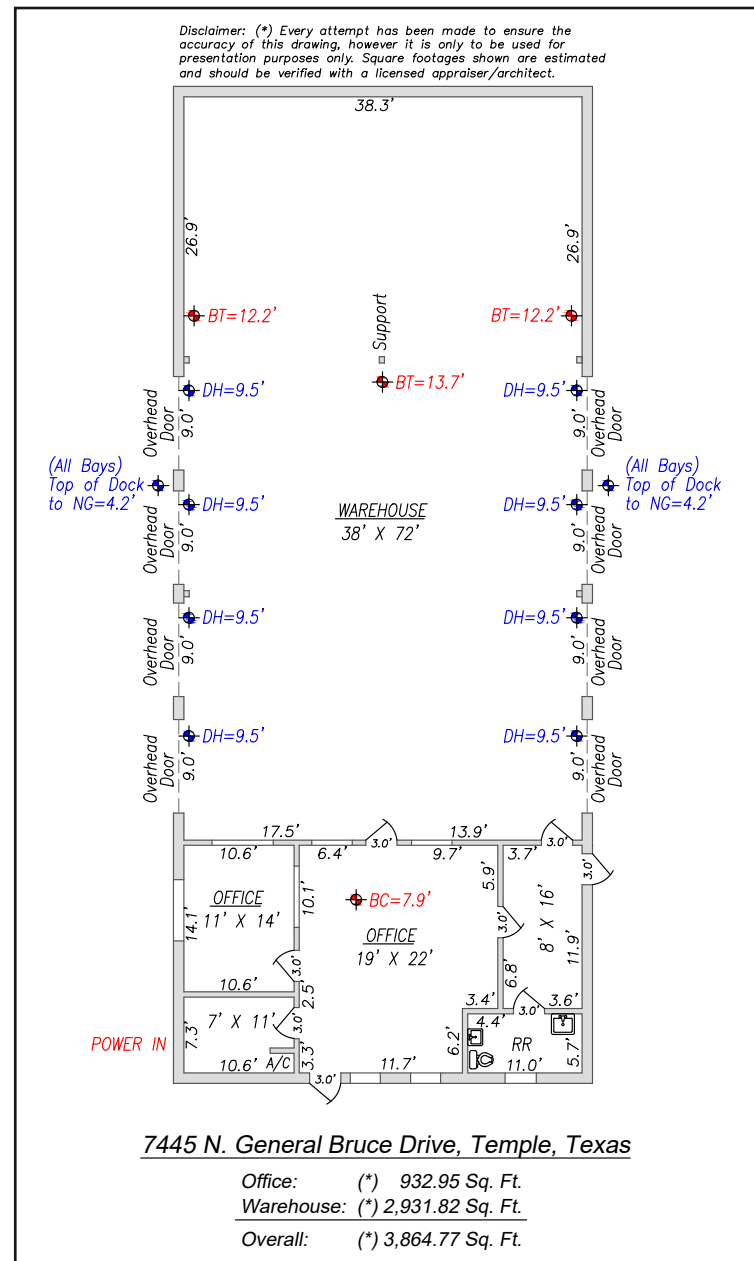


Office/RR: (*) 284.06 Sq. Ft.
Warehouse: (*) 3,913.90 Sq. Ft.

Overall: (*) 4,197.96 Sq. Ft.

7445 PEGASUS DRIVE

- » Size: ±3,865 SF
 - » ±933 SF office - lobby, 3 private office spaces, 1 bathroom
 - » ±2,932 SF warehouse
- » Overhead Doors
 - » Eight (8) 9' X 9.5' dock high doors
- » Ceiling Heights: 12' Side wall / 13.7' at Apex
- » Electrical: Single Face 200 Amp meter is on North Side of building, 1 meter
- » Land: ±1.41 acres stabilized parking area
- » Utilities: Pendleton WSC & On-Site Septic System
- » Rate: Contact Broker for Rate



INTERSTATE BUSINESS CENTER | 7445 PEGASUS DRIVE



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INTERSTATE BUSINESS CENTER | 7445 PEGASUS DRIVE: PHOTOS



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INTERSTATE BUSINESS CENTER | SITE AERIAL



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INTERSTATE BUSINESS CENTER | MARKET AERIAL



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