

# CENTX35

LOGISTICS CENTER

2 Class A Buildings  
**856,524 SF**  
Available  
**121,718 SF**



LEED SILVER CERTIFIED

PROPERTY VIDEO 

4040 Logistics Way, Temple, TX 76501  
3933 Logistics Way, Temple, TX 76501

VELOCIS

KBCADVISORS



# PROPERTY ADVANTAGES

## 2 Building, Class A Logistics Center

Ability to reach **75% of the state's population** within a **3-hour drive**

Highly strategic location in the **middle** of the **"Texas Triangle"**

Access to **dense labor** supply  
and **rapidly growing population** in the region



LOGISTICS CENTER 2

121,718 SF AVAILABLE

NE H DODGEN LOOP

**CENTX35**  
LOGISTICS CENTER

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# PROPERTY ADVANTAGES

LOGISTICS CENTER 2

121,718 SF AVAILABLE

±1,900 SF SPEC OFFICE

I-35 Frontage

Strong existing  
corporate presence

LEED SILVER CERTIFIED

Last Remaining  
Class A Vacancy in Temple

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# SITE PLAN



NE H K DODGEN LOOP

AUTO PARKING

LEASED

LEASED

TRAILER PARKING

TRAILER PARKING

TRAILER PARKING

LOGISTICS CENTER 2  
121,718 SF  
AVAILABLE

LEASED

AUTO PARKING

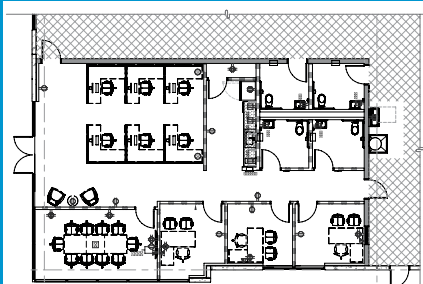
FUTURE TRAILER/OUTDOOR STORAGE

EXTENSIVE TRUCK QUEUING AVAILABLE

FUTURE TRAILER/OUTDOOR STORAGE

SOLD

+/- 1,900 SF Spec Office



	BLDG 1	BLDG 2
Building Size:	613,600 SF	242,924 SF
Available Space:	-/+	121,718 SF
Divisible To:	73,000 SF	52,165 SF
Clear Height:	40'	32'
Building Dimensions:	1,134' X 540'	756' X 320'
Column Spacing:	54' X 50'	54' X 50'
Loading Bays:	70'	70'
Available Dock Doors:	-	21
Available Grade-Level Doors:	-	1
Available Auto Parking:	-	70
Available Trailer Parking:	-	26
Truck Court:	185'	185'
Sprinklers:	ESFR	ESFR
Configuration:	Cross-Dock or Single Load	Rear Load

Trailer Parking 26

Auto Parking 70



Two-Way Ingress/Egress



# ACCESS MAP

## Traffic Count at Buc-ee's

Average of 7 million visitors  
per year

Main entrance facing  
I-35 with prominent  
signage opportunity

Four **two-way**  
access points

Convenient & direct  
ingress/egress to  
I-35 & Loop 363

← Ingress ← Egress



# CORPORATE NEIGHBORS

Very strong  
corporate presence

	Corporation	Distance from CenTX
1	niagara	0.1 Miles
2	ONCOR	0.1 Miles
3	ESTES	0.7 Miles
4	BaylorScott&White HEALTH	1.0 Miles
5	PACTIV	1.2 Miles
6	Reynolds Consumer Products	1.3 Miles
7	POLAR	1.6 Miles
8	FedEx	1.6 Miles
9	CARPENTER	1.8 Miles
10	Cargill	1.9 Miles
11	BAE SYSTEMS	1.9 Miles
12	PERFORMANCE FOODSERVICE	1.9 Miles
13	Reynolds Consumer Products	1.9 Miles
14	MARS Petcare	2.3 Miles
15	Wilsonart ENGINEERED SURFACES	2.7 Miles
16	STARCORR SERVICES USA	2.7 Miles
17	niagara	2.9 Miles
18	MCLANE	3.0 Miles
19	Walmart	3.0 Miles
20	H-E-B	3.6 Miles
21	Meta <sup>A</sup> BERKSHIRE HATHAWAY COMPANY HEADQUARTERS	3.6 Miles
22	MCLANE	4.5 Miles

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# TEXAS TRIANGLE

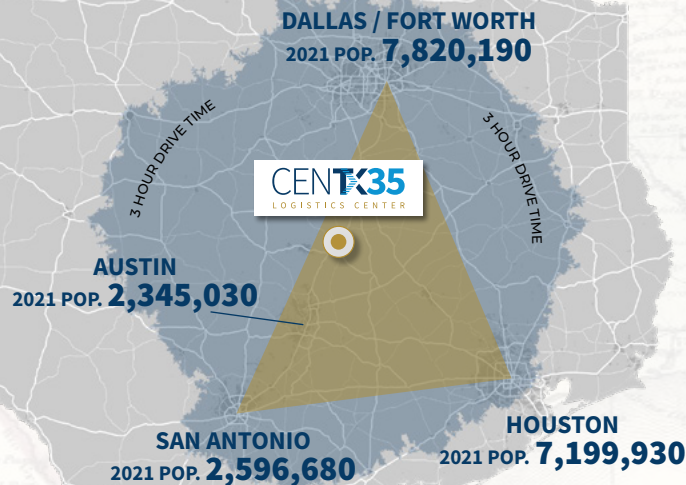
The **Texas Triangle** is home to the State's four largest cities (Dallas-Fort Worth, Houston, Austin, and San Antonio) and the majority of the State's population. This mega-region accounts for 77% of State's GDP, a whopping **\$1.3+ trillion**.

## 3 Hour Drive Time

2022 Total Population	2022-2027 Projected Population Growth
22.3M	5.1%

## KEY ACCESS POINTS

Distribution Hubs	Distance from CenTX
AUSTIN-BERGSTROM INT'L AIRPORT	75 Miles
UP WILMER	125 Miles
FORT WORTH ALLIANCE AIRPORT	135 Miles
BNSF ALLIANCE	135 Miles
DALLAS-FORT WORTH INT'L AIRPORT	140 Miles
SAN ANTONIO INT'L AIRPORT	140 Miles
UP SAN ANTONIO	155 Miles
KCS WYLIE	160 Miles
GEORGE BUSH INT'L AIRPORT	165 Miles
BNSF & UP HOUSTON	175 Miles
PORT OF HOUSTON	180 Miles



Dallas-Fort Worth, Houston, Austin, and San Antonio are all in the **Top 10 fastest growing cities** in the United States



If the **Texas Triangle** were an independent nation, it would be the **15th largest economy in the world**, roughly the size of Mexico or Australia



The major 4 major cities that help make up the Texas Triangle are expected to all (soon) be in the **Top 10 most populous cities** in the United States

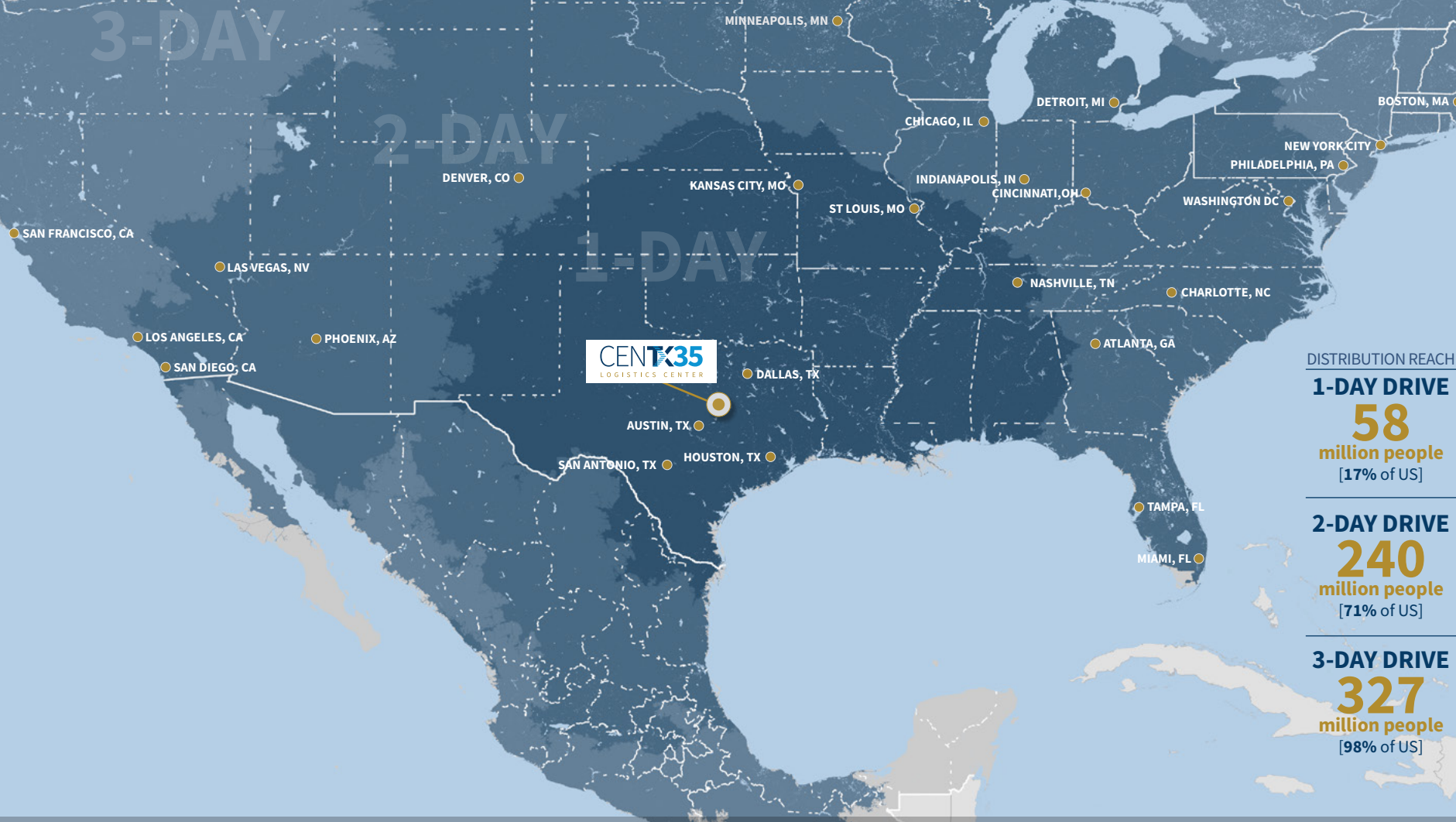


**Effective Buying Income** in the Texas Triangle, which is reflective of income earned after taxes, is expected to **outpace the rest of the United States over the next 5 years**



# NATIONAL DISTRIBUTION REACH

The average cost of living within 30 minutes of CenTX 35 is **7.1% lower** than the national average.



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# BEST LABOR IN REGION

Transportation/  
material moving  
as a % of labor force



## Population: 30 Minute Drive Time

2022 Total Population	2022-2027 Projected Population Growth	2022 Transportation/ Materials Moving Total	2022 Transportation/ Materials Moving % of the Labor Force
415,000	4.5%	15,713	8.5%

**SAMSUNG**  
AUSTIN SEMICONDUCTOR

\$17 billion chip  
manufacturing plant

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