

# CENTX35

LOGISTICS CENTER

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



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

**CENT35**  
LOGISTICS CENTER

MO GREEN | +1 512 484 8917 | [mo.green@kbcadvisors.com](mailto:mo.green@kbcadvisors.com)

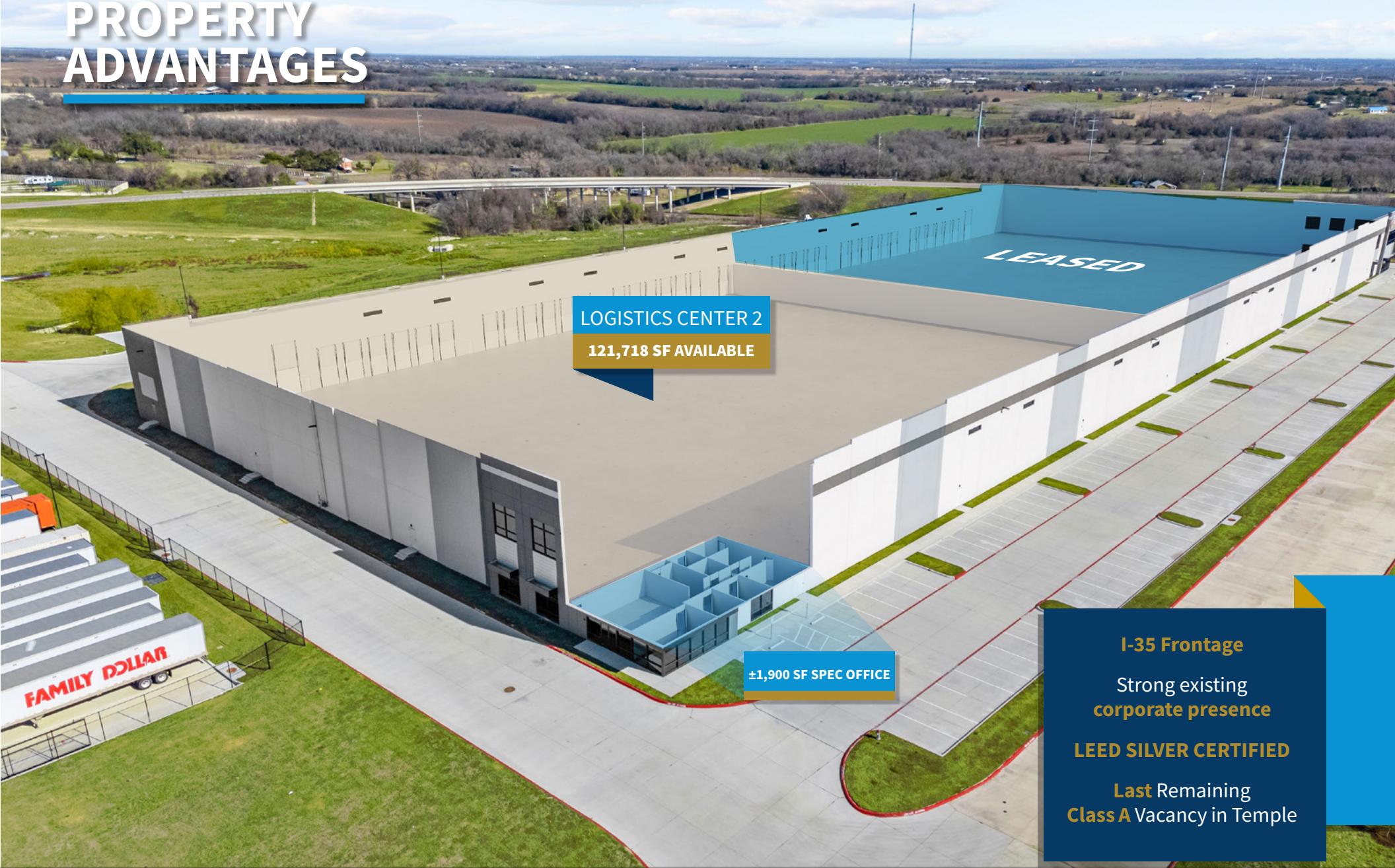
TREY BLASINGAME | +1 404 790 7105 | [trey.blasingame@kbcadvisors.com](mailto:trey.blasingame@kbcadvisors.com)

WILL BOST | +1 512 917 5850 | [will.bost@kbcadvisors.com](mailto:will.bost@kbcadvisors.com)

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# PROPERTY ADVANTAGES



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# SITE PLAN



	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

# 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



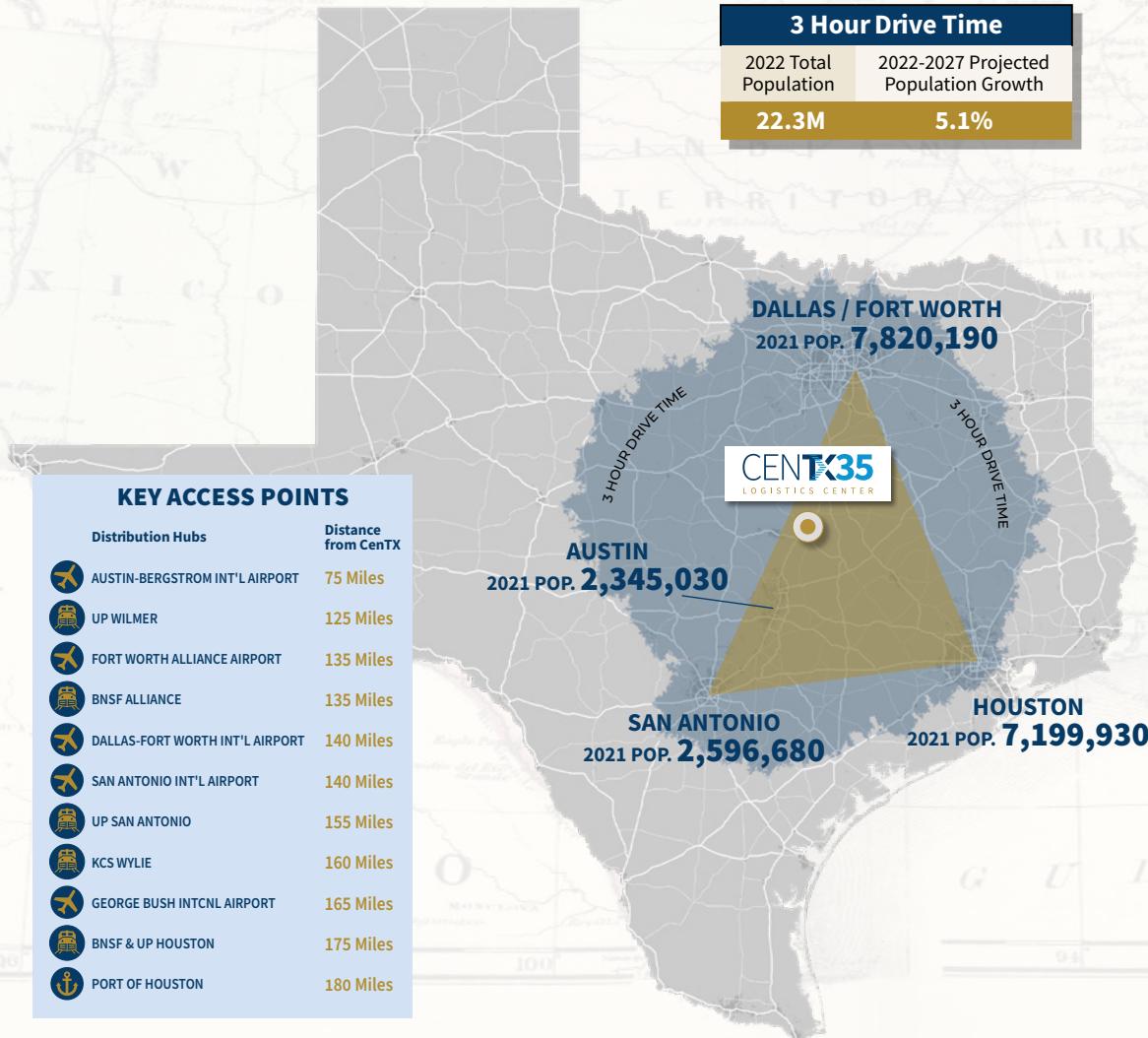
# CORPORATE NEIGHBORS



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 <sup>®</sup> ENGINEERED SURFACES	2.7 Miles
16 STARCORR SERVICES S.A.	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> HEADQUARTERS BERKSHIRE HATHAWAY COMPANY	3.6 Miles
22 McLane	4.5 Miles

# 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**.



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.

3-DAY

2-DAY

1-DAY



SAN FRANCISCO, CA  
LAS VEGAS, NV  
LOS ANGELES, CA  
SAN DIEGO, CA  
PHOENIX, AZ

DENVER, CO

KANSAS CITY, MO

ST LOUIS, MO

AUSTIN, TX

SAN ANTONIO, TX

HOUSTON, TX

DALLAS, TX

MINNEAPOLIS, MN

CHICAGO, IL

INDIANAPOLIS, IN

CINCINNATI, OH

DETROIT, MI

NASHVILLE, TN

ATLANTA, GA

CHARLOTTE, NC

NEW YORK CITY

PHILADELPHIA, PA

WASHINGTON DC

BOSTON, MA

## DISTRIBUTION REACH

### 1-DAY DRIVE

**58**

million people

[17% of US]

### 2-DAY DRIVE

**240**

million people

[71% of US]

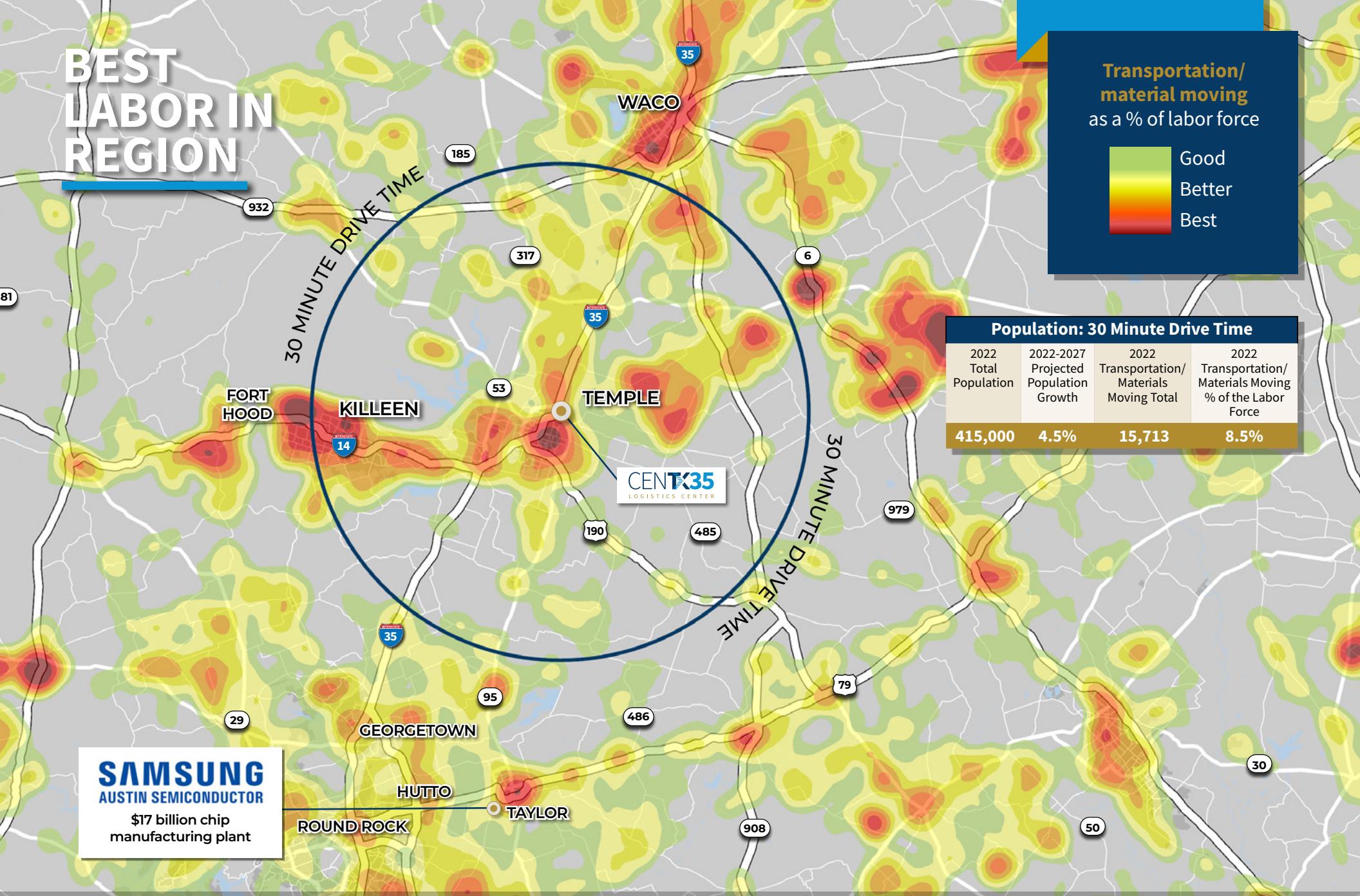
### 3-DAY DRIVE

**327**

million people

[98% of US]

# BEST LABOR IN REGION



# CENTX35

LOGISTICS CENTER



**WILL BOST**  
+1 512 917 5850  
[will.bost@kbcadvisors.com](mailto:will.bost@kbcadvisors.com)

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