

1422 Berger Rd

Temple, TX

5,500 to 8,250 sq. ft. (Customizable to Your Needs)

Prime Warehouse for Lease in
North Temple, TX
5,500-8,250 sq ft



Property Highlights:

Exceptional Location:

- The property is ideally situated with direct access to I-35, one of the region's most important transportation corridors, providing seamless connectivity to major Texas cities like Austin, Dallas, and San Antonio. With its proximity to I-35, businesses will benefit from excellent regional access, reducing shipping times and improving logistics efficiency.

Customizable Warehouse Space:

- This warehouse space can be tailored to fit your specific business requirements, whether you need a small storage area or a large-scale distribution center. Ranging from 5,000 sq. ft. to 25,000 sq. ft., the space is designed to meet the unique needs of your business.

Fleet Parking Available:

- The property includes ample parking for fleet vehicles, perfect for transportation, delivery, and logistics operations. The lot is designed to accommodate large trucks and trailers with easy maneuverability, ensuring smooth operations for companies with a fleet of vehicles.

Modern Facilities:

- The space comes equipped with all necessary utilities, including water, electricity, and high-speed internet, ensuring a smooth setup for your operations. Each leased space will also include an office area and a bathroom, providing convenience for your staff and operations.

Under Renovation for Modern Appeal:

- Currently undergoing planning and remodel to ensure the building meets the latest in operational standards, this property will be ready for occupation soon, offering modern infrastructure tailored for today's businesses.

Strategic Position in Temple, TX:

- Temple is one of Central Texas' most rapidly growing regional hubs, benefiting from its prime location between major cities and access to a skilled workforce. The city is recognized for its strong industrial base, making it an attractive area for companies looking to expand their operations in the region.



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Regional Advantages:

- **Central Location:** Strategically located in Central Texas, Temple offers excellent access to major cities like Austin, Dallas, and Houston.
- **Transportation Network:** With I-35 running through Temple, businesses benefit from a major transportation artery connecting to key markets.
- **Cost of Living:** Lower cost of living compared to major metropolitan areas, making it attractive for employees and businesses alike.

Ideal For:

- **Logistics & Distribution Centers:** Take advantage of the property's access to I-35 and proximity to major regional hubs to streamline your supply chain and distribution processes.
- **Fleet Operators:** Secure ample space for fleet parking, with easy access to highways for transporting goods or services across the state.
- **Manufacturers & Service Providers:** With customizable space, businesses can set up efficient production, assembly, or service operations with the added benefit of office facilities.
- **E-commerce Businesses:** The warehouse space is ideal for companies in e-commerce looking to manage inventory and shipping logistics in the heart of Central Texas.

Why Choose 1422 Berger Rd, Temple, TX?

- **Unbeatable Access:** Convenient highway access to I-35 ensures optimal transportation logistics.
- **Tailored to Your Needs:** Flexibility to customize the space, offering a range of sizes and configurations.
- **Comprehensive Amenities:** Utilities, office, and bathroom facilities included, making it a turn-key solution for your business.
- **Regional Growth:** Located in the fast-developing region of Temple, which benefits from a thriving economy, skilled workforce, and excellent infrastructure.



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PROPERTY LINES ARE APPROXIMATE



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