

Interstate Business Park

7596 + 7626 N General Bruce Dr, Temple, TX



7626 N GENERAL BRUCE DR: 16,000SF

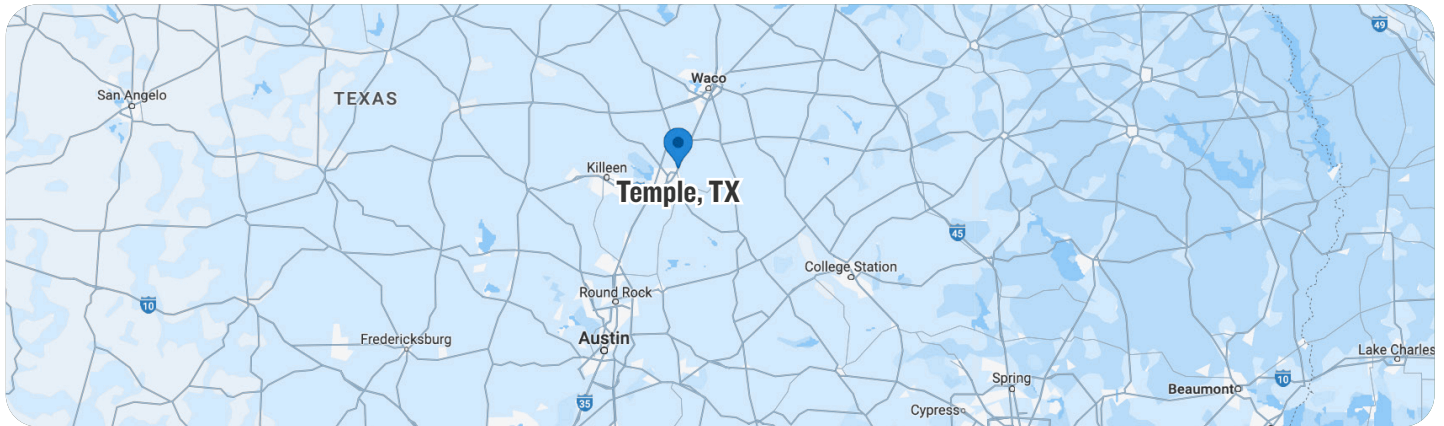


7596 N GENERAL BRUCE DR: 7,697 SF

Temple, TX



INTERSTATE BUSINESS PARK HAS UNMATCHED ACCESS TO I-35



Tenant	Square Footage
Reynolds Consumer Products	1,500,000+ SF
Tri-Supply	150,000+ SF
FedEx Corporation	250,000+ SF (Under Construction)
PERFORMANCE FOODSERVICE	325,000+ SF
MCLANE	500,000+ SF
Meta	900,000+ SF (Under Construction)
PPG	75,000+ SF
Wilsonart ENGINEERED SURFACES	500,000+ SF
Walmart+	750,000+ SF
niagara BOTTLING, LLC	900,000+ SF
H-E-B	1,000,000+ SF

Interstate Business Park | 3 Warehouse Buildings in Temple, TX

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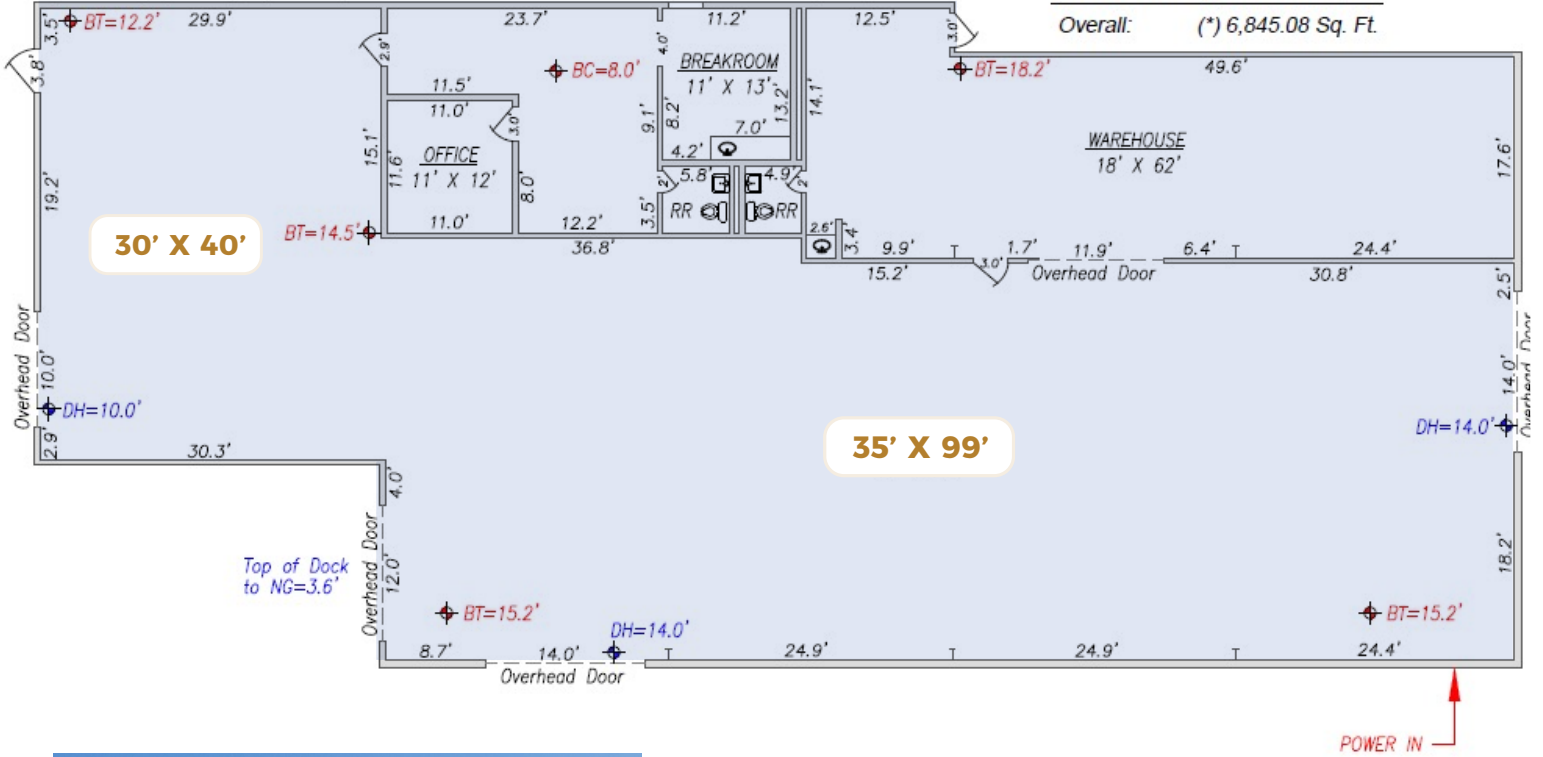
7,697 SF

7596 N GENERAL BRUCE DRIVE

Site Plan

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

Office/RR: (*) 752.56 Sq. Ft.
Warehouse: (*) 6,092.52 Sq. Ft.
Overall: (*) 6,845.08 Sq. Ft.



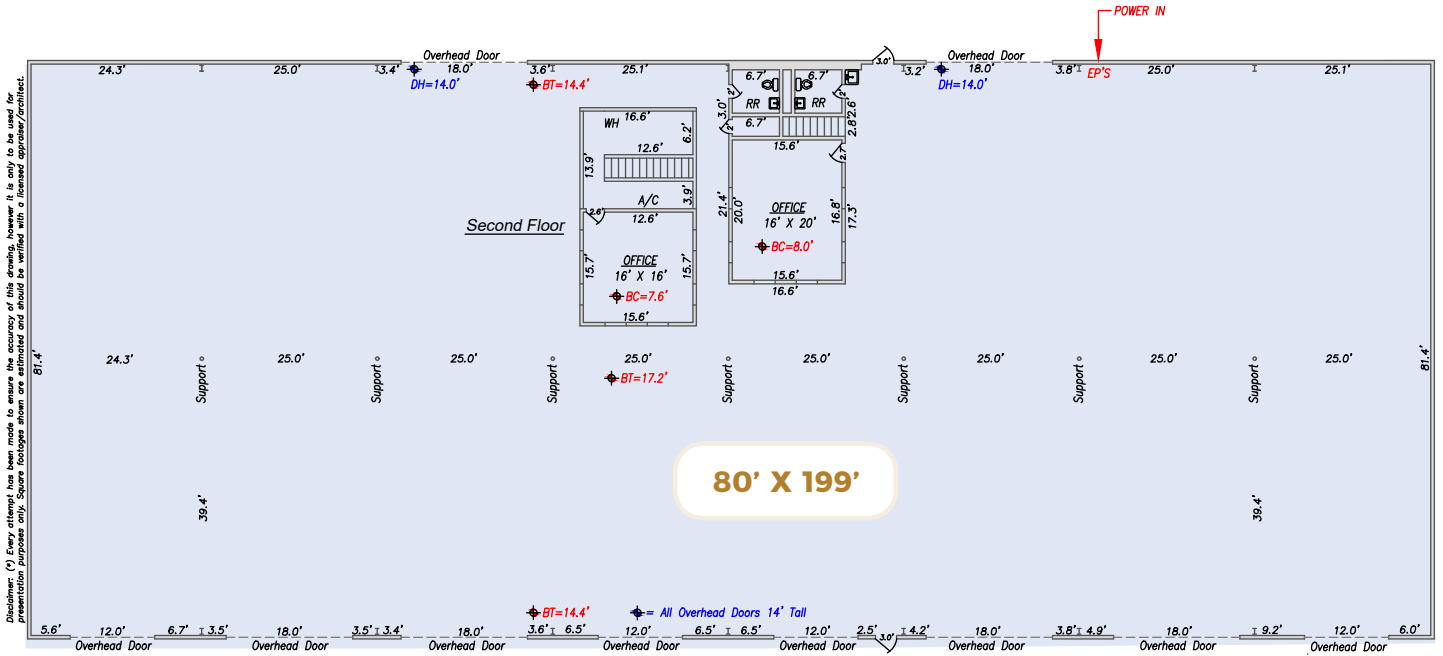
BUILDING FEATURES | 7,697 SF

- Pendleton Water Supply
- On-Site Septic System
- 1 12'x10' Dock High Overhead Door
- 3 Grade Level Overhead Doors (2 14'x14' and 1 12'x10')
- Electric: 3 Phase
- 1 Office
- 2 Restrooms



4,000-16,000 SF

7626 N GENERAL BRUCE DRIVE | SPACE CAN BE SUBDIVIDED INTO SMALLER UNITS



BUILDING FEATURES | 16,000 SF

- 14' Eave Height
- 6- 18'x14' Grade Level Overhead Doors
- 3 12'x14' Grade Level Overhead Doors
- 1- 12'x14' 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



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