



WACO I-35 LOGISTICS CENTER

JORDAN BEARD SIOR

CLAY FULLER

5200 BEVERLY DR., WACO, TX 76711

35,000 - 909,921+/- SF | 57+/- Acres

FOR LEASE



KEATING
RESOURCES

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Waco I-35 Logistics Center provides 909,921+/- SF of distribution and manufacturing space centrally located off of Highway 6, New Road, and Franklin Avenue.
2 points of rail served by Union Pacific.

- 50 Dock High Doors
- 5 Grade Level Doors
- Clear height ranges 22' to 33.3'
- Fire Suppression System throughout facility

Waco I-35 Logistics Center

LOCATION

5200 Beverly Dr., Waco, TX 76711

MARKET

Waco, TX

PROPERTY TYPE

Industrial

ZONING

Manufacturing I Distribution

ACREAGE

57+/- Acres

AVAILABLE SPACE

35,000 - 909,921+/- SF
Total SF: 909,921

RAIL ACCESS

2 Points of Access

LEASE RATE

\$4.75 PSF + NNN



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



Warehouse Specifications

WAREHOUSE 1

SF: 225,319+/-
Clear Height: 19.3' | 27'
Column Spacing: 20' x 20' & 40' x 40'
Dock High Doors: 15
Grade Level Door w/ Ramp

WAREHOUSE 2A & 2B

SF: 132,241+/-
Warehouse 2A SF: 41,100
Warehouse 2B SF: 90,140
Common Area: 9,405
Clear Height: 26' 2" | 22' 10"
Column Spacing: 26.5' x 40'
Dock High Doors: 12 - 12' x 10'
Grade Level Door w/ Ramp
Rail Access

WAREHOUSE 3

SF: 151,581+/-
Clear Height: 26' 2" | 24' 7"
Column Spacing: 26.6' x 39.5'
Dock High Doors: 10 - 9' x 12' | 9' x 9'
Rail Served Doors: 5 - 12' x 12'

WAREHOUSE 4

SF: 138,867+/-
Clear Height: 29' 1" | 26' 4"
Column Spacing: 24.6 x 49.3'
Dock High Doors: 8 - 9' x 10'
Grade Level Door w/ Ramp

WAREHOUSE 5

SF: 158,679+/-
Clear Height: 33' 3" | 30' 4"
Column Spacing: 49' x 49'
Dock High Doors: 15 - 9' x 10'

WAREHOUSE 6

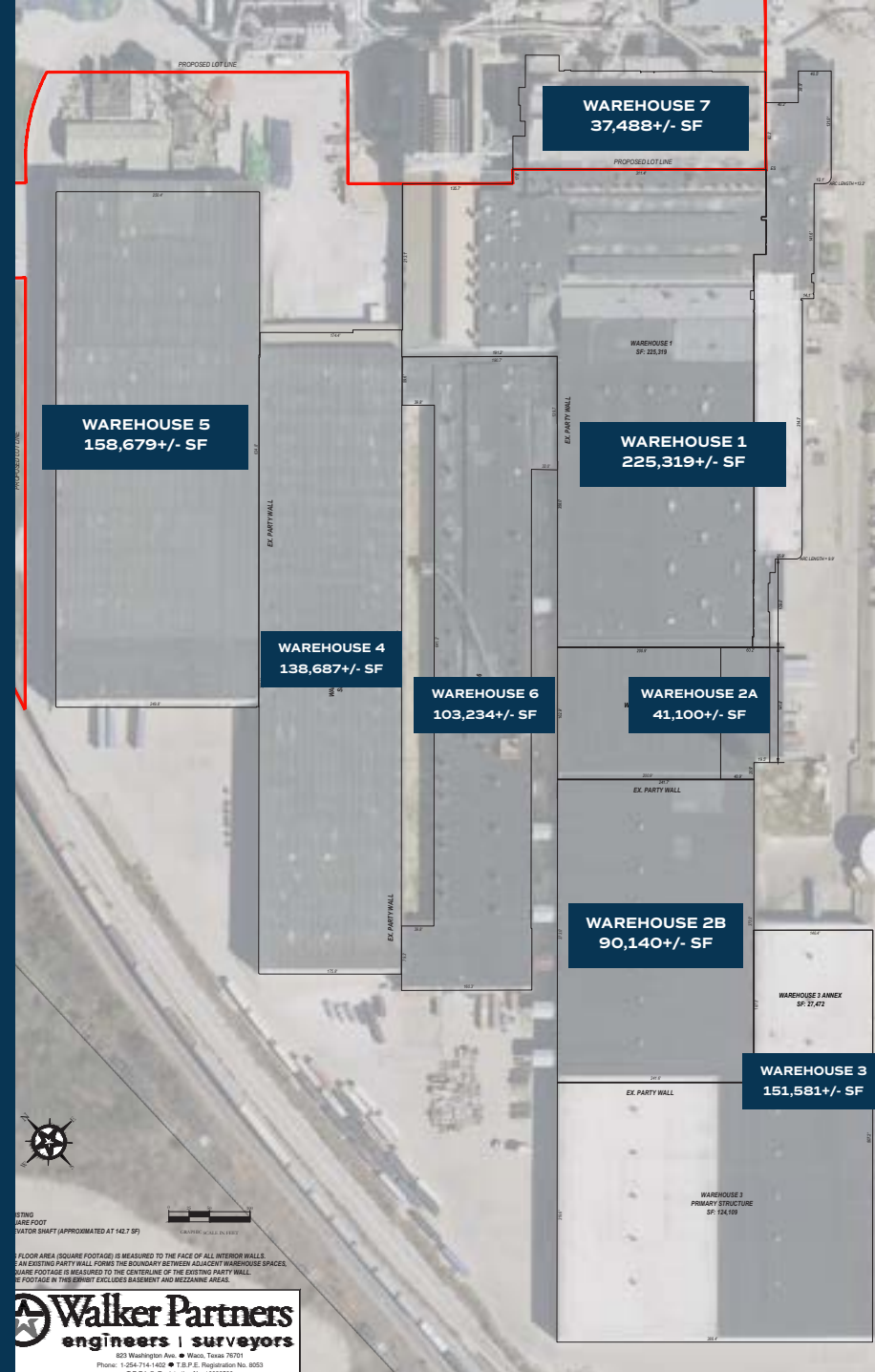
SF: 103,234+/-
Clear Height: 18' | 20'
Column Spacing: 39.1' x 20'
Dock High Doors: 5 - 9' x 9'
Grade Level Door w/ Ramp (9' x 9' Door)
Rail Served Doors: 2 - 12' x 12'

ELECTRICAL & POWER

Individual Panel Boxes in each Warehouse
3 Phase Power | 120/240/480
LED Lights throughout

YARD SPACE

18 Acre Yard



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



WACO I-35 LOGISTICS CENTER

PHOTO GALLERY

◇◇◇◇◇◇◇◇ UNION PACIFIC RAILWAY
▨▨▨▨▨▨▨▨ TEXAS INTERNATIONAL
RAIL PORT SPUR



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



PHOTO GALLERY



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com





Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



TRANSPORTATION

Union Pacific Rail Access
0.75 Miles - US Highway 6
1.7 Miles - US Highway 84
2.4 Miles - Interstate 35
9.4 Miles - Waco Regional Airport
10 Miles - McGregor Executive Airport

WORKFORCE

McLennan County Labor Force: 400,000+
1.5% + Population growth per year
75,000 College Students within 60 minutes



TEXAS CENTRAL PARK INDUSTRIAL USERS



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



WACO I-35 LOGISTICS CENTER



INDUSTRIAL MARKET SNAPSHOT

OVERVIEW

Waco has continued to see Capital Investment into our market and strategically positioned around Waco's Industrial Parks.

RECENT MARKET ACTIVITY

Company	Capital Investment
1 - Stoughton Trailers	\$15,000,000
2 - Uzin Utz	\$34,000,000
3 - Polyglass USA Inc	\$31,000,000
4 - Walmart	\$380,000,000
5 - Metal Finishing Solutions	\$20,000,000
6 - Graphic Packaging International	\$1,026,000,000
7 - Metal Finishing Solutions	\$20,000,000
8 - Elecrolit	\$400,000,000
9 - Envases International	\$100,000,000

WACO'S INDUSTRIAL PARK

KINGSDOWN	ZINK POWER
HOWMET AEROSPAC	ALCOM
JESSUP	TRANE
ALLERGEN	COCA COLA
HELLO BELLO	VERSALIFT
FLEETWOOD	CLAYTON
CATERPILLAR	FOAMTEC
L-3 COMMUNICATIONS	UZIN UTZ
SHERWIN WILLIAMS	BRANDT
AMERICAN STAR MATTRESS	
CLARK MANUFACTURING	

For more Economic Growth and Investment information [CLICK HERE](#).



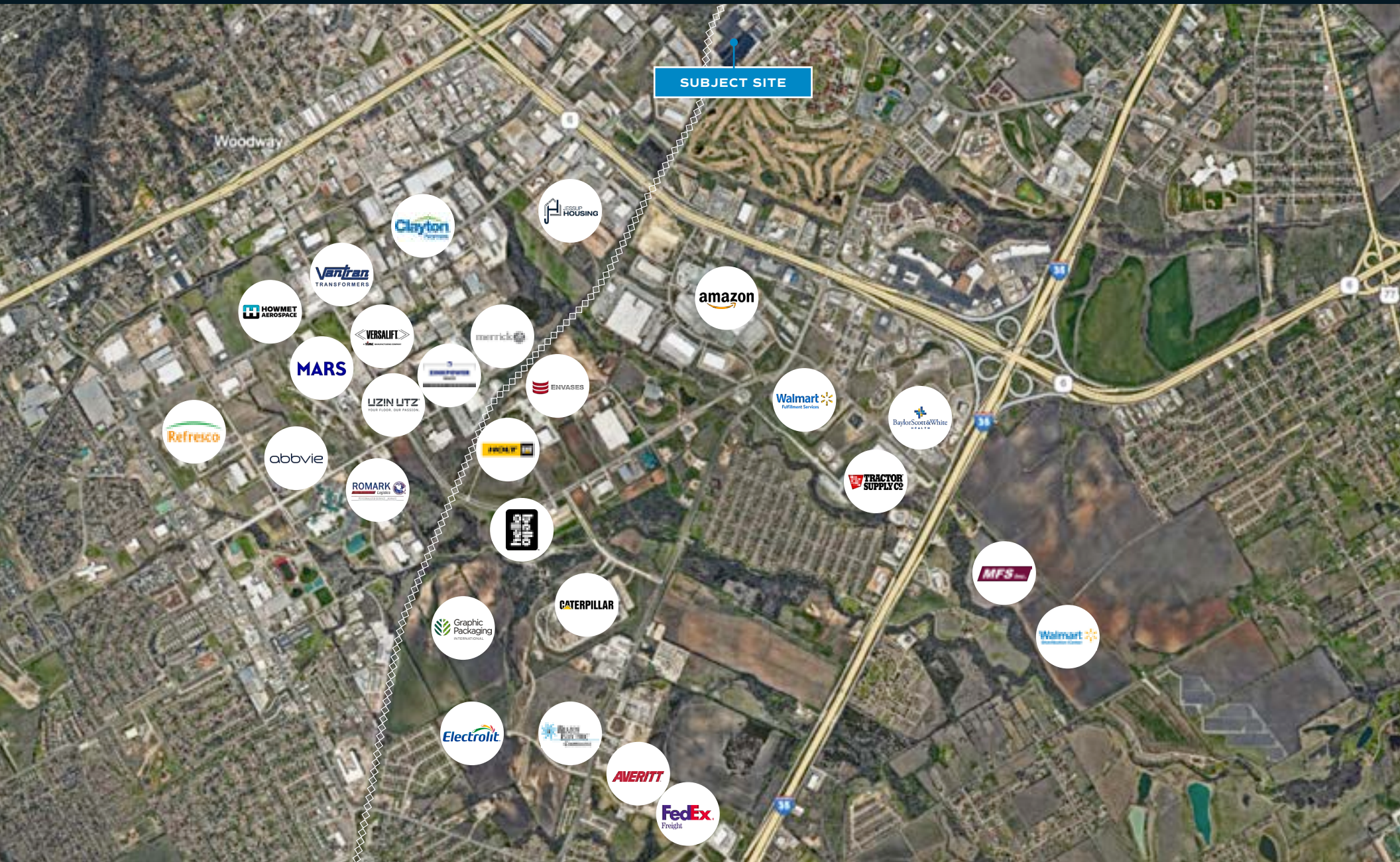
Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



WACO I-35 LOGISTICS CENTER

WACO INDUSTRIAL PARK AREA MAP



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com

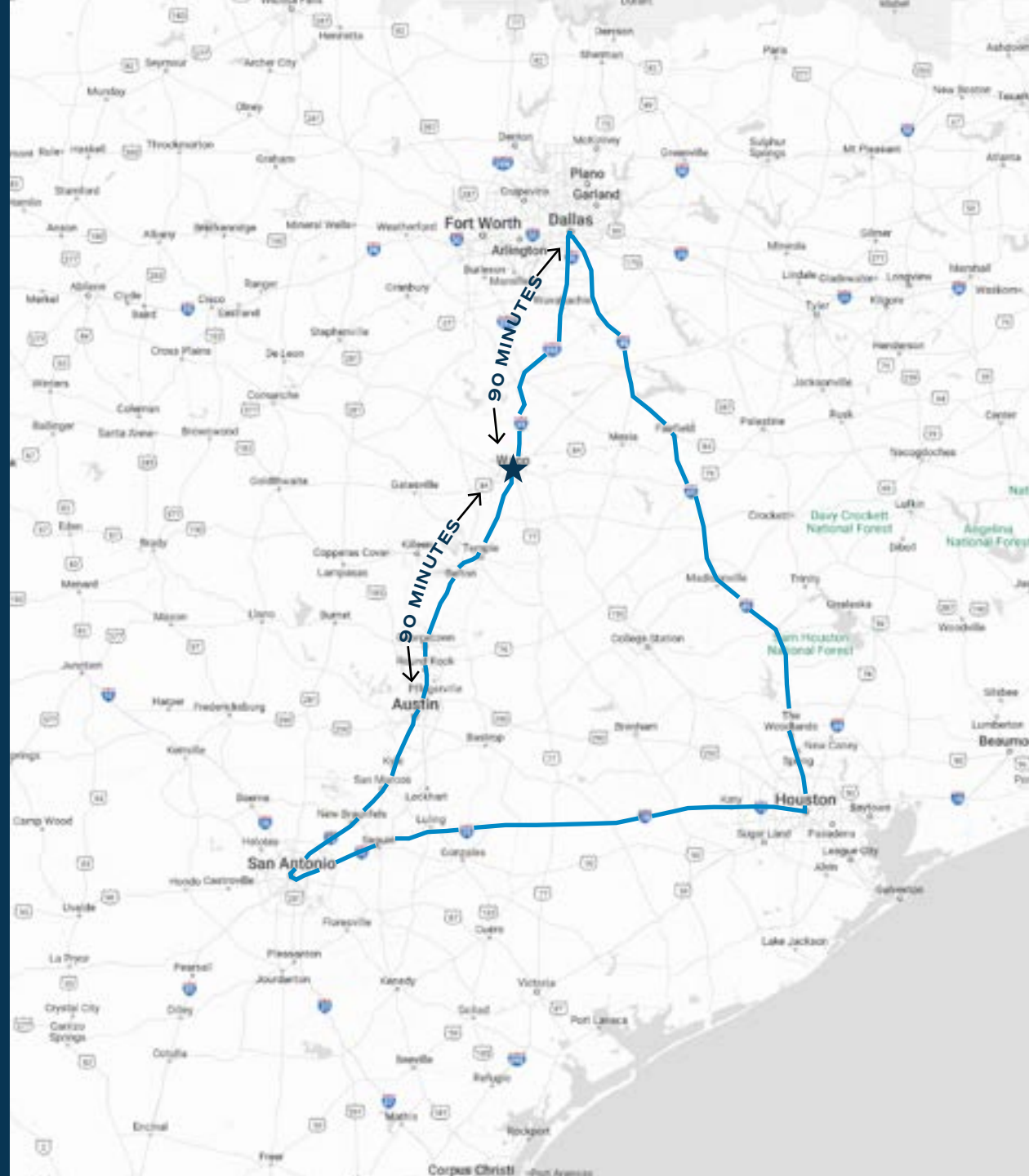


WACO I-35 LOGISTICS CENTER

Central Texas Growth Corridor

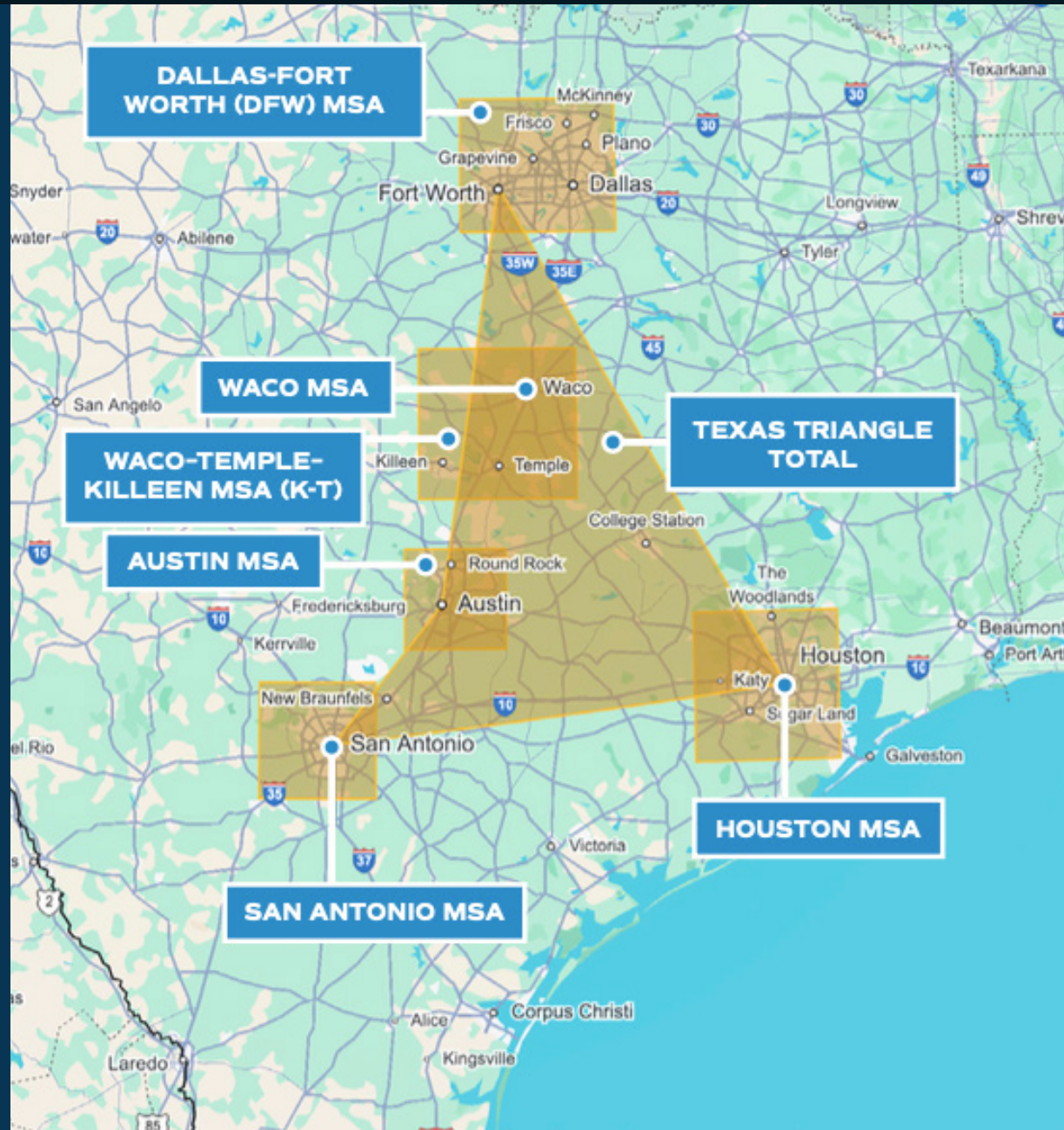
- Outstanding Distribution Location

- Centrally located within the Texas Triangle
 - The Texas Triangle, contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close Proximity to Interstate 35
- Waco's Economic Development and Sustainability
 - Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.



MSA DEMOGRAPHICS

METRO AREA/ REGION	ESTIMATED POPULATION (2023-2024)
Dallas-Fort Worth (DFW) MSA	~8.34 Million
Houston MSA	~7.51 Million
San Antonio MSA	~2.70 Million
Austin MSA	~2.47 Million
Texas Triangle Total MSA	~21.02 Million
Waco MSA	~307,123
Waco-Temple-Killeen MSA	~808,000



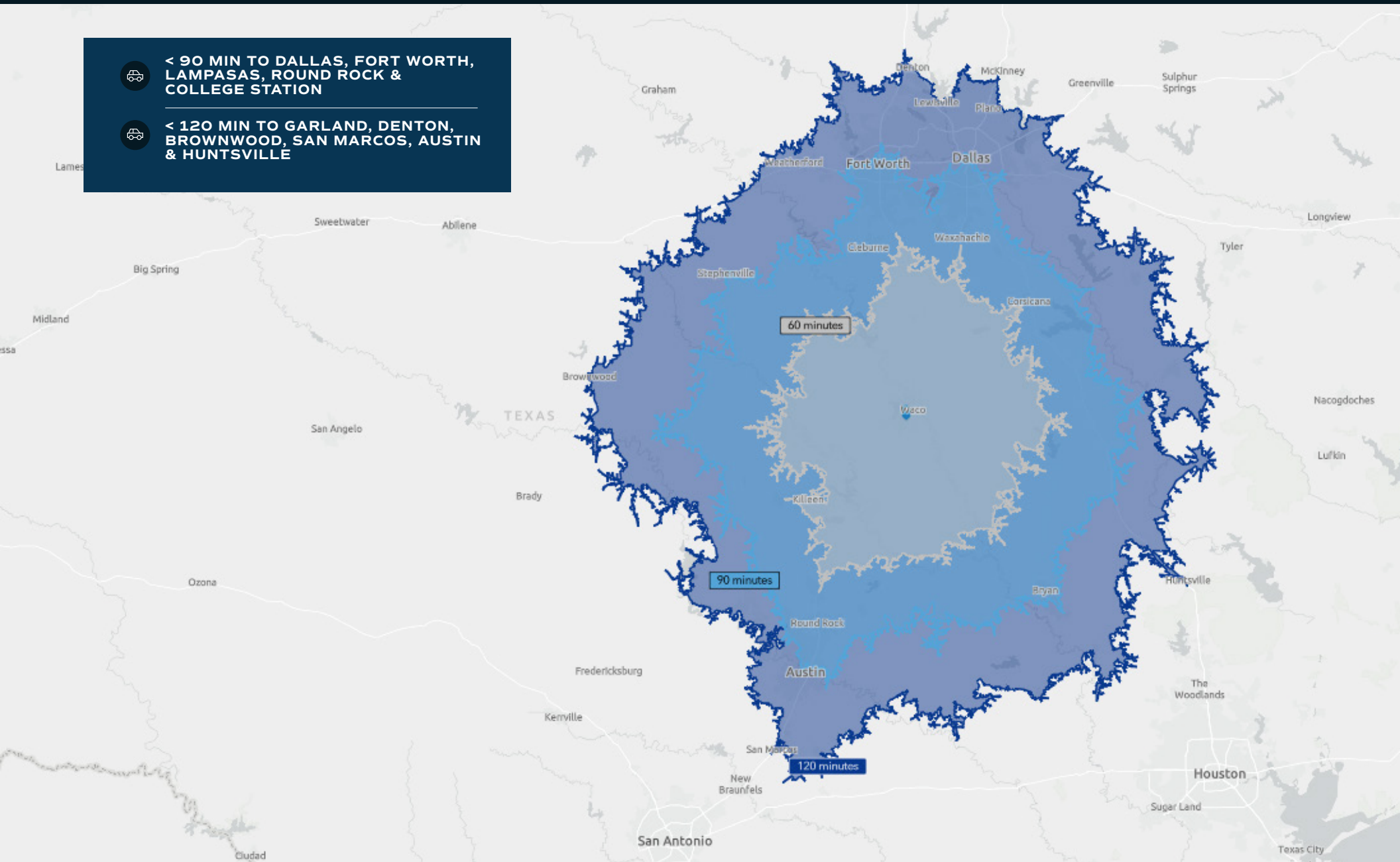
DRIVE TIMES



**< 90 MIN TO DALLAS, FORT WORTH,
LAMPASAS, ROUND ROCK &
COLLEGE STATION**



**< 120 MIN TO GARLAND, DENTON,
BROWNWOOD, SAN MARCOS, AUSTIN
& HUNTSVILLE**



Jordan Beard SIOR
jordan@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com



WACO I-35 LOGISTICS
CENTER

PRESENTED BY:



JORDAN BEARD SIOR

C: 903.721.5783

O: 254.313.0000

E: jordan@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



ALEC KEATING

C: 630.648.9967

E: alec@keatingresources.com



GERARD J. KEATING SIOR, CCIM

C: 402.925.5113

O: gerard@keatingresources.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Apex, Realtors	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Lori Arnold	323729-B	lori@cbapex.com	254-313-0000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jordan Beard, SIOR	748397-SA	jordan@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone