

1422 Berger Rd

Temple, TX

5,500 to 14,300 sq. ft. (Customizable to Your Needs)

**Prime Warehouse for Lease in
North Temple, TX
5,500–14,300 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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Information About Brokerage Services

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

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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

<u>First Texas Brokerage Company</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ryan Hodge</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date