



WEDGEWOOD PROPERTIES

1720 EBERHARDT | TEMPLE, TX
COMMERCIAL | INDUSTRIAL | FOR LEASE

Parker Helmig

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EBERHARDT INDUSTRIAL FOR LEASE | 41,603 SF



Available Now

Located Within Temple's Industrial Park

Tilt Wall Industrial Building

Office Delivered Full Turnkey

1720 EBERHARDT RD, TEMPLE, TX

EBERHARDT INDUSTRIAL PROPERTY INFORMATION



Area Description

- Located within Temple's Industrial Park
- Adjacent to META's Hyperscale Data Center
- Near the crossroads of I-35 and I-14
- Short distance to rail systems and five airports

Additional Details

- 41,603 SF (Warehouse + Mezzanine: 39,445 sf; Office: 2,158 sf)
- 1.5 acre outdoor storage yard or option for additional 20,000 sf warehouse
- Warehouse delivered unconditioned with full LED lighting
- Office delivered full turnkey
- Contact Broker for Pricing
- NNN lease
- Tenant Improvement Allowance available

1720 EBERHARDT RD, TEMPLE, TX

EBERHARDT INDUSTRIAL BUILDING SPECS



Warehouse + Mezzanine:	39,445 sf
Office:	2,158 sf
Outdoor Storage Yard:	1.5 acres
Loading Configuration:	Rear Load
Depth:	160'
Width:	250'
Column Spacing:	50'x53'
Clear Height:	24' - 27'
Dock High Doors:	5 (10'x12')
Grade Level Doors:	1 (10'x12' w/ramp)
Truck Court Depth:	125'
Auto Parks:	75 (1.80/1,000)
Power:	3-Phase; 480v; 600amp
Sprinkler:	ESFR

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EBERHARDT INDUSTRIAL ELEVATIONS



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EBERHARDT INDUSTRIAL INTERIOR WAREHOUSE



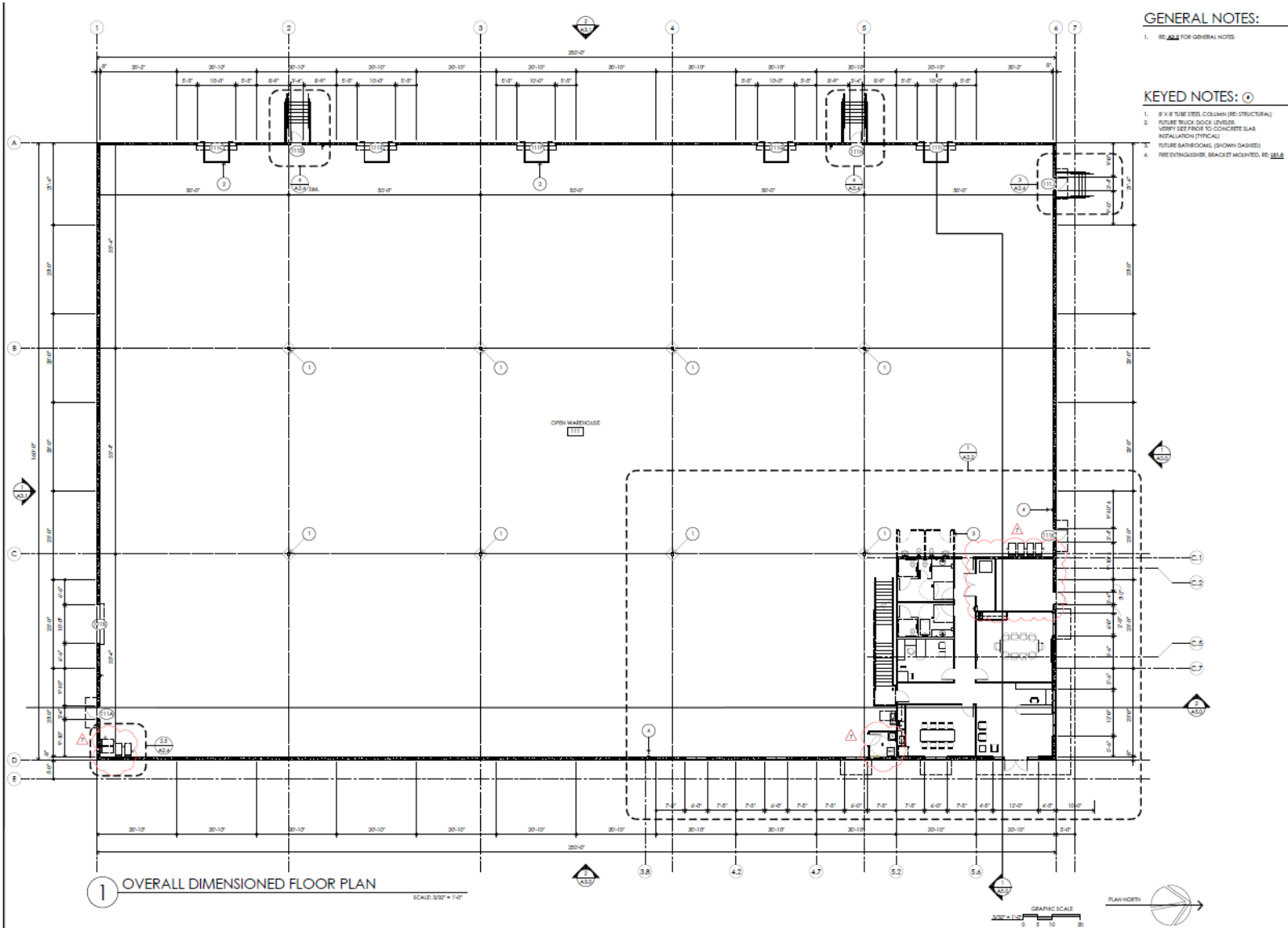
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EBERHARDT INDUSTRIAL INTERIOR OFFICE



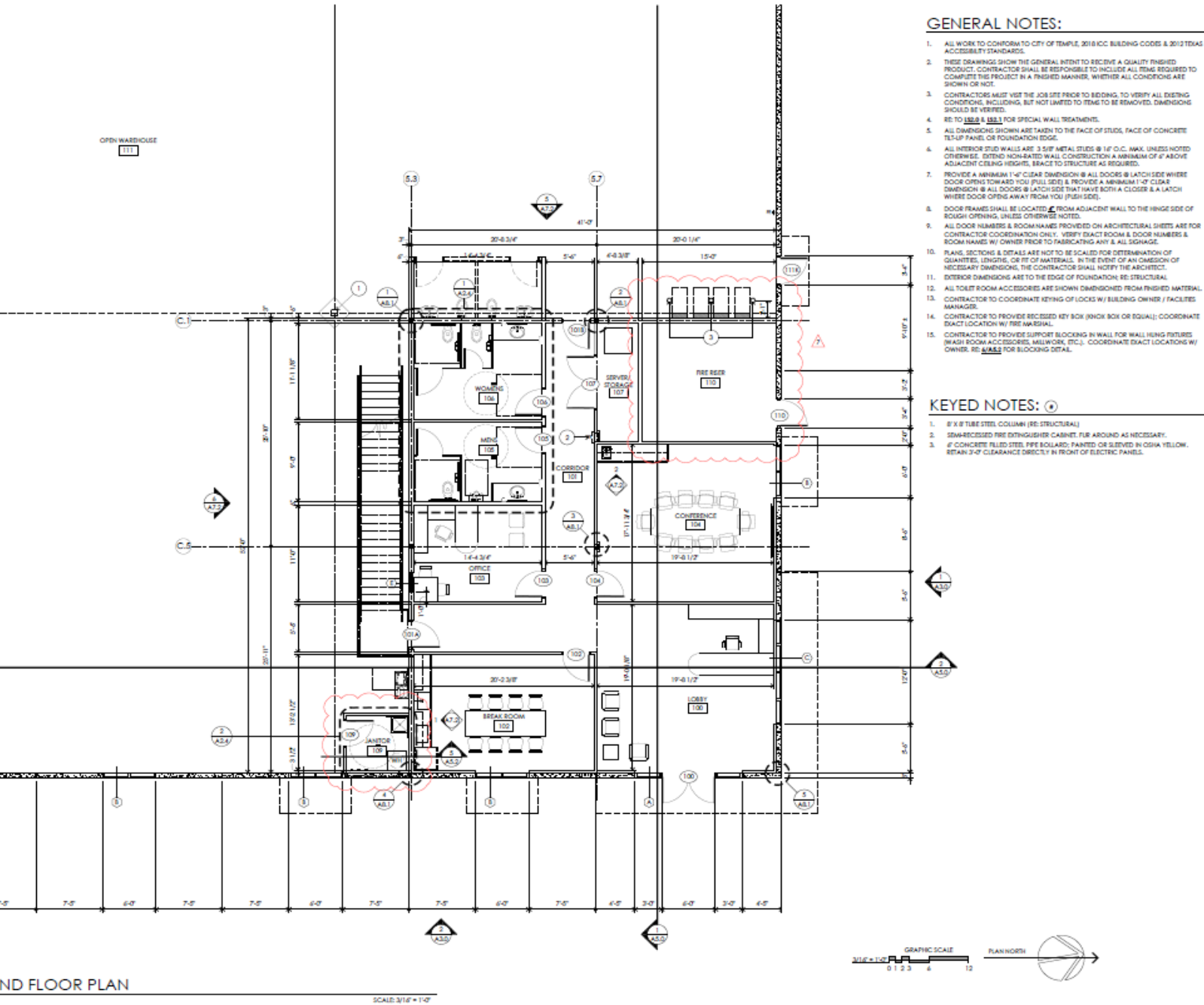
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EBERHARDT INDUSTRIAL WAREHOUSE FLOOR PLAN



1720 EBERHARDT RD, TEMPLE, TX

EBERHARDT INDUSTRIAL OFFICE FLOOR PLAN



GENERAL NOTES:

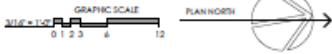
1. ALL WORK TO CONFORM TO CITY OF TEMPLE, 2018 ICC BUILDING CODES & 2012 TEXAS ACCESSIBILITY STANDARDS.
2. THESE DRAWINGS SHOW THE GENERAL INTENT TO RECEIVE A QUALITY FINISHED PRODUCT. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL ITEMS REQUIRED TO COMPLETE THE PROJECT IN A FINISHED MANNER, WHETHER ALL CONDITIONS ARE SHOWN OR NOT.
3. CONTRACTORS MUST VISIT THE JOB SITE PRIOR TO BIDDING, TO VERIFY ALL EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO ITEMS TO BE REMOVED. DIMENSIONS SHOULD BE VERIFIED.
4. RE: TO 100.0 & 100.1 FOR SPECIAL WALL TREATMENTS.
5. ALL DIMENSIONS SHOWN ARE TAKEN TO THE FACE OF STUDS, FACE OF CONCRETE TILT-UP PANEL, OR FOUNDATION EDGE.
6. ALL INTERIOR STUD WALLS ARE 3/8" METAL STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. EXISTING NON-RATED WALL CONSTRUCTION A MINIMUM OF 4" ABOVE ADJACENT CEILING HEIGHTS, BRACE TO STRUCTURE AS REQUIRED.
7. PROVIDE A MINIMUM 1'-4" CLEAR DIMENSION @ ALL DOORS & LATCH SIDE WHERE DOOR OPENS TOWARD YOU (PULL SIDE) & PROVIDE A MINIMUM 1'-0" CLEAR DIMENSION @ ALL DOORS @ LATCH SIDE THAT HAVE BOTH A CLOSER & A LATCH WHERE DOOR OPENS AWAY FROM YOU (PUSH SIDE).
8. DOOR FRAMES SHALL BE LOCATED 2" FROM ADJACENT WALL TO THE HINGE SIDE OF ROUGH OPENING, UNLESS OTHERWISE NOTED.
9. ALL DOOR NUMBERS & ROOM NAMES PROVIDED ON ARCHITECTURAL SHEETS ARE FOR CONTRACTOR COORDINATION ONLY. VERIFY EXACT ROOM & DOOR NUMBERS & ROOM NAMES W/ OWNER PRIOR TO FABRICATING ANY & ALL SIGNAGE.
10. PLANS, SECTIONS & DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS. IN THE EVENT OF AN OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
11. EXTERIOR DIMENSIONS ARE TO THE EDGE OF FOUNDATION; RE: STRUCTURAL.
12. ALL TOILET ROOM ACCESSORIES ARE SHOWN DIMENSIONED FROM FINISHED MATERIAL.
13. CONTRACTOR TO COORDINATE KEYING OF LOCKS W/ BUILDING OWNER / FACILITIES MANAGER.
14. CONTRACTOR TO PROVIDE RECESSED KEY BOX (KNOW BOX OR EQUAL); COORDINATE EXACT LOCATION W/ FIRE MARSHAL.
15. CONTRACTOR TO PROVIDE SUPPORT BLOCKING IN WALL FOR WALL HUNG FIXTURES (WASH ROOM ACCESSORIES, MALLORY, ETC.). COORDINATE EXACT LOCATIONS W/ OWNER. RE: 100.0 FOR BLOCKING DETAIL.

KEYED NOTES: (A)

1. 8" X 8" TUBE STEEL COLUMN (RE: STRUCTURAL).
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET, FLIR AROUND AS NECESSARY.
3. 4" CONCRETE FILL-STEEL PIPE BOLLARD; PAINTED OR SERVED IN GLOSS YELLOW. RETAIN 3'-0" CLEARANCE DIRECTLY IN FRONT OF ELECTRIC PANELS.

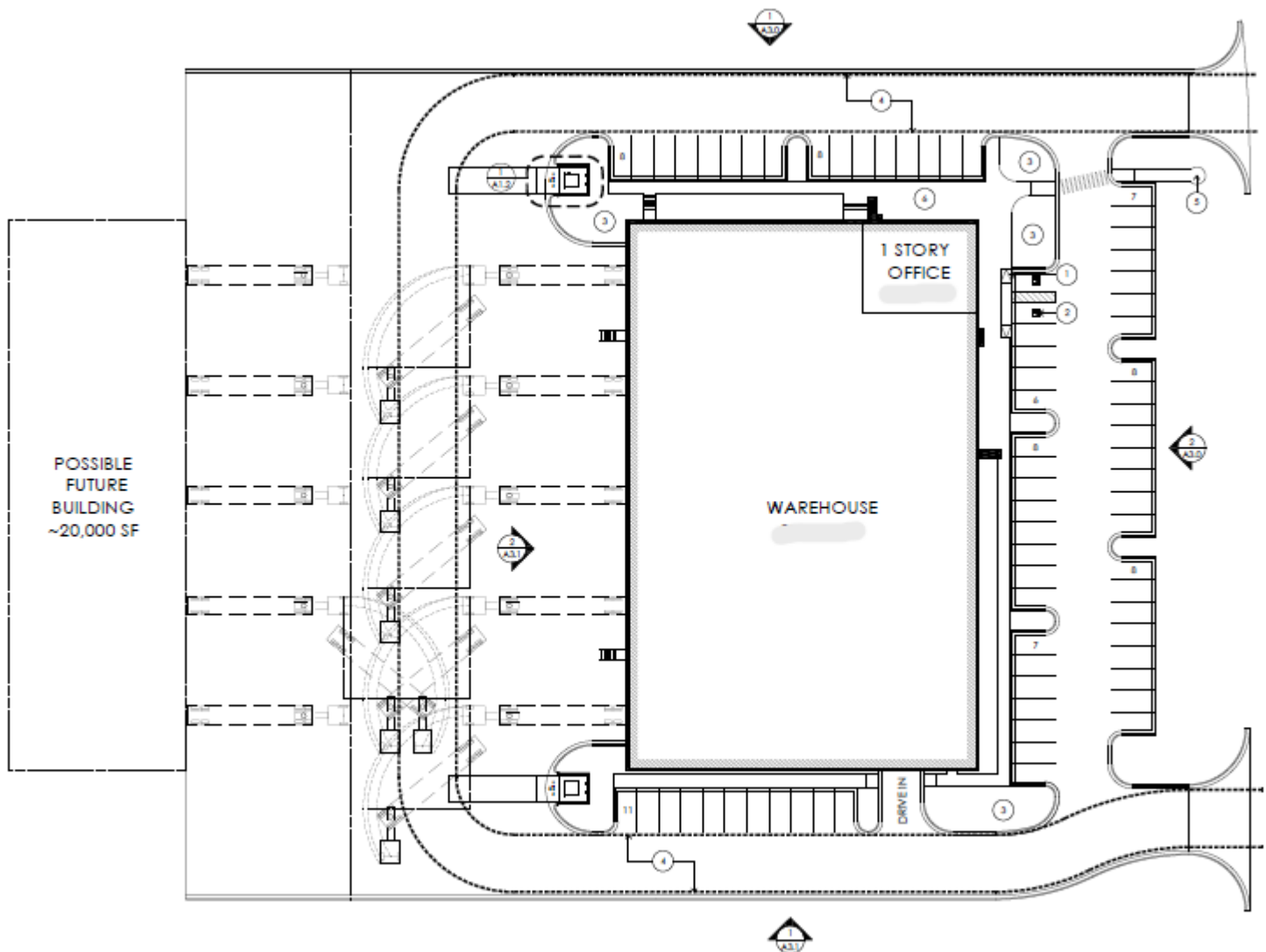
ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



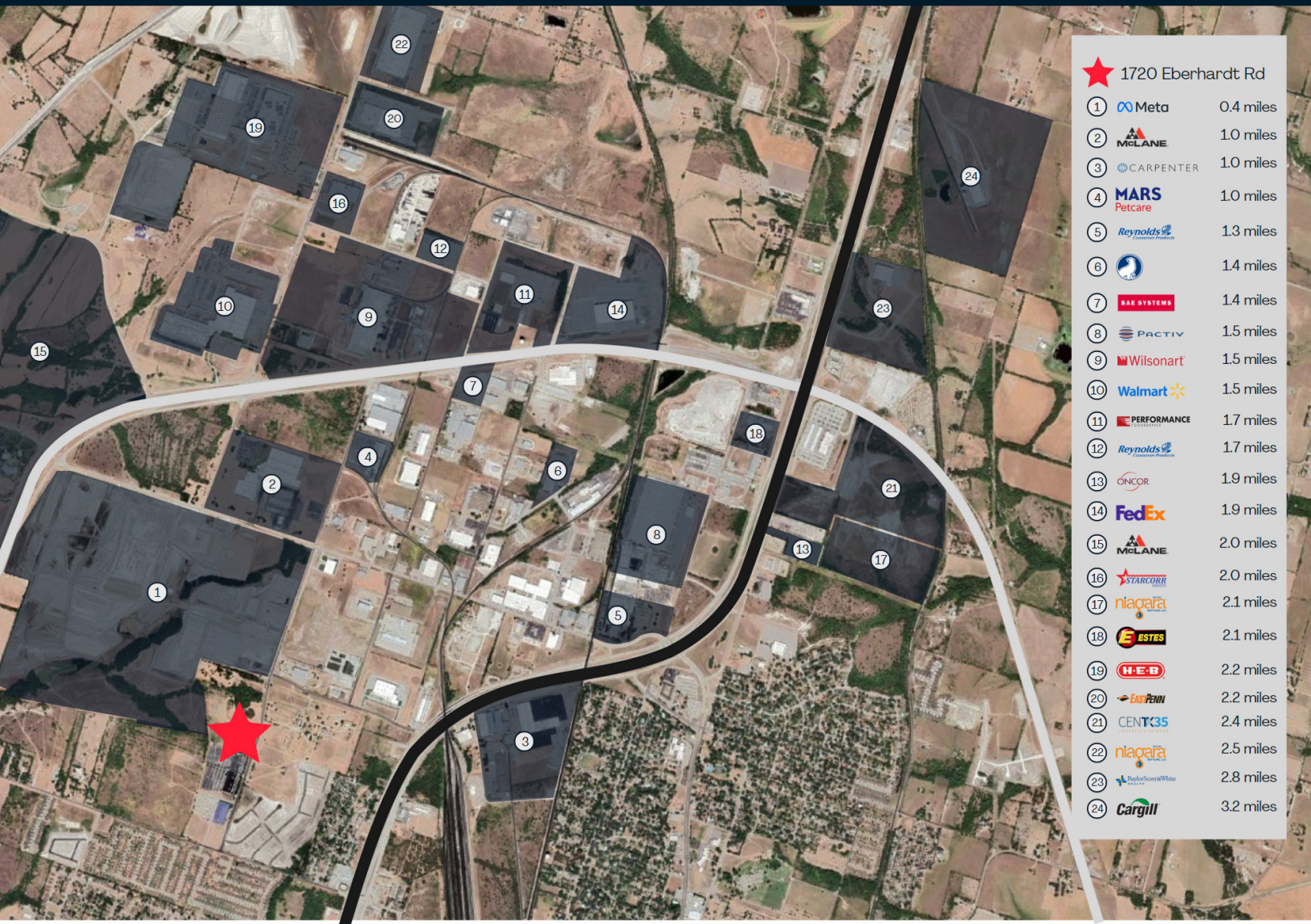
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EBERHARDT INDUSTRIAL SITE PLAN



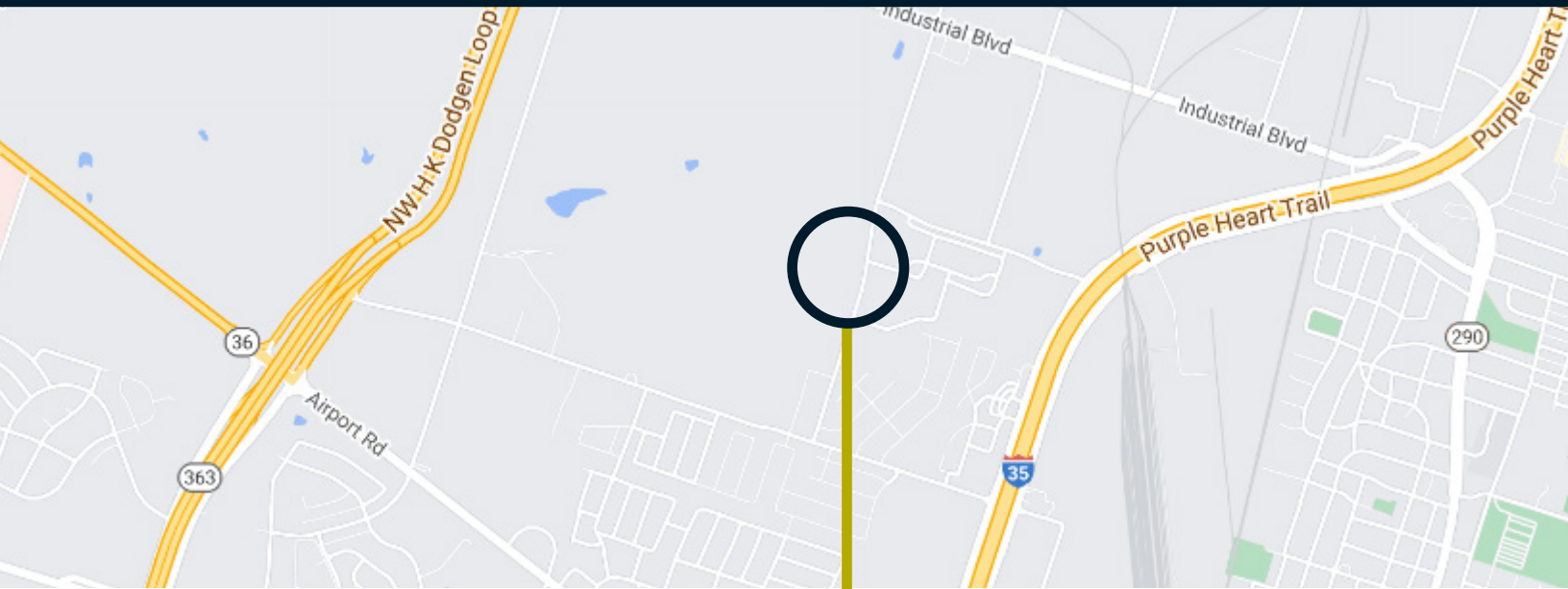
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EBERHARDT INDUSTRIAL NEIGHBORING COMPANIES



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EBERHARDT INDUSTRIAL LOCATION



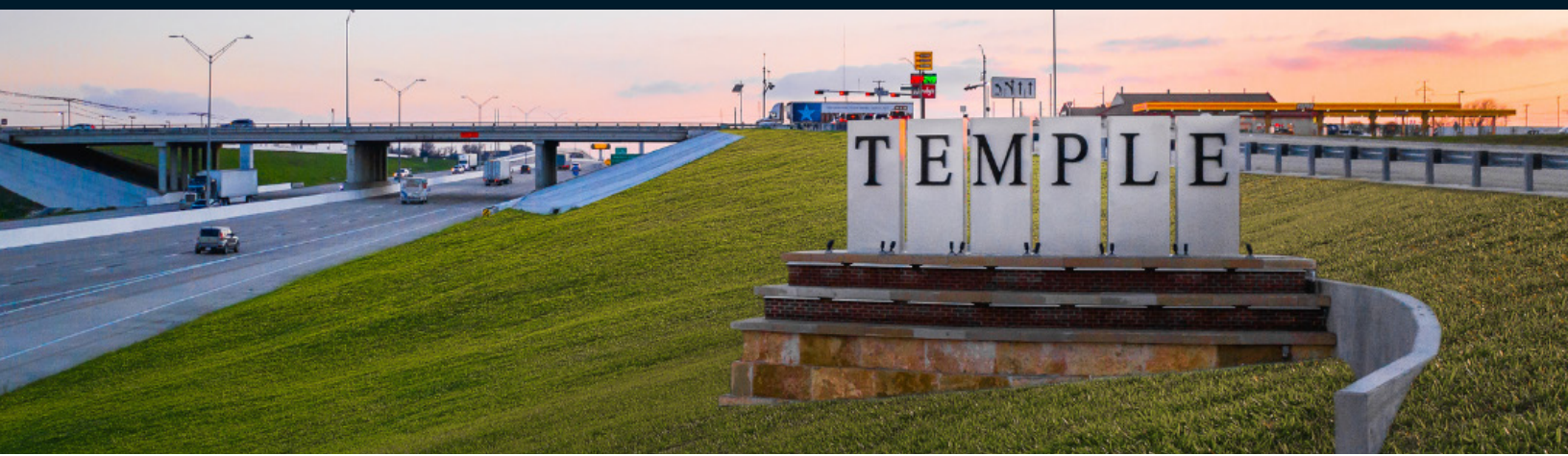
Subject



Subject

1720 EBERHARDT RD, TEMPLE, TX

EBERHARDT INDUSTRIAL AREA OVERVIEW



Workforce, accessibility and low costs are three strengths that propel key industries and boost business expansion in Temple, Texas.

Temple's workforce is bolstered by technically skilled veterans from nearby Fort Hood. Each year, an average of 3,600 soldiers transition out of Fort Hood and choose to live and work in Central Texas.

Temple continues to attract national and global companies in Texas's key industries: manufacturing, business support services, health and life sciences, and logistics and distribution.

Located at the crossroads of I-35 and I-14 and with access to the Union Pacific and BNSF rail lines, Temple, Texas' industrial industry offers robust interstate and freight distribution infrastructure. In addition, Temple is positioned with easy access to Austin-Bergstrom International Airport and Dallas/Fort Worth International Airport.

Connectivity and proximity to major markets go a long way in a region 2.5 hours from 28 million people. Bustling interstates, rail systems and five airports streamline point A to point B for Temple products and people.

1720 EBERHARDT RD, TEMPLE, TX

EBERHARDT INDUSTRIAL TEMPLE MANUFACTURING



MANUFACTURING

Temple is where location, infrastructure and workforce converge in one of Texas' most cost-competitive markets.

AUSTIN'S INDUSTRIAL GATEWAY

One hour north of Austin and home to 1,600 acres of developed business park sites, Temple is a launchpad for companies to make and move products. The world's leading producers of everything from engineered surfaces (Wilsonart) to comfort cushioning products (Carpenter) to food packaging (Pactiv) are growing Temple's manufacturing industry, with industry employment up 28% between 2000 and 2010.

NOTABLE EMPLOYERS

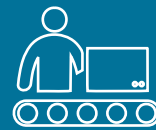


THE CROSSROADS OF CENTRAL TEXAS

Located at the crossroads of I-35 and the planned I-14, Temple offers robust interstate and freight distribution infrastructure via Union Pacific and BNSF. Plus, Temple's location means it's less than 3 hours to Dallas-Fort Worth, Houston, Austin and San Antonio, providing easy access to several major international airports.



130
Manufacturing
Establishments
(2019)



6,587
Employed
in Manufacturing
(2019)



1,600
Acres of
Shovel-Ready
Land



3,600
Skilled Soldiers
Transitioning Out
of Fort Hood Annually
Stay in Central Texas

1720 EBERHARDT RD, TEMPLE, TX

EBERHARDT INDUSTRIAL TEMPLE MANUFACTURING



A SKILLED & GROWING WORKFORCE

Private industry leaders and educational institutions work together in Temple to fill a pipeline of tomorrow's production and engineering talent.

Since 2014 Temple ISD high school students have been able to explore manufacturing careers through Wildcat Workforce, the Career and Technical Education program at Temple High School. The program focuses on twelve career clusters, with their Business & Finance, Information Technology, Manufacturing, and Transportation, Distribution & Logistics focuses applying directly to the manufacturing sector. There are eight area college and university institutions including Temple College, Temple Technical College, University of Mary Hardin-Baylor and Baylor University.

Temple's workforce, with an average industrial wage at \$14.08 an hour, is further bolstered by technically skilled veterans from nearby Fort Hood. Each year, an average of 3,600 soldiers transition out of Fort Hood and choose to live and work in Central Texas.

WHY TEMPLE?



2.5 Hours from 28 Million People



Unparalleled Access via **I-35**



Costs **15% Lower** than National Average



Available Land & Properties

“

Community support and the availability of a reliable, skilled workforce are a key component in investing in any expansion. We're pleased to be able to grow right here in Temple.

RICK VILLA

Plant Manager

Reynolds Consumer Products, Maker of Hefty Brand Products, in Temple since 1970 and expanding as recently as 2018

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EBERHARDT INDUSTRIAL TEMPLE LOGISTICS AND DISTRIBUTION



LOGISTICS & DISTRIBUTION

Temple is the logistics hub in Central Texas, with distribution operations for Walmart, McLane Company and more benefiting from a central location, outstanding infrastructure and reliable workforce.

THE CROSSROADS OF CENTRAL TEXAS

Temple is located at the crossroads of I-35 and the planned I-14, with connections to all of Texas' 28 million people, the Southeast, Mexico and beyond. BNSF operates a major switchyard in Temple with connection to major ports and regional and international airports are all within fast reach. Because of its strategic connection to major consumer markets, more than \$750 billion in goods travel I-35 each year.

NOTABLE EMPLOYERS



306

Logistics and
Distribution
Establishments
(2019)



6,598

Employed in
Logistics and
Distribution
(2019)



14.3%

Change in
Employment
(2010-2020)



19%

Wage Savings
Compared to
National Average



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EBERHARDT INDUSTRIAL TEMPLE LOGISTICS AND DISTRIBUTION



A GROWING POOL OF RELIABLE TALENT

Logistics and distribution talent in Temple surged by 20% between 2007 and 2017 and is expected to continue growing by another 8.5% by 2022, outpacing national employment growth outlooks.

In addition, an annual 3,600 soldiers transition out of Fort Hood, a US Army Base, located 30 miles from Temple, and opt to stay in Central Texas and provide a qualified and ready workforce to local companies.

WHY TEMPLE?



2.5 Hours from 28 Million People



Unparalleled Access via **I-35**



Costs **15% Lower** than National Average



Available Land & Properties

“

We look forward to a long standing and growing presence in Temple.

—

SCOTT O'NEAL

President and Partner, KEG 1 O'Neal, expanding in Temple as recently as 2019 with the investment of \$11 million and addition of 50 new jobs

1720 EBERHARDT RD, TEMPLE, TX

INFORMATION ABOUT BROKERAGE SERVICES



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.

2-10-2025



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.

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. **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:
 - 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.

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Parker Helmig

705386

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(817) 821 7665

Designated Broker of Firm

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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



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