

# CENTX35

LOGISTICS CENTER

2 Class A Buildings  
856,524 SF  
Available  
121,718 SF



Pursuing LEED Certification

[PROPERTY VIDEO](#)

4040 Logistics Way, Temple, TX 76501  
3933 Logistics Way, Temple, TX 76501



# PROPERTY ADVANTAGES

INTERSTATE  
35



LOGISTICS CENTER 2

121,718 SF AVAILABLE

## 2 Building, Class A Logistics Center

Ability to reach **75% of the state's population** within a **3-hour drive**

Highly strategic location in the **middle** of the "Texas Triangle"

Access to **dense labor** supply and **rapidly growing population** in the region

NE H DODGEN LOOP

**CENTX35**  
LOGISTICS CENTER

**MO GREEN** | +1 512 484 8917 | mo.green@kbcadvisors.com

**TREY BLASINGAME** | +1 404 790 7105 | trey.blasingame@kbcadvisors.com

**WILL BOST** | +1 512 917 5850 | will.bost@kbcadvisors.com

**VELOCIS**

**KBCADVISORS**

# PROPERTY ADVANTAGES



LOGISTICS CENTER 2  
121,718 SF AVAILABLE

SOLD

LEASED

LEASED

LEASED

NE H DODGEN LOOP

I-35 Frontage

Strong existing  
corporate presence

Pursuing  
LEED Certification

Last Remaining  
Class A Vacancy in Temple

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# SITE PLAN



NE HK DODGEN LOOP



	BLDG 1	BLDG 2
<b>Building Size:</b>	613,600 SF	242,924 SF
<b>Available Space:</b>	-/+	121,718 SF
<b>Divisible To:</b>	73,000 SF	52,165 SF
<b>Clear Height:</b>	40'	32'
<b>Building Dimensions:</b>	1,134' X 540'	756' X 320'
<b>Column Spacing:</b>	54' X 50'	54' X 50'
<b>Loading Bays:</b>	70'	70'
<b>Available Dock Doors:</b>	-	21
<b>Available Grade-Level Doors:</b>	-	1
<b>Available Auto Parking:</b>	-	70
<b>Available Trailer Parking:</b>	-	26
<b>Truck Court:</b>	185'	185'
<b>Sprinklers:</b>	ESFR	ESFR
<b>Configuration:</b>	Cross-Dock or Single Load	Rear Load

Trailer Parking 26

Auto Parking 70

+/- 1,900 SF Spec Office



Two-Way Ingress/Egress

# ACCESS MAP



Main entrance facing I-35 with prominent signage opportunity

Four two-way access points

Convenient & direct ingress/egress to I-35 & Loop 363

← Ingress ← Egress

# CORPORATE NEIGHBORS

Very strong  
corporate presence

Corporation	Distance from CenTX
1  niaoafa	0.1 Miles
2  ONCOR	0.1 Miles
3  ESTES	0.7 Miles
4  BaylorScott&White HEALTH	1.0 Miles
5  PACTIV	1.2 Miles
6  Reynolds Consumer Products	1.3 Miles
7  POLAR	1.6 Miles
8  FedEx	1.6 Miles
9  CARPENTER	1.8 Miles
10  Cargill	1.9 Miles
11  BAE SYSTEMS	1.9 Miles
12  PERFORMANCE FOODSERVICE	1.9 Miles
13  Reynolds Consumer Products	1.9 Miles
14  MARS Petcare	2.3 Miles
15  Wilsonart ENGINEERED SURFACES	2.7 Miles
16  STARCORR SERVICES	2.7 Miles
17  niaoafa	2.9 Miles
18  MCLANE	3.0 Miles
19  Walmart	3.0 Miles
20  H-E-B	3.6 Miles
21  Meta BERKSHIRE HATHAWAY COMPANY HEADQUARTERS	3.6 Miles
22  MCLANE	4.5 Miles

# TEXAS TRIANGLE

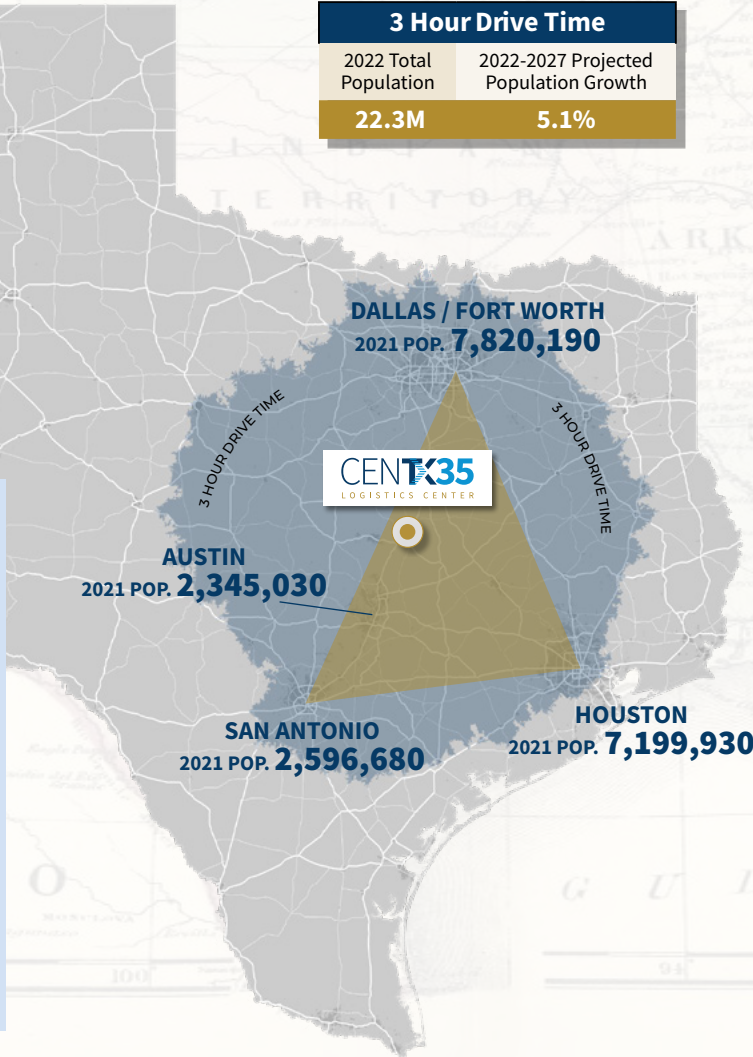
The **Texas Triangle** is home to the State's four largest cities (Dallas-Fort Worth, Houston, Austin, and San Antonio) and the majority of the State's population. This mega-region accounts for 77% of State's GDP, a whopping **\$1.3+ trillion**.

### 3 Hour Drive Time

2022 Total Population	2022-2027 Projected Population Growth
22.3M	5.1%

#### KEY ACCESS POINTS

Distribution Hubs	Distance from CenTX
AUSTIN-BERGSTROM INT'L AIRPORT	75 Miles
UP WILMER	125 Miles
FORT WORTH ALLIANCE AIRPORT	135 Miles
BNSF ALLIANCE	135 Miles
DALLAS-FORT WORTH INT'L AIRPORT	140 Miles
SAN ANTONIO INT'L AIRPORT	140 Miles
UP SAN ANTONIO	155 Miles
KCS WYLIE	160 Miles
GEORGE BUSH INT'L AIRPORT	165 Miles
BNSF & UP HOUSTON	175 Miles
PORT OF HOUSTON	180 Miles



Dallas-Fort Worth, Houston, Austin, and San Antonio are all in the **Top 10 fastest growing cities** in the United States



If the **Texas Triangle** were an independent nation, it would be the **15th largest economy in the world**, roughly the size of Mexico or Australia



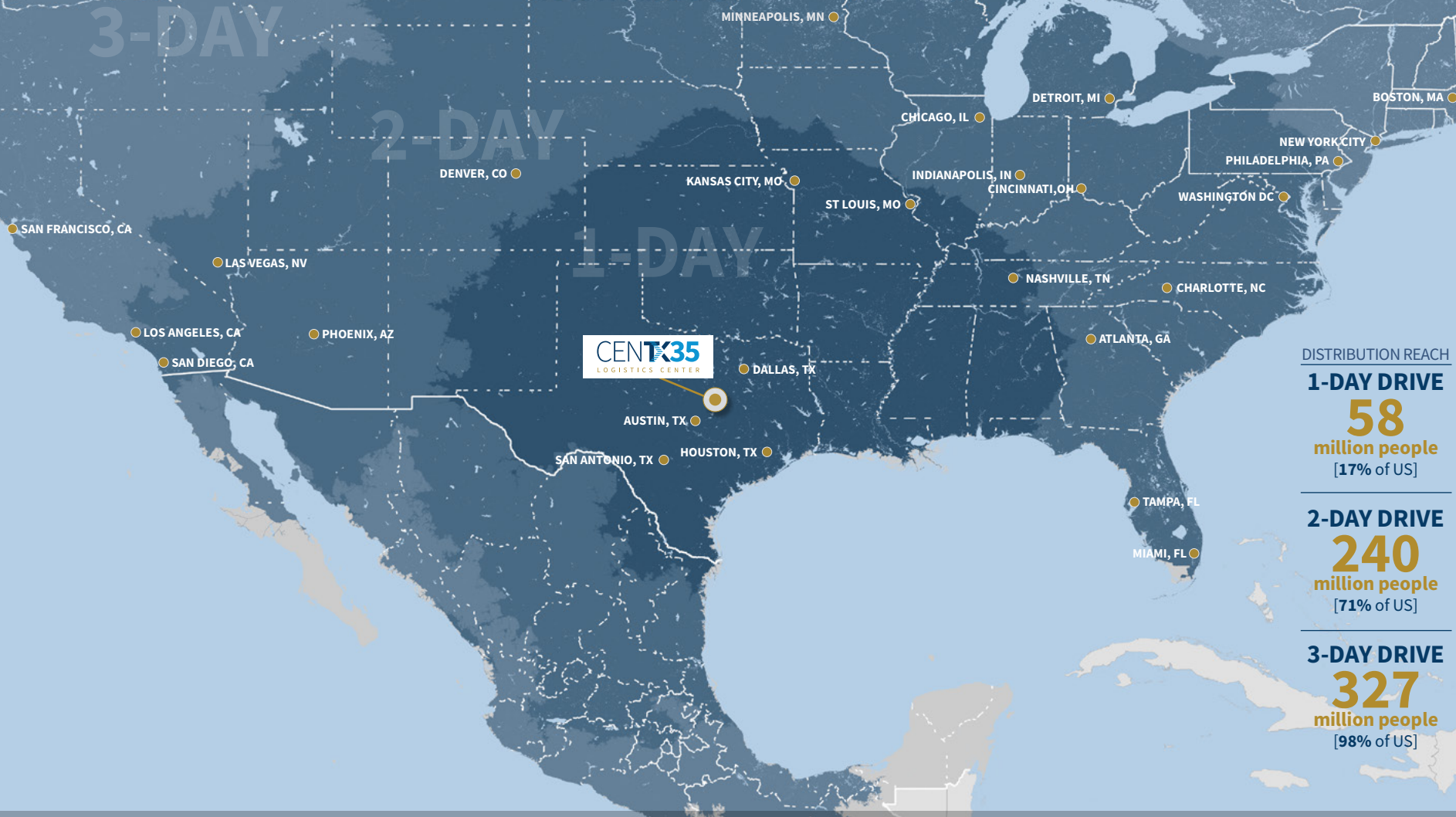
The major 4 major cities that help make up the Texas Triangle are expected to all (soon) be in the **Top 10 most populous cities** in the United States



**Effective Buying Income** in the Texas Triangle, which is reflective of income earned after taxes, is expected to **outpace the rest of the United States over the next 5 years**

# NATIONAL DISTRIBUTION REACH

The average cost of living within 30 minutes of CentX 35 is **7.1% lower** than the national average.





# BEST LABOR IN REGION

Transportation/  
material moving  
as a % of labor force



**Population: 30 Minute Drive Time**

2022 Total Population	2022-2027 Projected Population Growth	2022 Transportation/ Materials Moving Total	2022 Transportation/ Materials Moving % of the Labor Force
415,000	4.5%	15,713	8.5%

**SAMSUNG**  
AUSTIN SEMICONDUCTOR  
\$17 billion chip manufacturing plant

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