

2570 US 190 SERVICE ROAD, BELTON, TX 76513

DELIVERED Q2 2024

14
IH
35

**BELTON
CROSSING**

FOUR BUILDING CLASS A 344,000 SF INDUSTRIAL PARK



MO GREEN

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PROPERTY ADVANTAGES

4 Building Class A Logistics Center

Highway 14 frontage

1 hour from downtown Austin

2 hours from downtown Dallas

Access to dense labor supply and rapidly **growing** population

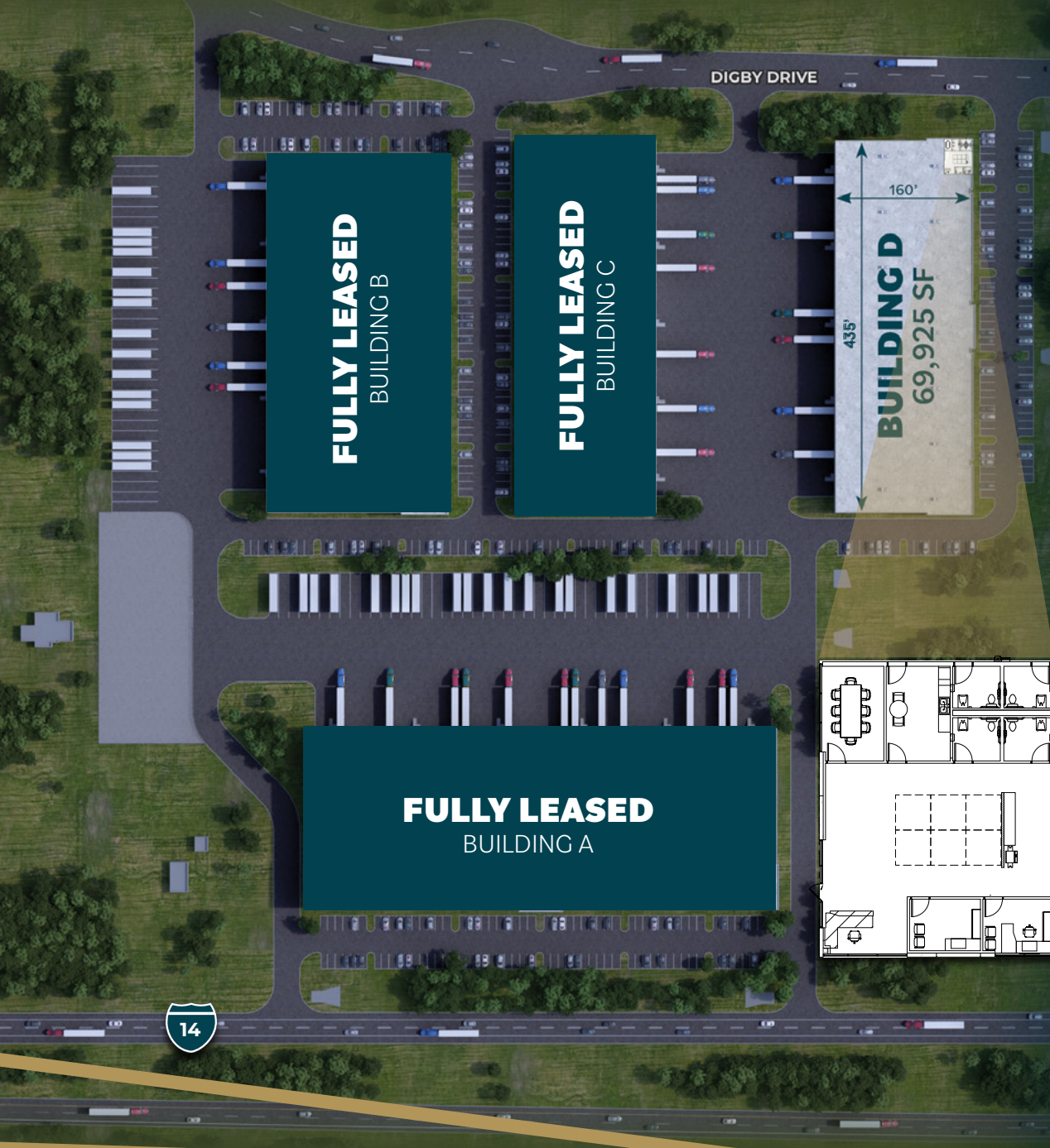
14/35 Belton Crossing is located in the heart of the booming city of Belton, TX. This project consists of 4 premier logistics buildings that will be capable of servicing the greater Bell County submarkets. In addition, 14/35 Belton Crossing will be able to accommodate a wide range of tenant sizes and is easily accessible with multiple access points.



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BUILDING A | 2570 US 190 SERVICE ROAD, BELTON, TX 76513

115,828 SF
LOGISTICS CENTER

36'
CLEAR HEIGHT

56' X 50'
COLUMN SPACING

2,775 AMPS

60'
SPEED BAY

130'
TRUCK COURT DEPTH

30
DOCK-HIGH DOORS

2,500 SF SPEC OFFICE

2
DRIVE-IN DOORS

48 STALLS
TRAILER PARKING

103 SPACES
AUTO PARKING

BUILDING B | 2621 DIGBY DRIVE, BELTON, TX 76513

87,693 SF
LOGISTICS CENTER

32'
CLEAR HEIGHT

52' X 50'
COLUMN SPACING

1,500 AMPS

60'
SPEED BAY

130'
TRUCK COURT DEPTH

23
DOCK-HIGH DOORS

2,000 SF SPEC OFFICE

2
DRIVE-IN DOORS

26 STALLS
TRAILER PARKING

117 SPACES
AUTO PARKING

BUILDING C | 2551 DIGBY DRIVE, BELTON, TX 76513

69,925 SF
LOGISTICS CENTER

32'
CLEAR HEIGHT

52' X 50'
COLUMN SPACING

60'
SPEED BAY

210' SHARED
TRUCK COURT DEPTH

24
DOCK-HIGH DOORS

2
DRIVE-IN DOORS

74 SPACES
AUTO PARKING

1,500
AMPS

BUILDING D | 2451 DIGBY DRIVE, BELTON, TX 76513

69,925 SF
LOGISTICS CENTER

32'
CLEAR HEIGHT

52' X 50'
COLUMN SPACING

60'
SPEED BAY

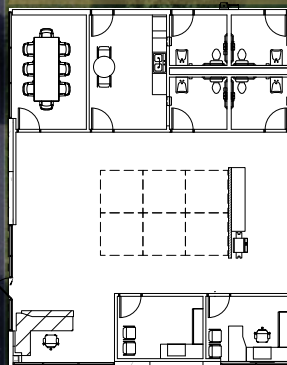
210' SHARED
TRUCK COURT DEPTH

24
DOCK-HIGH DOORS

2
DRIVE-IN DOORS

98 SPACES
AUTO PARKING

1,500
AMPS



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DOWNTOWN
BELTON

PROPERTY AERIAL



BUILDING D
69,925 SF

FULLY LEASED
BUILDING C

FULLY LEASED
BUILDING B

FULLY LEASED
BUILDING A



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BELTON
CROSSING

DRIVE TIMES

18 MILES | 28 MINUTES
KILLEEN

43 MILES | 43 MINUTES
WACO

10 MILES | 13 MINUTES
TEMPLE

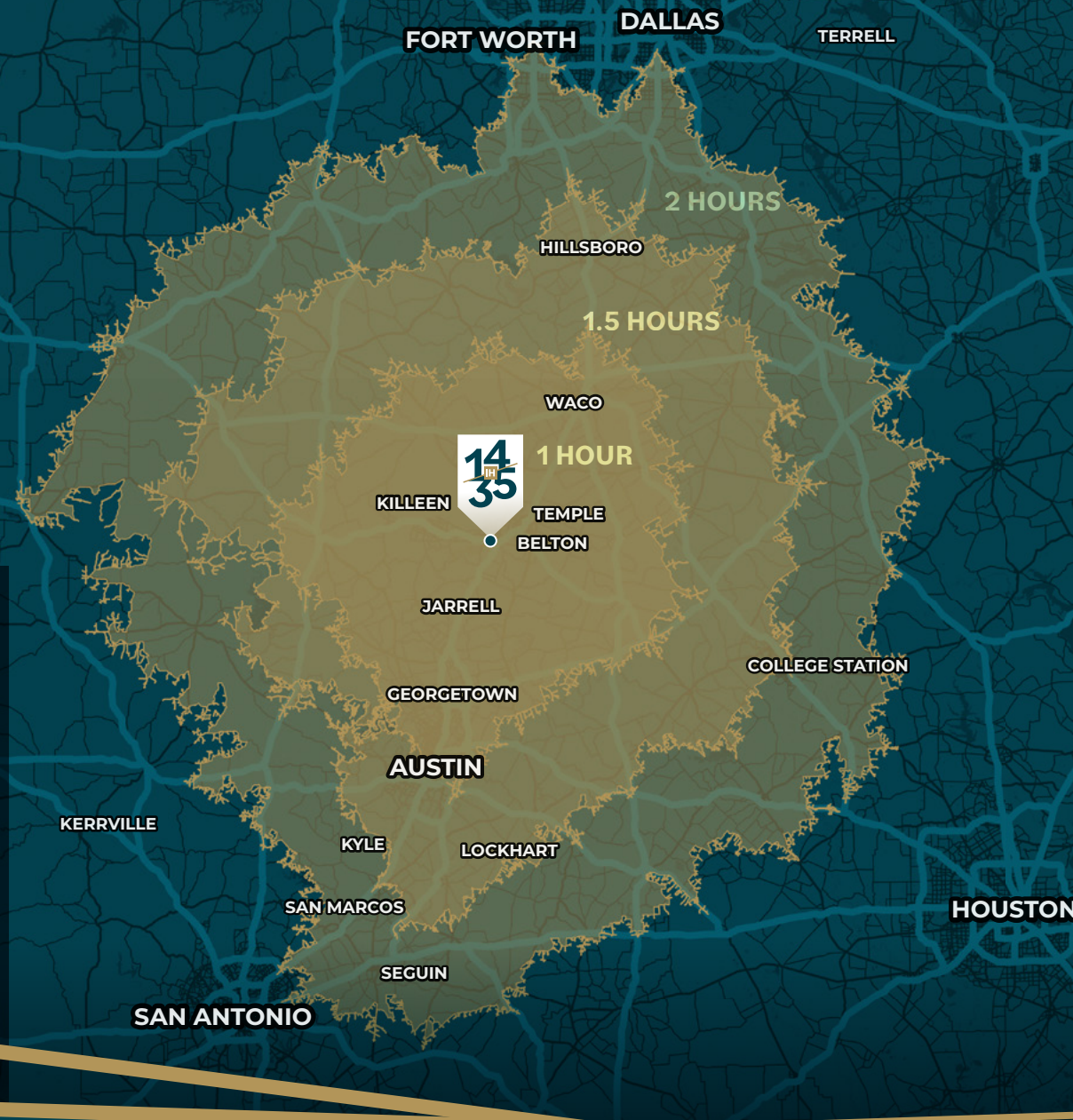
60 MILES | 1 HOUR
AUSTIN

POPULATION

1 HOUR
2,175,803

1.5 HOURS
3,430,333

2 HOURS
5,174,364



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