



RAYNOR CAMPBELL SIOR

WADE SIVESS

6613 N 19TH ST, WACO, TX 76708

48,679+/- SF | 10.8+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

This functional industrial facility comprises three connected warehouse buildings totaling 48,679+/- SF on 10.8+/- acres, offering ample yard area and room for future expansion. The property includes seven overhead bridge cranes ranging from 1 to 4.5 tons, which support heavy lifting and material handling without the added capital cost of installation. Additionally, 7 grade-level doors across the three buildings allow for efficient drive-in access and flexible material flow. Additional features include a mezzanine office, a large server room with 18 tons of HVAC, dedicated meeting/break space, and a storage shed on site. Positioned with direct access to I-35, the property offers a Central Texas location well suited for regional and statewide distribution.

PROPERTY HIGHLIGHTS

LOCATION

6613 N 19th St, Waco, TX 76708

PROPERTY TYPE

Industrial

ZONING

C5

AVAILABLE SPACE

48,679+/- SF

LOT SIZE

10.8+/- Acres

ASKING PRICE

\$4,250,000



Raynor Campbell SIOB
raynor@cromwellcommercialgroup.com

Wade Sivess
wade@cromwellcommercialgroup.com

Warehouse Specifications

WAREHOUSE 1

2 offices
Men's and women's restrooms
Large meeting/break room with sink
Large server room with 18 tons of HVAC
Man door entrances on both sides
2 bridge cranes (1-ton and 3-ton)

WAREHOUSE 2

2 bridge cranes (1-ton and 2-ton)
Mezzanine office
4 grade-level doors (2 side, 2 back)
Clear span warehouse

WAREHOUSE 3

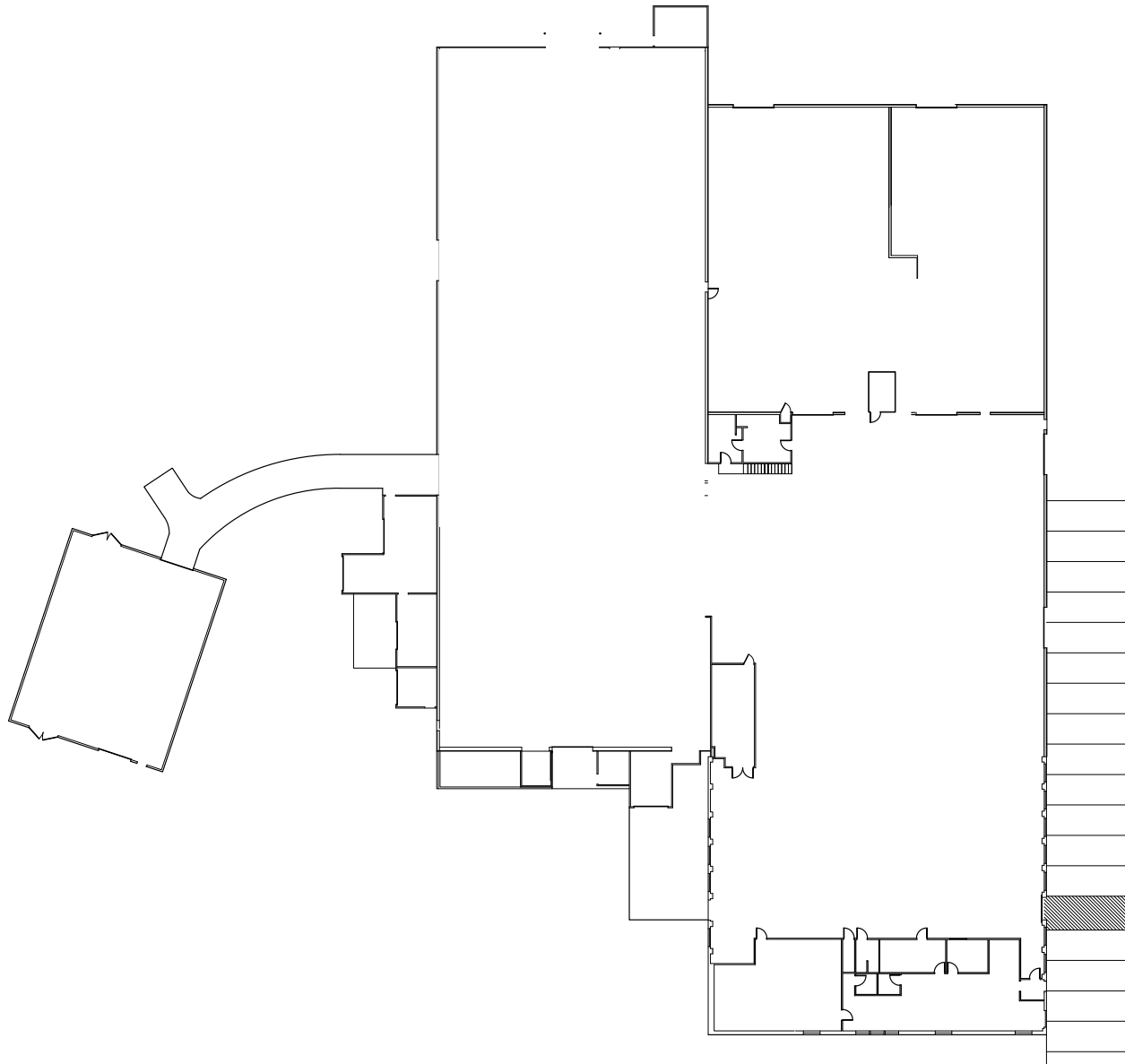
3 bridge cranes (3-ton, 2-ton and 4.5-ton with two new hoists)
Hook height: 15 ft | Eave height: 23 ft | Clear height: 19 ft
3 grade-level doors



BOUNDARY LINES ARE APPROXIMATE



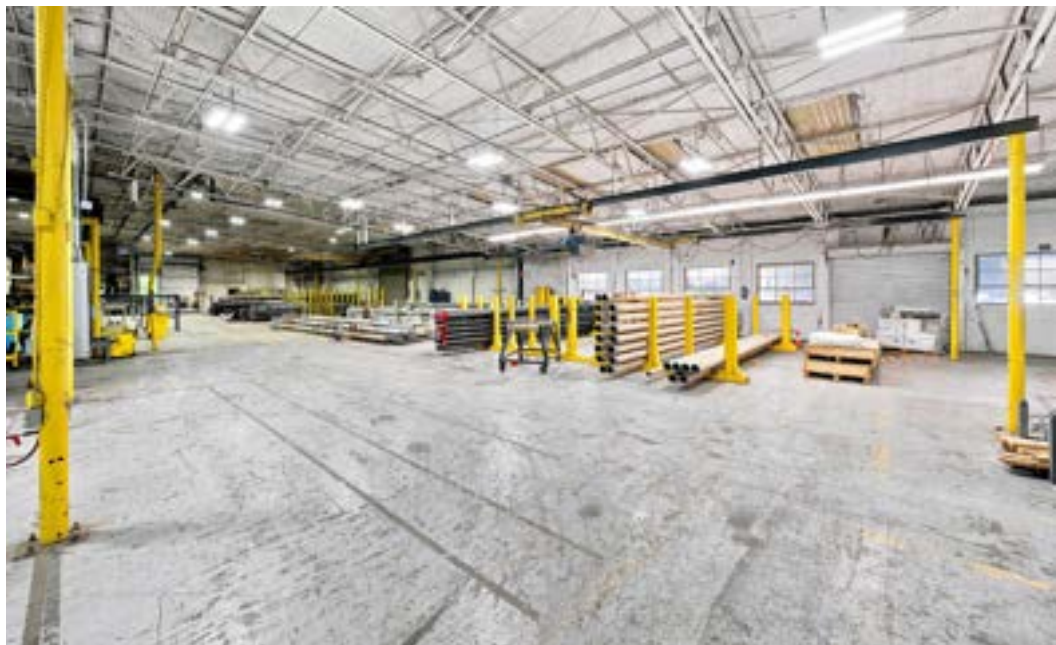
SITE PLAN



Project Name: Crane Facility Layout			
Texas Hydraulics Inc.			
DATE: 08/14/2024	BY: W. SIVESS	PROJECT: CRANE FACILITY LAYOUT	100'
SCALE: 1/8" = 1'-0"	DATE: 08/14/2024	BY: W. SIVESS	100'



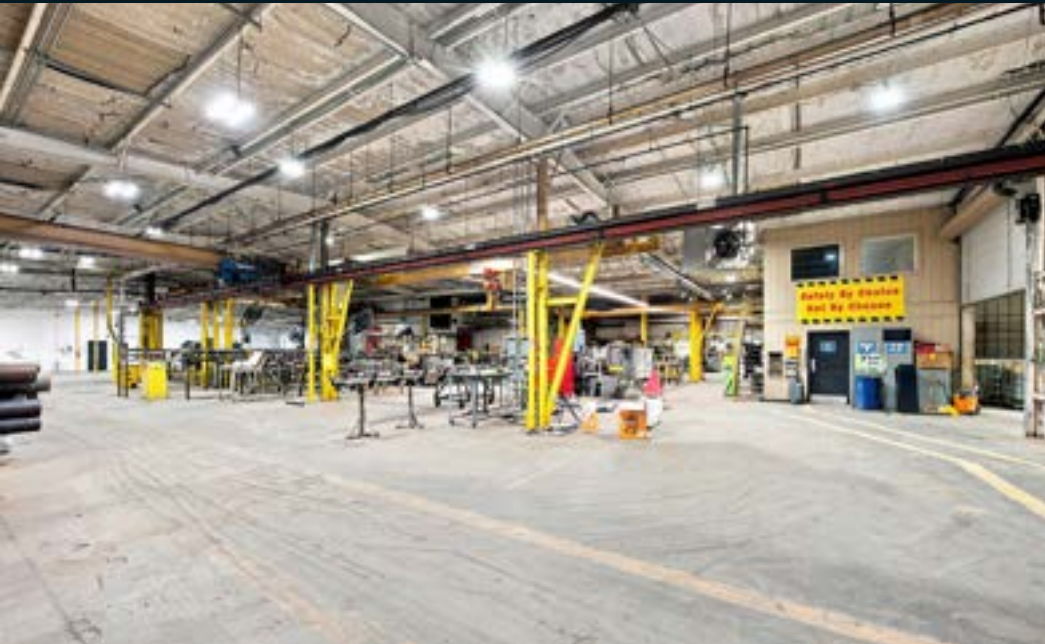
PHOTO GALLERY



Raynor Campbell Sior
raynor@cromwellcommercialgroup.com

Wade Sivess
wade@cromwellcommercialgroup.com

PHOTO GALLERY



Raynor Campbell Sior
raynor@cromwellcommercialgroup.com

Wade Sivess
wade@cromwellcommercialgroup.com



STORAGE SHED

WAREHOUSE 3

WAREHOUSE 2

WAREHOUSE 1

STEINBECK BEND DR | 11,399 VPD

N 19TH ST | 12,333 VPD

BOUNDARY LINES ARE APPROXIMATE

 Click to view property



Raynor Campbell SIOR
raynor@cromwellcommercialgroup.com

Wade Sivess
wade@cromwellcommercialgroup.com





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 - Envasses 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	

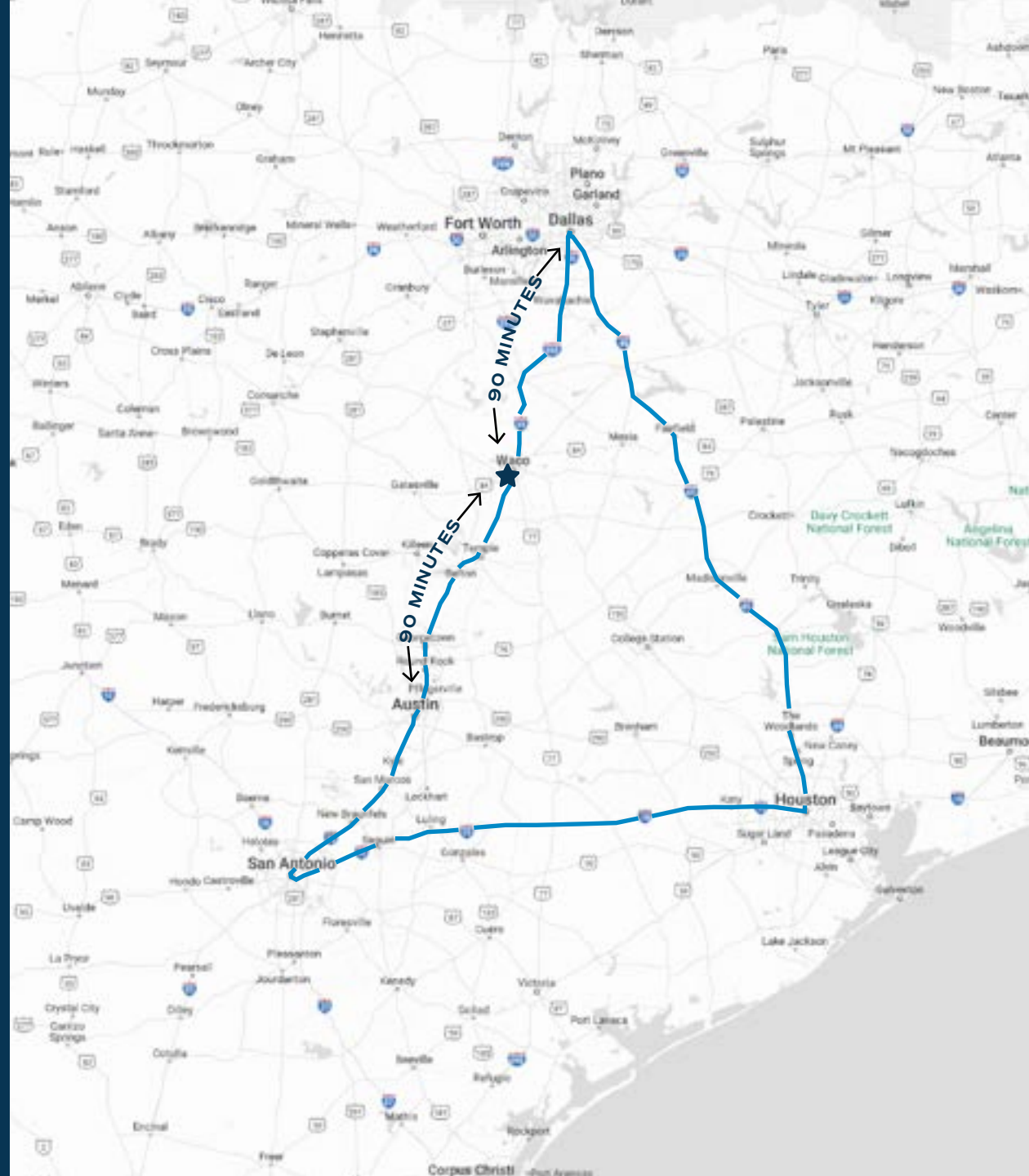
For more Economic Growth and Investment information [CLICK HERE](#).



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.



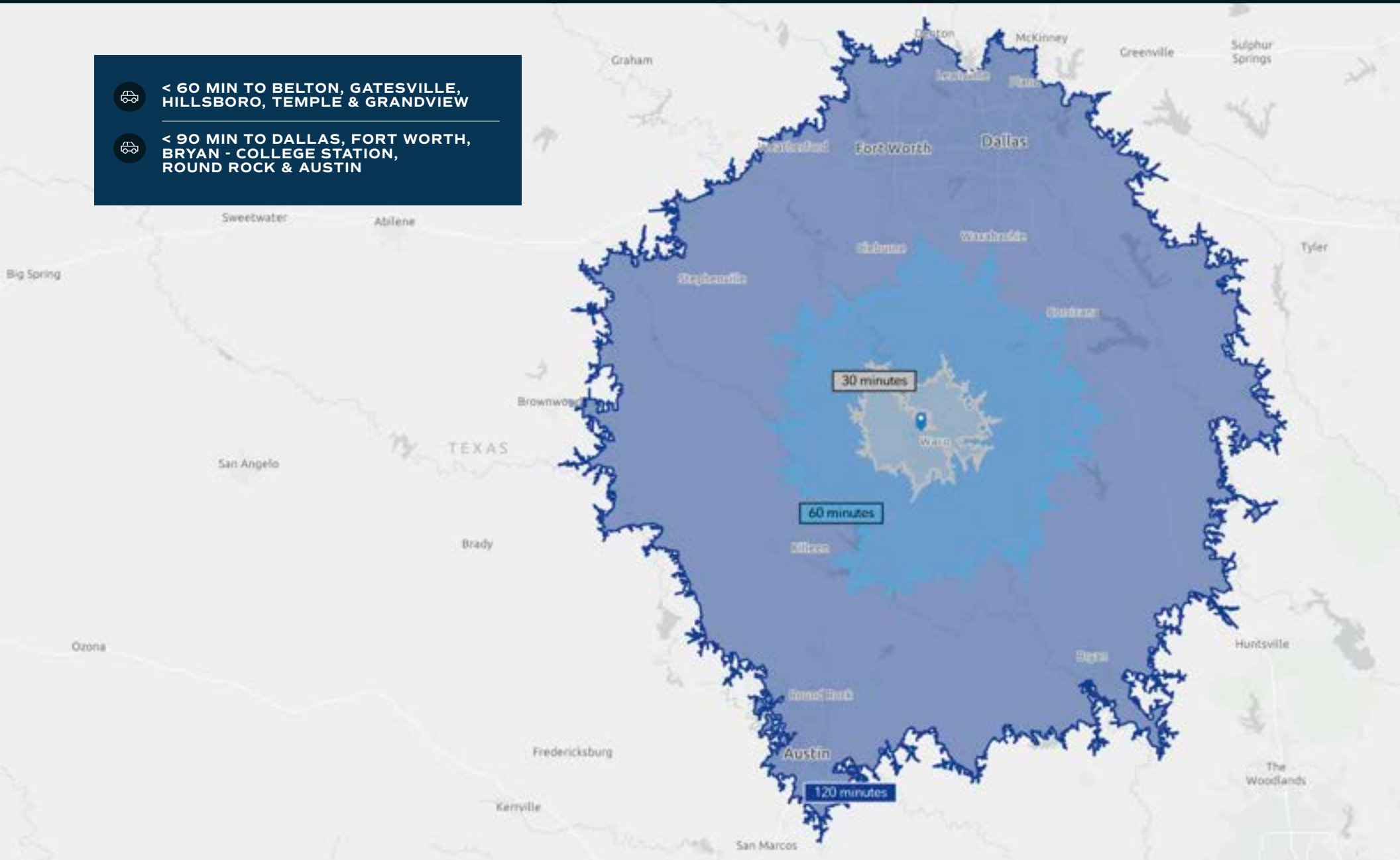
DRIVE TIMES



**< 60 MIN TO BELTON, GATESVILLE,
HILLSBORO, TEMPLE & GRANDVIEW**

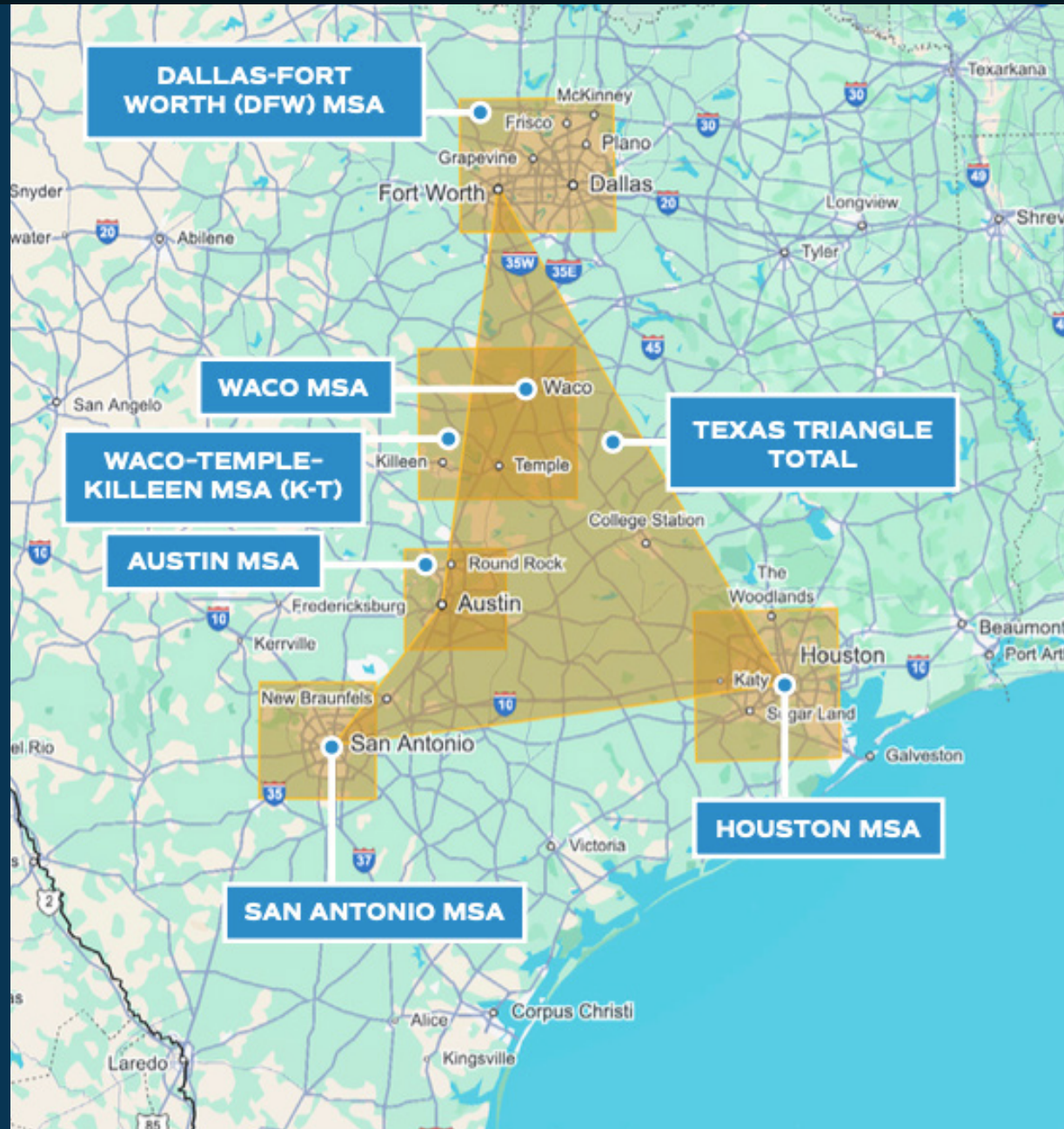


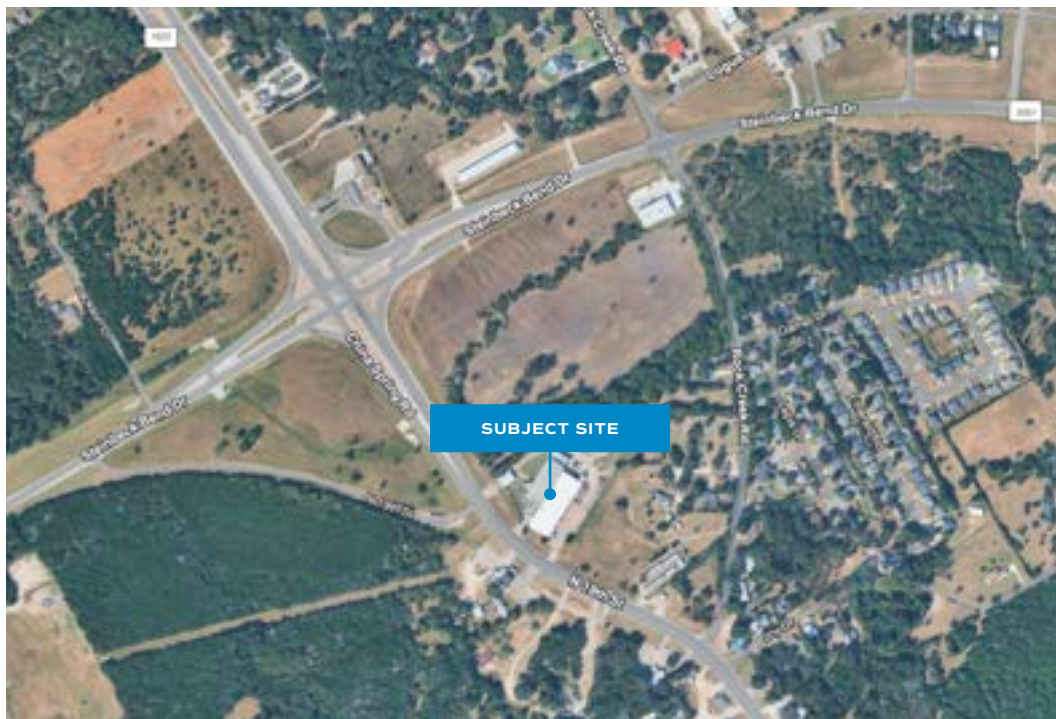
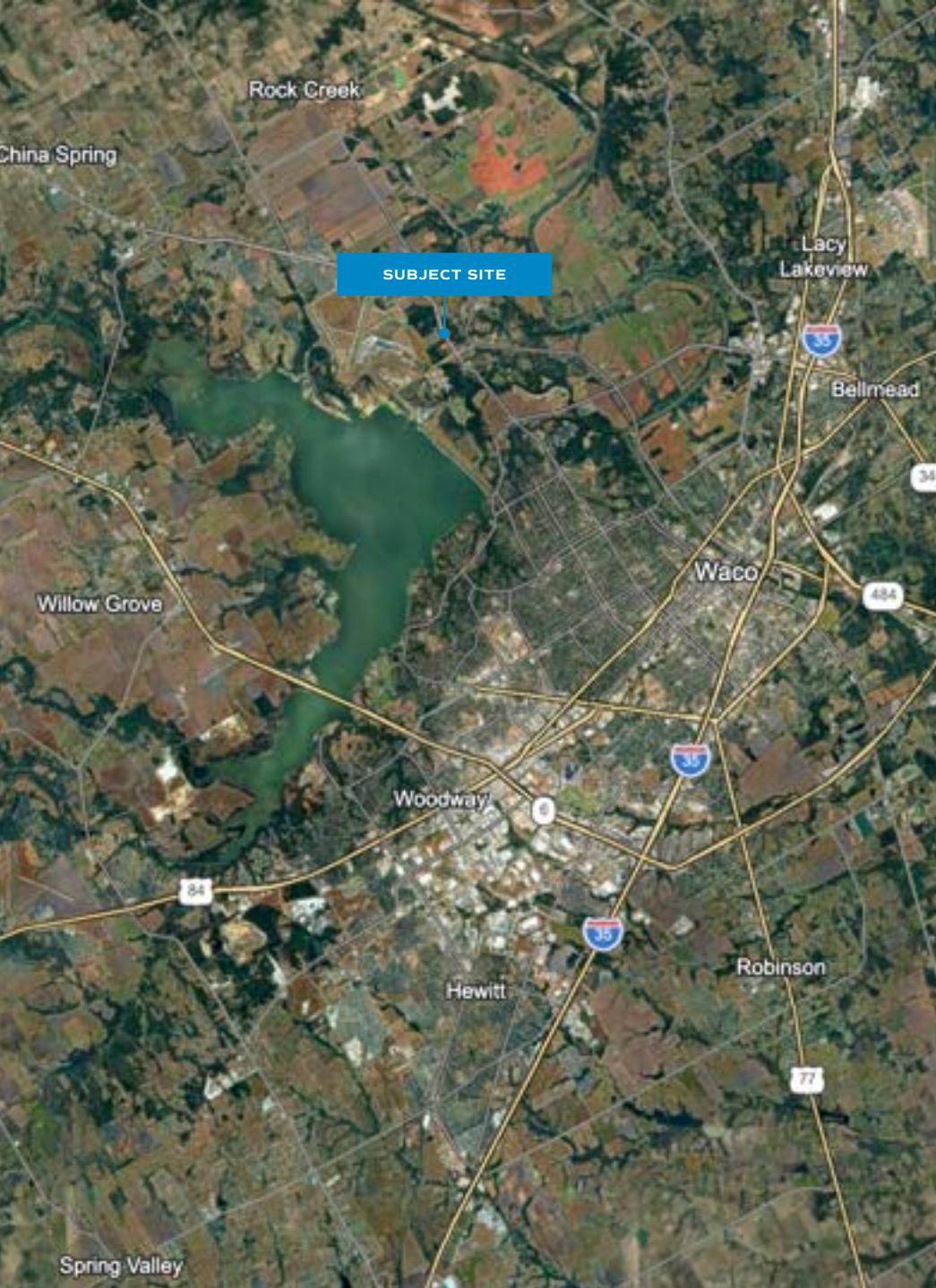
**< 90 MIN TO DALLAS, FORT WORTH,
BRYAN - COLLEGE STATION,
ROUND ROCK & AUSTIN**



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





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



RAYNOR CAMPBELL SIOR

C: 254.644.1838

O: 254.313.0000

E: raynor@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



WADE SIVESS

C: 254.537.2011

O: 254.313.0000

E: wade@cromwellcommercialgroup.com

W: cromwellcommercialgroup.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
Raynor Campbell, SIOR	634453-B	raynor@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone