



FOR LEASE WAREHOUSE/DISTRIBUTION

PROPERTY SUMMARY

1555 Old Hewitt Road Waco, TX 76712



LOCATION DESCRIPTION

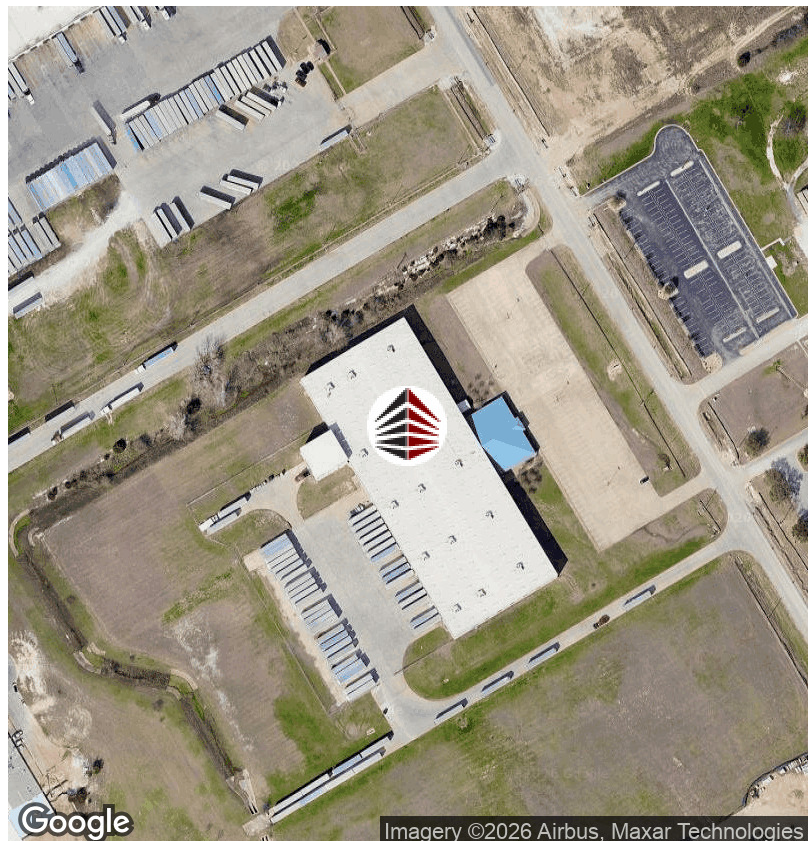
Located in Texas Central Park
Master Planned Industrial Park on 3,700 acres
85 Companies/ 9,500 employees

Companies in the Park include:

AbbVie, Amazon, Refresco, Mars Wrigley, AAFES, Envases
Caterpillar, Holt Cat, Versalift, Howmet, Marathon Norco,
Forest River, PCA, Do it Best, Electrolit, Graphics
Packaging, Paragon, Walmart, and Tractor Supply

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	111,318 SF
Lot Size:	15.58 Acres
Type:	Single Tenant



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JIM PEEVEY SIOR, CCIM
Partner
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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.





1555 Old Hewitt Road

Base Rent NNN	\$10.00 SF/YR \$2.00 SF/YR
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DISTANCE FROM WACO

Dallas/Fort Worth	96 Miles
Austin	102 Miles
San Antonio	180 Miles
Houston	185 Miles
Laredo	336 Miles

LOCATION INFORMATION

Street Address	1555 Old Hewitt Road
City, State, Zip	Waco, TX 76712
County	McLennan

POPULATION AND LABOR FORCE

MSA Population	301,825
McLennan County	263,608
MSA Workforce	142,669

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-2
Lot Size	15.58 Acres
Rail Access	No

EDUCATION

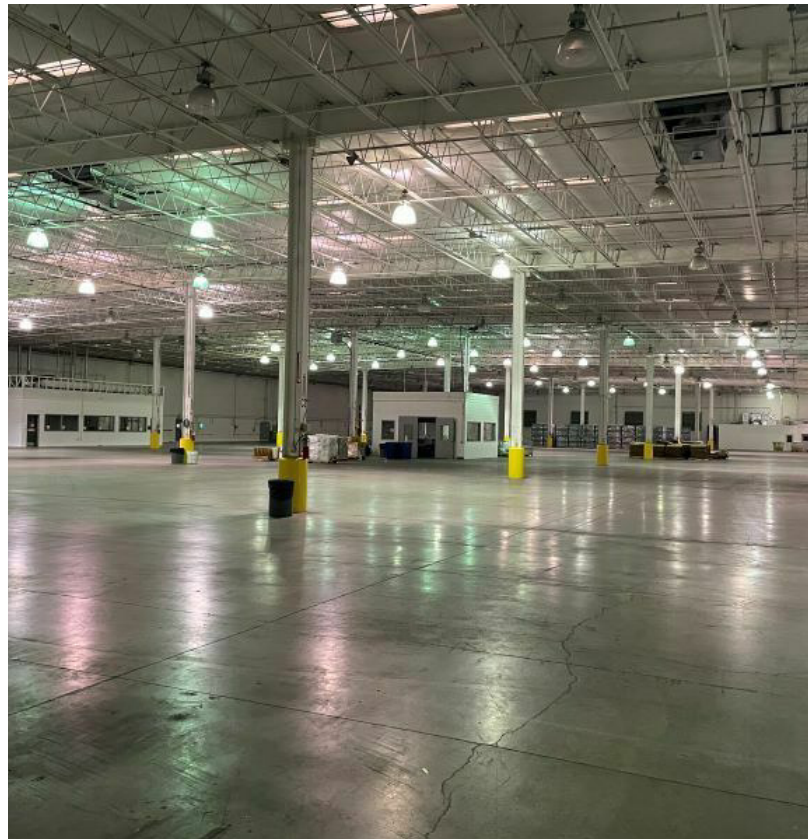
Baylor University	20,824 Students
McLennan County CC	8,027 Students
TSTC	10,601 Students
TSTC - The Base	Industrial Workforce Training

BUILDING INFORMATION

Building Size	111,318 SF
Number of Cranes	1
Year Built	1998
Office Space	7,284 SF
Construction	Tilt Wall
Dock High/Grade Level	18DH/1GL
Ceiling Height	28 - 30 ft
Column Space	50 ft
Employee Parking	192
Truck Parking	Yes (see aerial)
Roof	Duralast TPO
Power	1500KVA, 12.47KV-480/277V
Warehouse AC	(Fifteen) 15-ton DX units
Fire System	Wet

UTILITIES & AMENITIES

Gas Line	2 - inch
Water Line	1.5 and 6" Meter
Sewer Line	City of Waco





FOR LEASE - AVAILABLE JUNE 2026

TEXAS CENTRAL INDUSTRIAL PARK

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Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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11-2-2015



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.

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.

Reid Peevey Company	9005413	reidpeevey@reidpeevey.com	(254) 752-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Reid	333073	randy@reidpeevey.com	(254) 752-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	(254) 752-9500
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

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