

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
+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

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

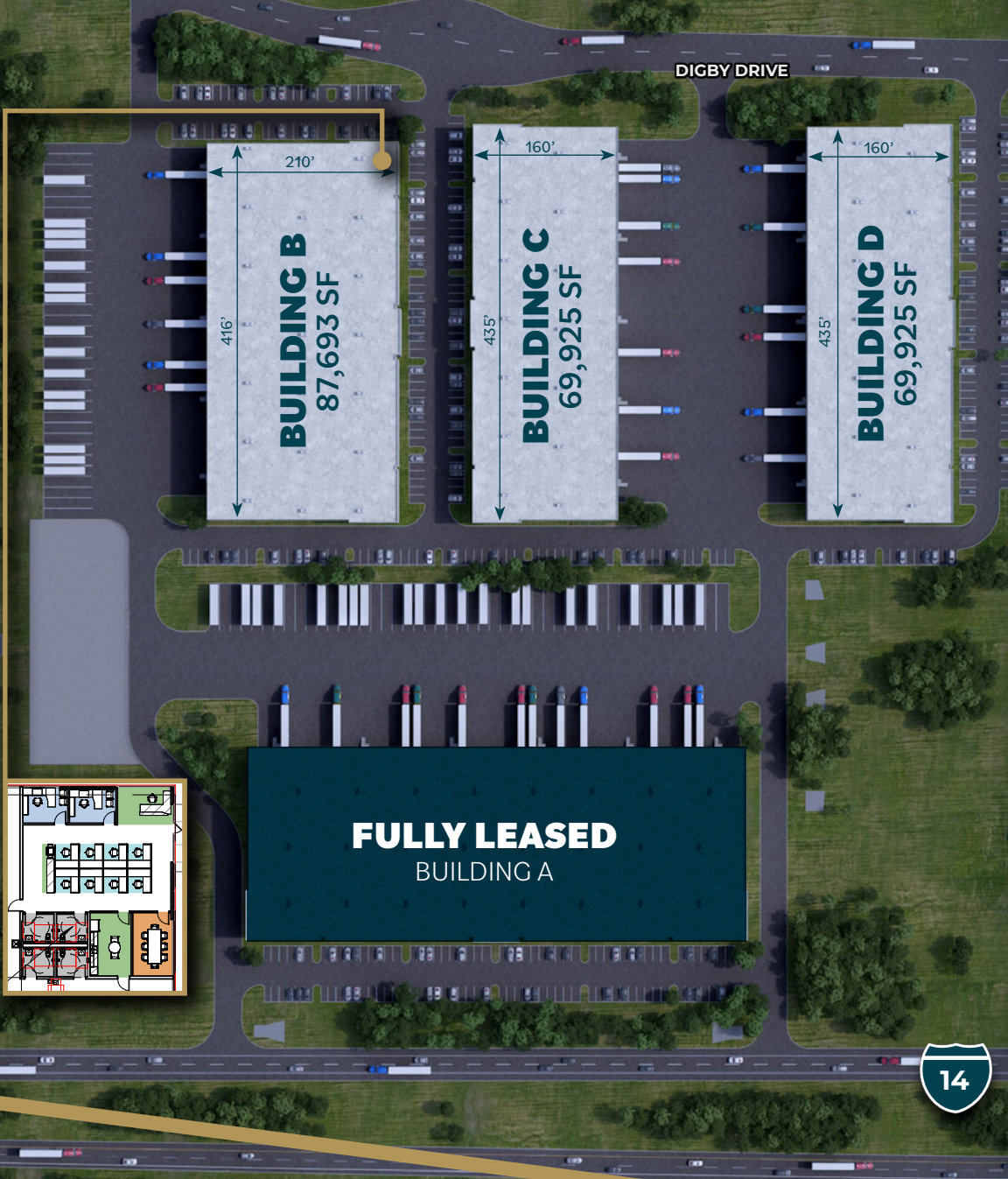
14/35 Belton Crossing is located in the heart of the booming city of Belton, TX. This project consists of 4 premier logistics buildings that will be capable of servicing the greater Bell County submarkets. In addition, 14/35 Belton Crossing will be able to accommodate a wide range of tenant sizes and 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	60' SPEED BAY	2 DRIVE-IN DOORS
36' CLEAR HEIGHT	130' TRUCK COURT DEPTH	48 STALLS TRAILER PARKING
56' X 50' COLUMN SPACING	30 DOCK-HIGH DOORS	103 SPACES AUTO PARKING
2,775 AMPS	2,500 SF SPEC OFFICE	

BUILDING B | 2621 DIGBY DRIVE, BELTON, TX 76513

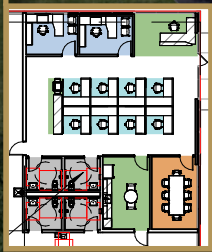
87,693 SF LOGISTICS CENTER	60' SPEED BAY	2 DRIVE-IN DOORS
32' CLEAR HEIGHT	130' TRUCK COURT DEPTH	26 STALLS TRAILER PARKING
52' X 50' COLUMN SPACING	23 DOCK-HIGH DOORS	117 SPACES AUTO PARKING
1,500 AMPS	2,000 SF SPEC OFFICE	

BUILDING C | 2551 DIGBY DRIVE, BELTON, TX 76513

69,925 SF LOGISTICS CENTER	60' SPEED BAY	2 DRIVE-IN DOORS
32' CLEAR HEIGHT	210' SHARED TRUCK COURT DEPTH	74 SPACES AUTO PARKING
52' X 50' COLUMN SPACING	24 DOCK-HIGH DOORS	1,500 AMPS

BUILDING D | 2451 DIGBY DRIVE, BELTON, TX 76513

69,925 SF LOGISTICS CENTER	60' SPEED BAY	2 DRIVE-IN DOORS
32' CLEAR HEIGHT	210' SHARED TRUCK COURT DEPTH	98 SPACES AUTO PARKING
52' X 50' COLUMN SPACING	24 DOCK-HIGH DOORS	1,500 AMPS



FULLY LEASED
BUILDING A



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DOWNTOWN
BELTON

PROPERTY AERIAL



BUILDING D
69,925 SF

BUILDING C
69,925 SF

BUILDING B
87,693 SF

FULLY LEASED
BUILDING A



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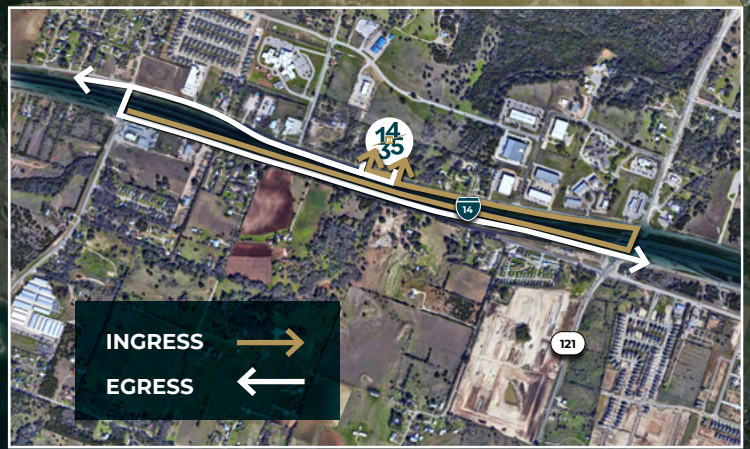
FORT HOOD
22 MILES



BELTON

HK DODGEN LOOP

0 MILES I-14	1.2 MILES IH 35
1 MILE CR 121	1.2 MILES CR 317
9 MILES HK DODGEN LOOP	



INGRESS →
EGRESS ←



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14 IH 35

BELTON
CROSSING

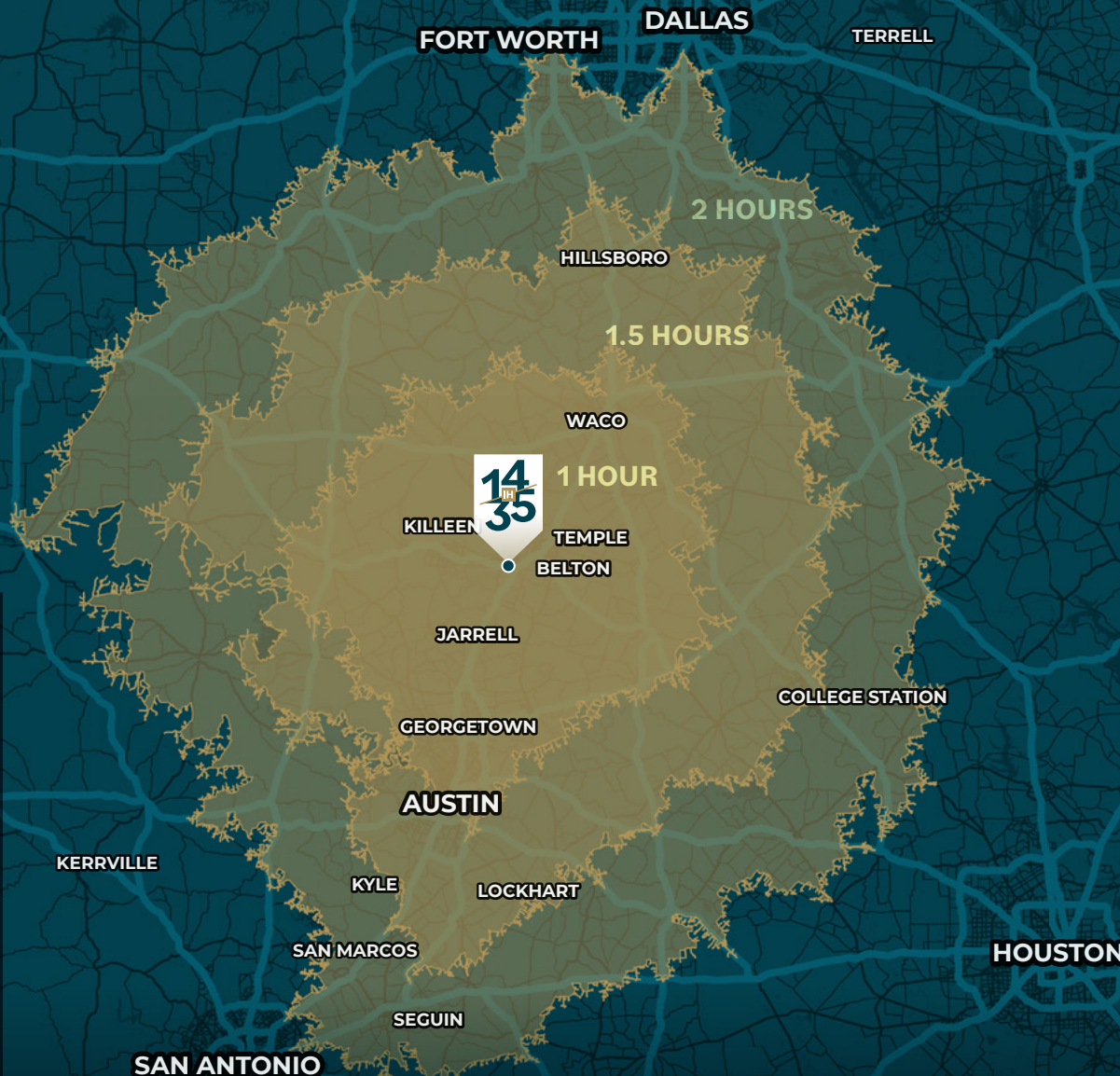
DRIVE TIMES

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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