800 S. 57TH STREET
TEMPLE, TX
+/-24,560 SQ FT

+/- 24,560 SQ FT w/ 1500 sq ft office space

- 3 Phase Electric
- Separate Breakroom/Bathrooms for Warehouse
- +/- 1560 sq ft Office
- 3 Docks with 12x12 Bay Doors w/ramp

Large-format industrial warehouse with I-35 proximity, heavy power, and flexible space
Position your operation in one of Temple's most accessible industrial corridors. 800 S 57th St offers up to +/- 24,560 SF of warehouse space available with functional loading, strong utility infrastructure, and the ability to size the space to your needs—ideal for distribution, light manufacturing, service/contractor operations, or storage-heavy users.

Property highlights

- Warehouse space available: +/-23,560 SF
- Loading & access: Docks(3) and ramps into the warehouse + large bay doors
- Clear height: ~19'
- +/-1,500 SF office available
- Utilities: City Water/Sewer Atmos Gas
- Power: 3-phase Power
- Zoning: LI – Light Industrial

MAJOR CITIES: Austin 63 miles ~1 hour Dallas/Fort Worth 142 miles ~2 hrs 15 min San Antonio 146 miles ~2 hrs 30 min Houston 171 miles ~2 hrs 45 min

Utilities:

Owner is Real Estate Agent.

RYAN@EFIRSTTEXAS.COM
254.947.5577
80 S MAIN ST, SALADO TEXAS 76513

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Location:
Set just off the I-35 frontage corridor, this site supports efficient inbound/outbound movement for Central Texas routes—helpful for fleets, deliveries, and regional service coverage.

Potential Use:
- Distribution / last-mile logistics
- Light manufacturing & assembly
- Contractor yard + shop / service operations
- E-commerce storage, packaging, and fulfillment
- Equipment storage with loading needs

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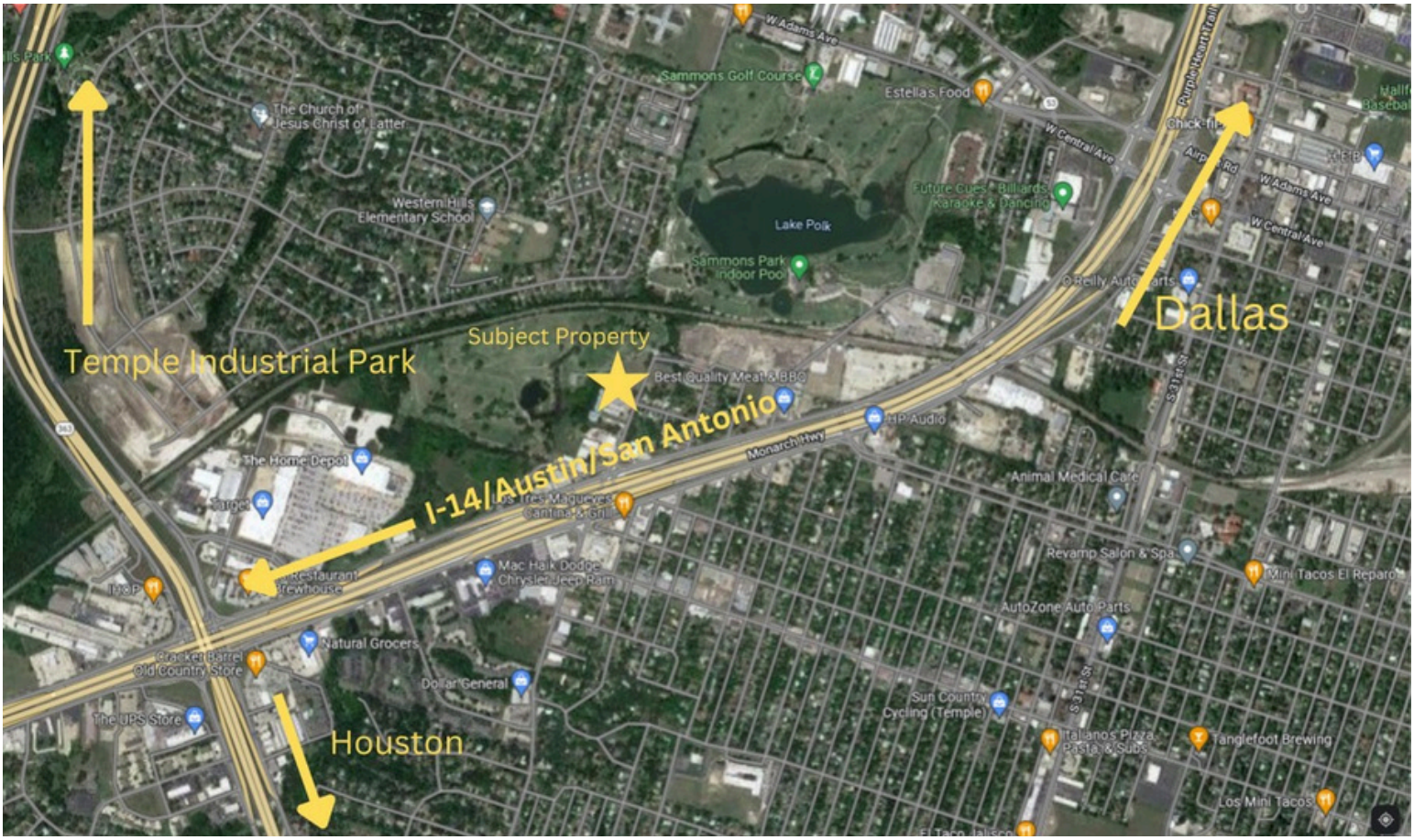

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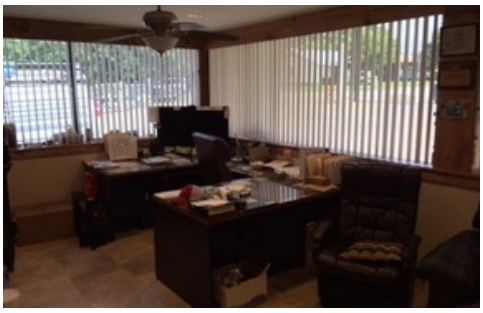

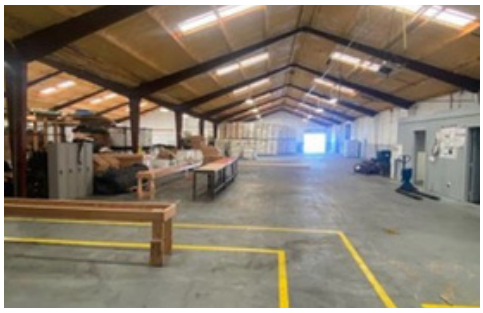

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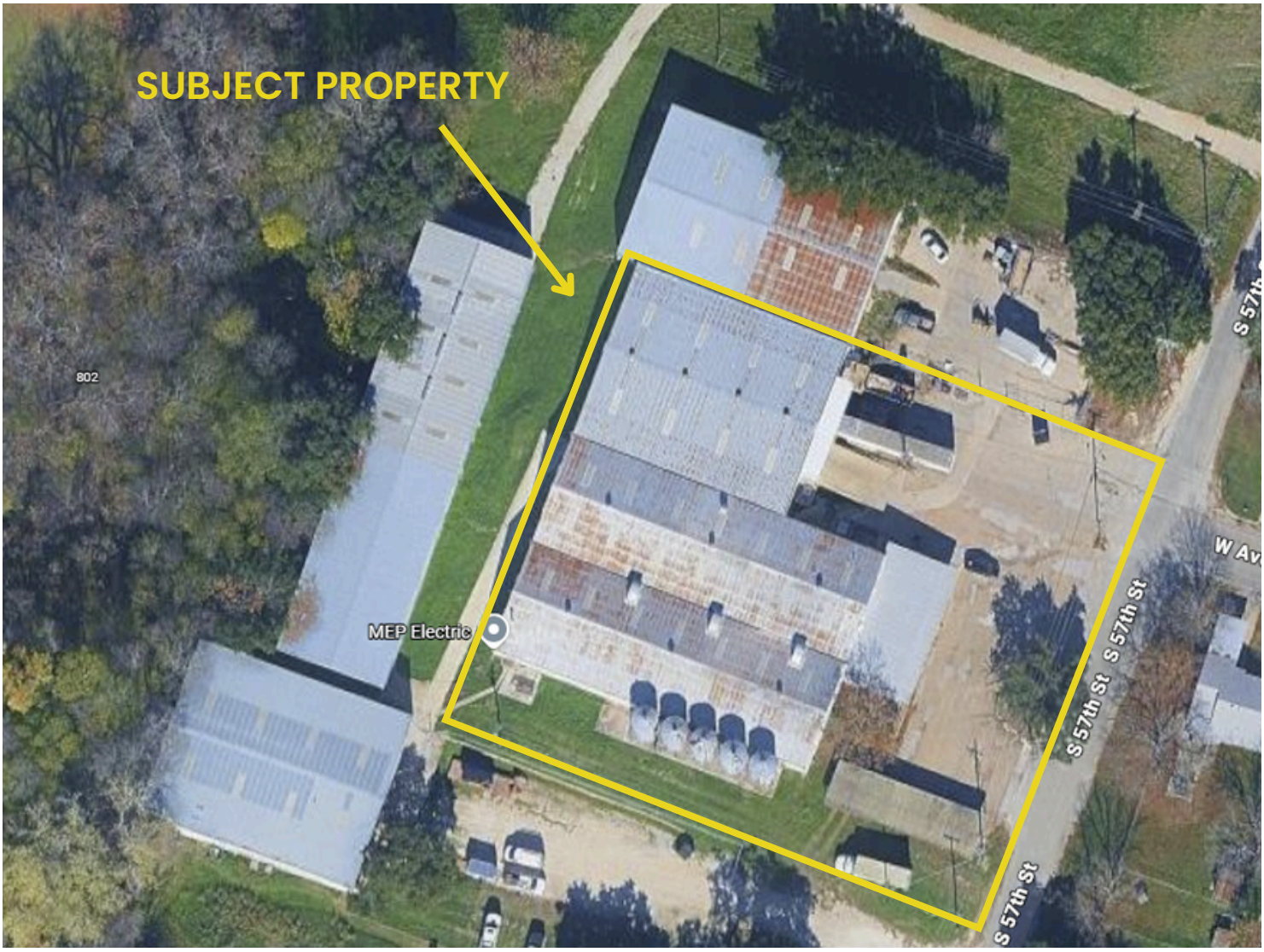

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

First Texas Brokerage Company	0470284	ryan@efirsttexas.com	(254)947-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hodge	0470284	ryan@efirsttexas.com	(254)947-5577
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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**