

108,500 SF Industrial / R&D Facility

1600 Eberhardt Rd, Temple, TX 76504



FOR LEASE

Eberhardt Rd.

W. Nugent Ave.

acer



FORMATION
REAL ESTATE

CONTACT BROKERS FOR INFORMATION:

DAVID BARBER
P: 817.366.7386
dbarber@formationtx.com

JOHN JINKS, CCIM
P: 512.791.7329
jjinks@formationtx.com



PROPERTY OVERVIEW

A rare, large-footprint opportunity in the heart of Central Texas, 108,500 SF of adaptable space divisible to 53,817 SF, with 10 ft finished ceilings and 20 ft clear to the roof trusses. Well-suited for light manufacturing, production, R&D, or advanced technology operations, the landlord will entertain subdividing or repurposing for a wide range of users. Multiple breakout rooms, high-efficiency restrooms, a breakroom, and covered outdoor seating support a productive, modern workforce. Originally built as a call center, the infrastructure equally supports high-density office or R&D users.

Located in Temple, TX, a regional employment hub of 450,000+ residents, 45 minutes north of Austin and within a 2.5-hour drive of 28 million people. Area medical employment totals 11,416 jobs, and nearby Fort Cavazos delivers approximately 500 transitioning service members to the civilian workforce monthly. Business-friendly, low cost of living, and centrally positioned between Dallas and Austin. Proximate to Draughon-Miller Central Texas Regional Airport and less than 3 miles from Temple's AMTRAK station.

Contact Brokers for pricing.

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.



HIGHLIGHTS

- 108,500 SF Total
 - Suite 100: 53,817 SF
 - Suite 150: 54,683
- Total Lot Size: 14.26 Improved Acres, + ability to add rear adjacent land
- Space in Excellent Condition
- Open Layout w/ Partitioned Offices
- Fully Carpeted
- Suite 100: 550+ Cubicle Stations Available
- 497 Parking Spaces
- Easy Access to IH-35
- Backup Generator w/ ATS
- Monument and Exterior Building Signage
- One Block from Meta's \$800 Million Hyperscale Datacenter Center Under construction
- Zoning: Light Industrial
- 3-Phase, 3,000 amps from Main Switchgear
- Plug & Play



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

BUILDING DETAIL

ELECTRICAL

Main Switchgear provides 3,000-amps, 3-phase, 4-wire, 480/277-volt electric service. Step down transformers and breaker panels for distribution through the various circuits are located within two distribution electrical rooms – one located at both the north and south ends of the building.

SECURITY

The building is equipped with tenant-specified card access, security intercom, and closed-circuit video monitoring systems.

LIFE SAFETY

The office building is fully sprinklered with a wet standpipe system. Pre-action and an FM-200 systems are provided for the tenants' computer room operations. The fire system utilizes a Cerberus Pyrotonic fire alarm panel.

HVAC

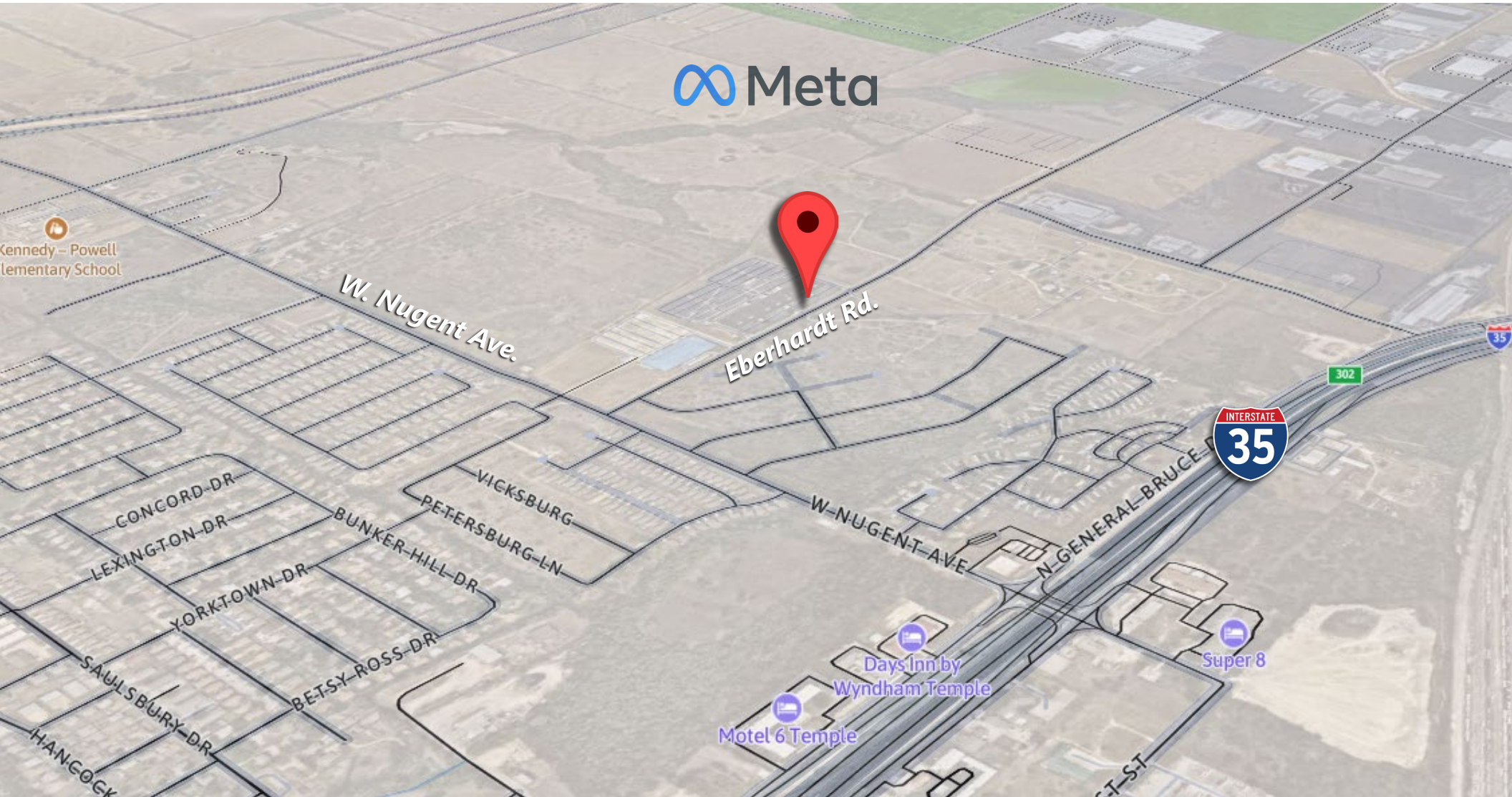
A total of (7) Trane self-contained rooftop units are located on the roof of the building to provide conditioned air to the premises. Adjustable speed drives are utilized on the air handling units and cool air is distributed through ductwork and variable air volume (VAV) controllers. Heat is provided to the building using perimeter electric duct heaters. An energy management system is provided to control temperatures within the various zones. HVAC and lighting can be activated for after-hours use.



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

MAP

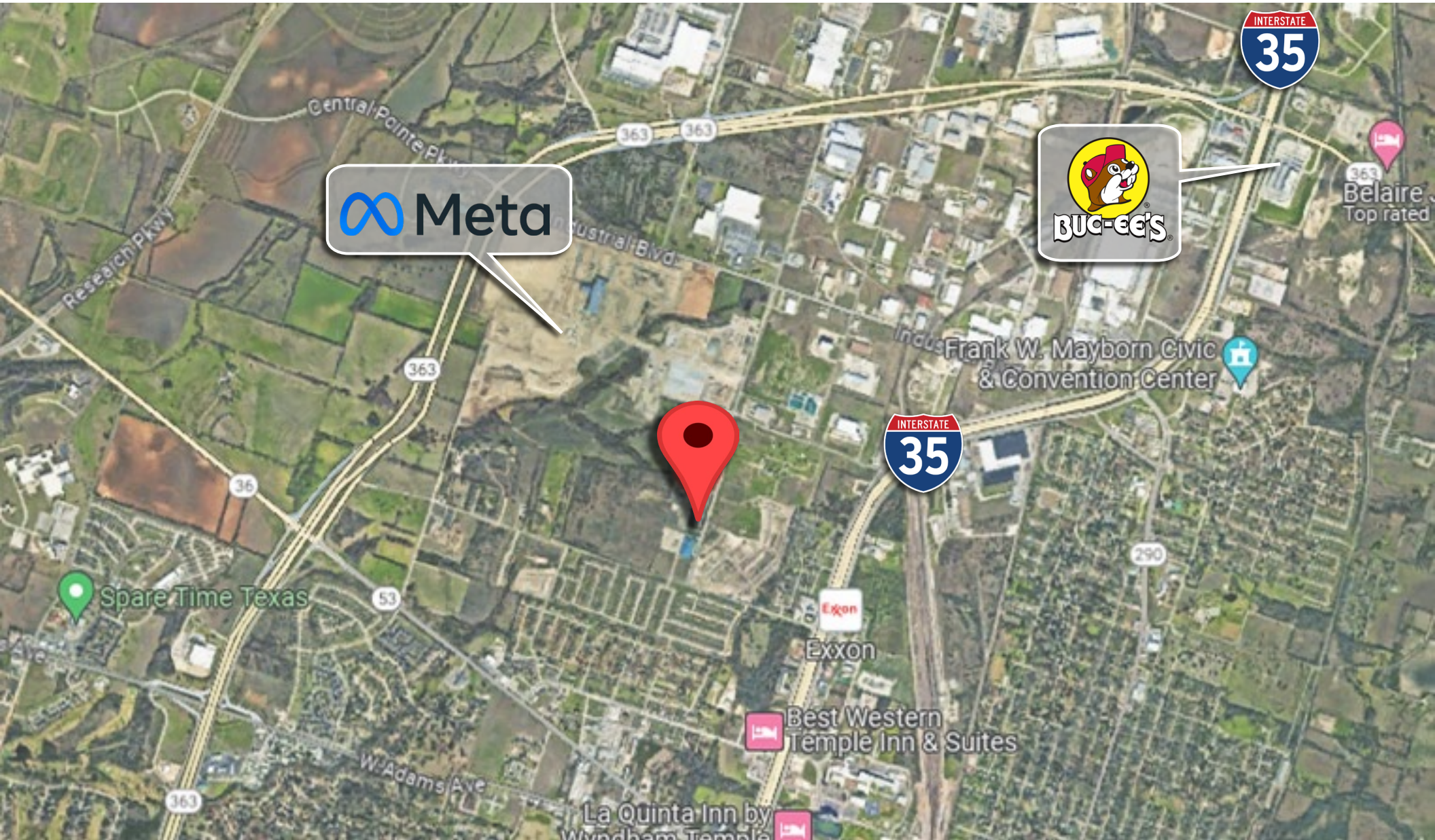
FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

AERIAL

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PHOTOS - SUITE 100

FOR SALE



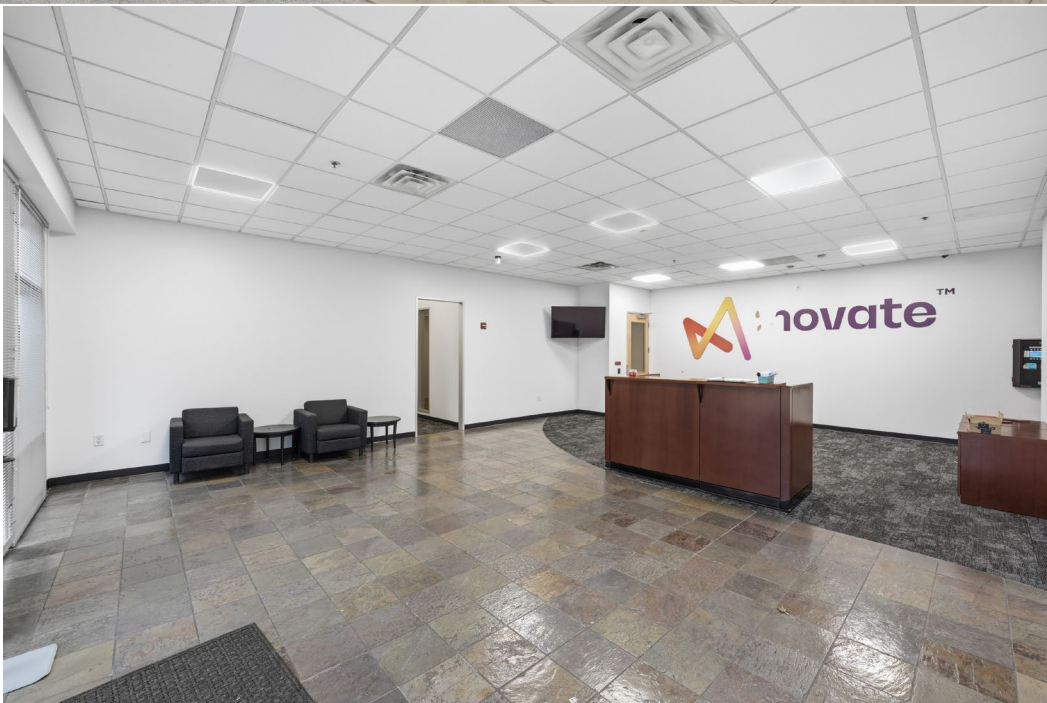
PHOTOS - SUITE 100

FOR SALE



PHOTOS – SUITE 150

FOR SALE



PHOTOS - SUITE 150

FOR SALE





CONTACT BROKERS:

DAVID BARBER

PARTNER | PRINCIPAL

DBABRBER@FORMATIONTX.COM

817.336.7386

JOHN JINKS, CCIM

PRINCIPAL | BROKER

JJINKS@FORMATIONTX.COM

512.791.7329

FORMATION REAL ESTATE , LLC

2906 SE LOOP 820 , SUITE G

FORT WORTH , TX 76140

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



FORMATIONTX.COM



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC

9004385

(817) 368-6050

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

rsawyer@formationtx.com

Email

Robert Sawyer

578726

(817) 368-6050

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

rsawyer@formationtx.com

Email

John Jinks

603059

(512) 791-7329

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License#

Phone

jjinks@formationtx.com

Email

David Barber

457259

(817) 366-7386

Sales Agent/Associate's Name

License#

Phone

dbarber@formationtx.com

Email

Buyer/Tenant/Seller/LandlordInitials

Date

Regulated by the Texas Real Estate Commission
Information available at
www.trec.texas.gov IABS 1-0