



# WACO I-35 LOGISTICS CENTER

**JORDAN BEARD** SIOR

**CLAY FULLER**

**5200 BEVERLY DR., WACO, TX 76711**

35,000 - 909,921+/- SF | 57+/- Acres

# FOR LEASE



**KEATING**  
RESOURCES

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

Waco I-35 Logistics Center provides 909,921+/- SF of distribution and manufacturing space centrally located off of Highway 6, New Road, and Franklin Avenue.  
2 points of rail served by Union Pacific.

- 50 Dock High Doors
- 5 Grade Level Doors
- Clear height ranges 22' to 33.3'
- Fire Suppression System throughout facility

# Waco I-35 Logistics Center

## LOCATION

5200 Beverly Dr., Waco, TX 76711

## MARKET

Waco, TX

## PROPERTY TYPE

Industrial

## ZONING

Manufacturing I Distribution

## ACREAGE

57+/- Acres

## AVAILABLE SPACE

35,000 - 909,921+/- SF  
Total SF: 909,921

## RAIL ACCESS

2 Points of Access

## LEASE RATE

\$6.50 PSF - inclusive of electricity for lighting



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# Warehouse Specifications

## WAREHOUSE 1

SF: 225,319+/-  
Clear Height: 19.3' | 27'  
Column Spacing: 20' x 20' & 40' x 40'  
Dock High Doors: 15  
Grade Level Door w/ Ramp

## WAREHOUSE 2A & 2B

SF: 132,241+/-  
Warehouse 2A SF: 32,696  
Warehouse 2B SF: 90,140  
Common Area: 9,405  
Clear Height: 26' 2" | 22' 10"  
Column Spacing: 26.5' x 40'  
Dock High Doors: 12 - 12' x 10'  
Grade Level Door w/ Ramp  
Rail Access

## WAREHOUSE 3

SF: 151,581+/-  
Clear Height: 26' 2" | 24' 7"  
Column Spacing: 26.6' x 39.5'  
Dock High Doors: 10 - 9' x 12' | 9' x 9'  
Rail Served Doors: 5 - 12' x 12'

## WAREHOUSE 4

SF: 138,867+/-  
Clear Height: 29' 1" | 26' 4"  
Column Spacing: 24.6 x 49.3'  
Dock High Doors: 8 - 9' x 10'  
Grade Level Door w/ Ramp

## WAREHOUSE 5

SF: 158,679+/-  
Clear Height: 33' 3" | 30' 4"  
Column Spacing: 49' x 49'  
Dock High Doors: 15 - 9' x 10'

## WAREHOUSE 6

SF: 103,234+/-  
Clear Height: 18' | 20'  
Column Spacing: 39.1' x 20'  
Dock High Doors: 5 - 9' x 9'  
Grade Level Door w/ Ramp (9' x 9' Door)  
Rail Served Doors: 2 - 12' x 12'

## ELECTRICAL & POWER

Individual Panel Boxes in each Warehouse  
3 Phase Power | 120/240/480  
LED Lights throughout

## YARD SPACE

18 Acre Yard



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# PHOTO GALLERY

◇◇◇◇◇◇◇◇ UNION PACIFIC RAILWAY  
▨▨▨▨▨▨▨▨ TEXAS INTERNATIONAL  
RAIL PORT SPUR



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# PHOTO GALLERY



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## TRANSPORTATION

Union Pacific Rail Access  
0.75 Miles - US Highway 6  
1.7 Miles - US Highway 84  
2.4 Miles - Interstate 35  
9.4 Miles - Waco Regional Airport  
10 Miles - McGregor Executive Airport

## WORKFORCE

McLennan County Labor Force: 400,000+  
1.5% + Population growth per year  
75,000 College Students within 60 minutes



## TEXAS CENTRAL PARK INDUSTRIAL USERS



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## 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](#).



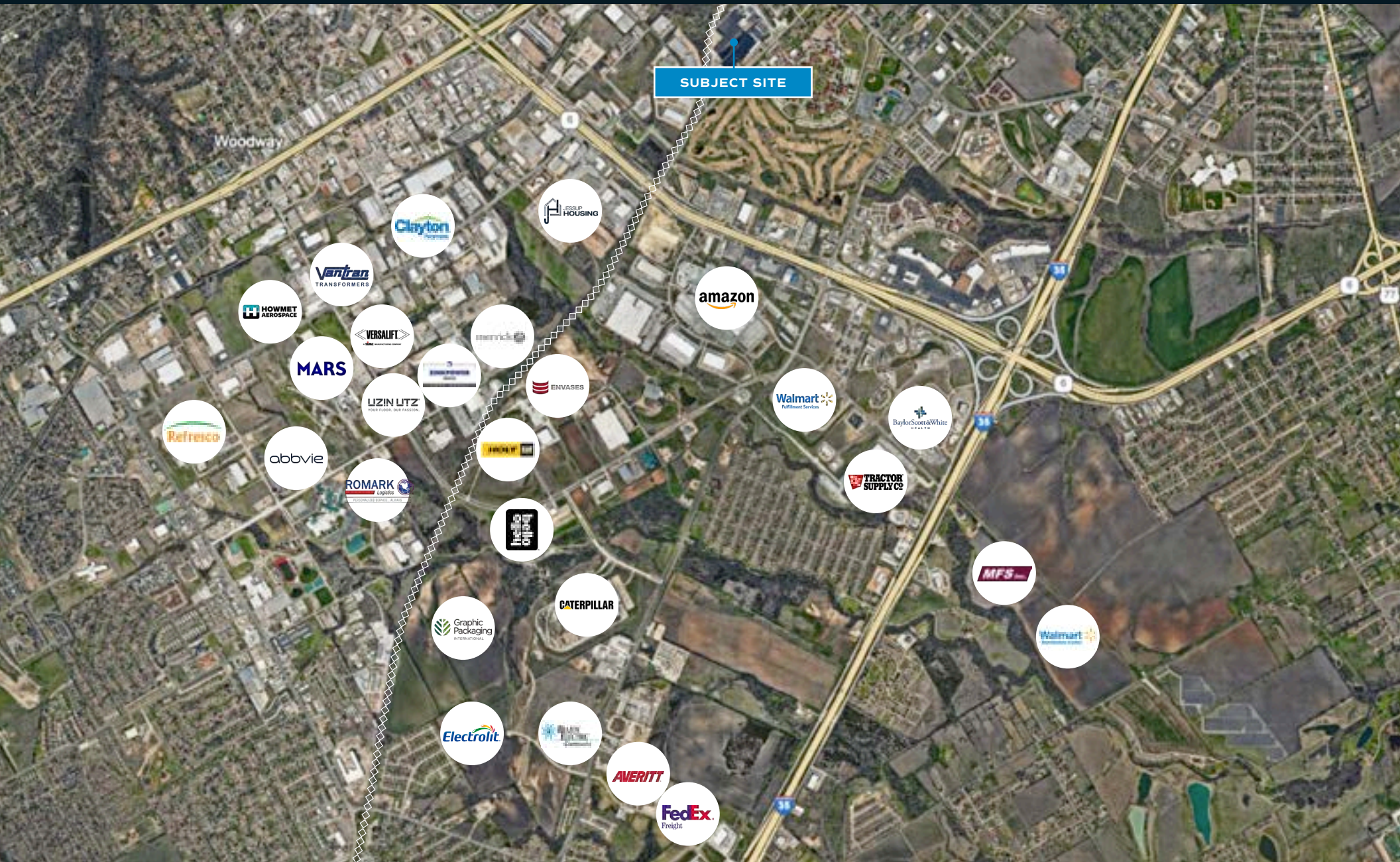
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# WACO INDUSTRIAL PARK AREA MAP



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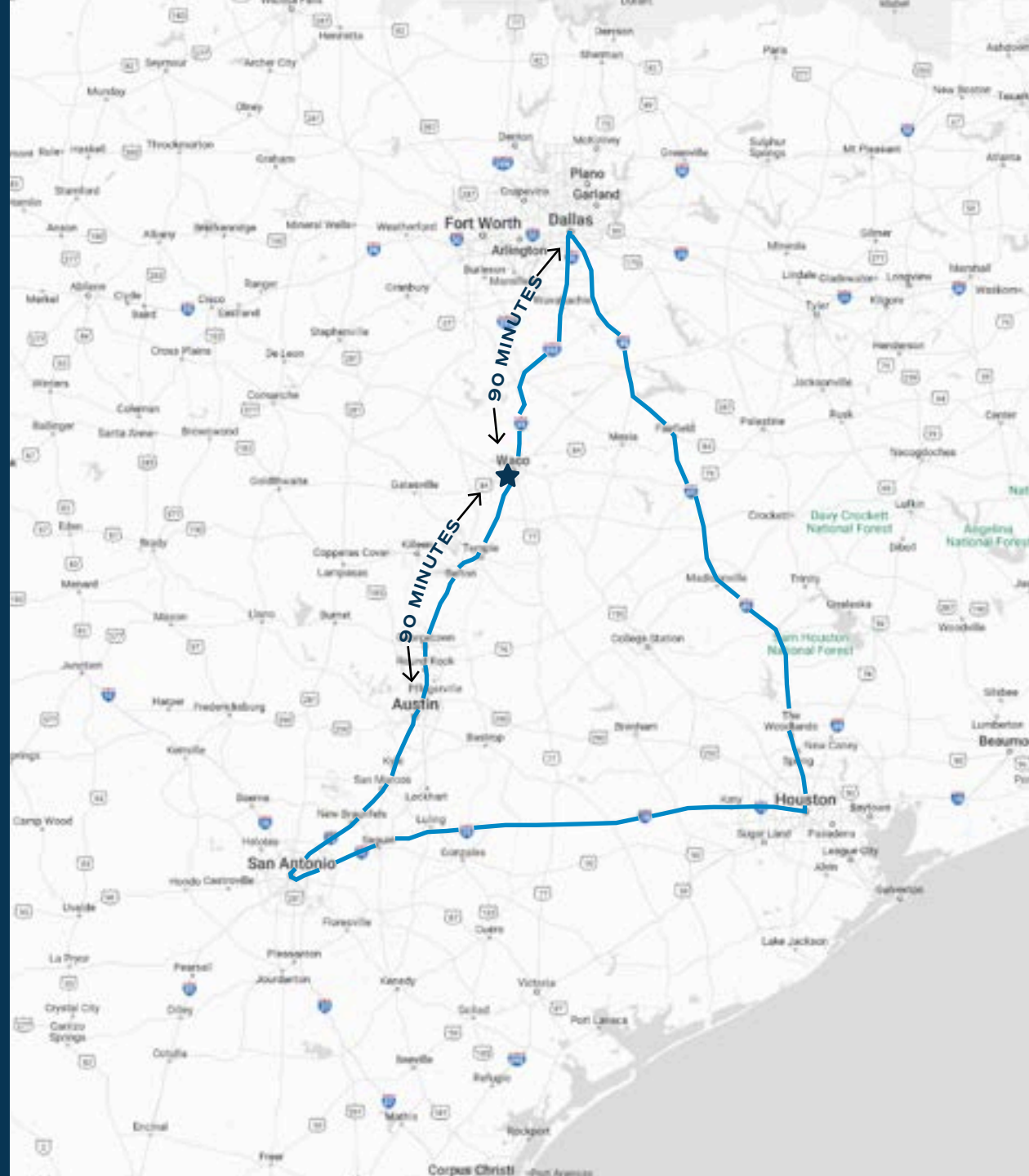


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# Central Texas Growth Corridor

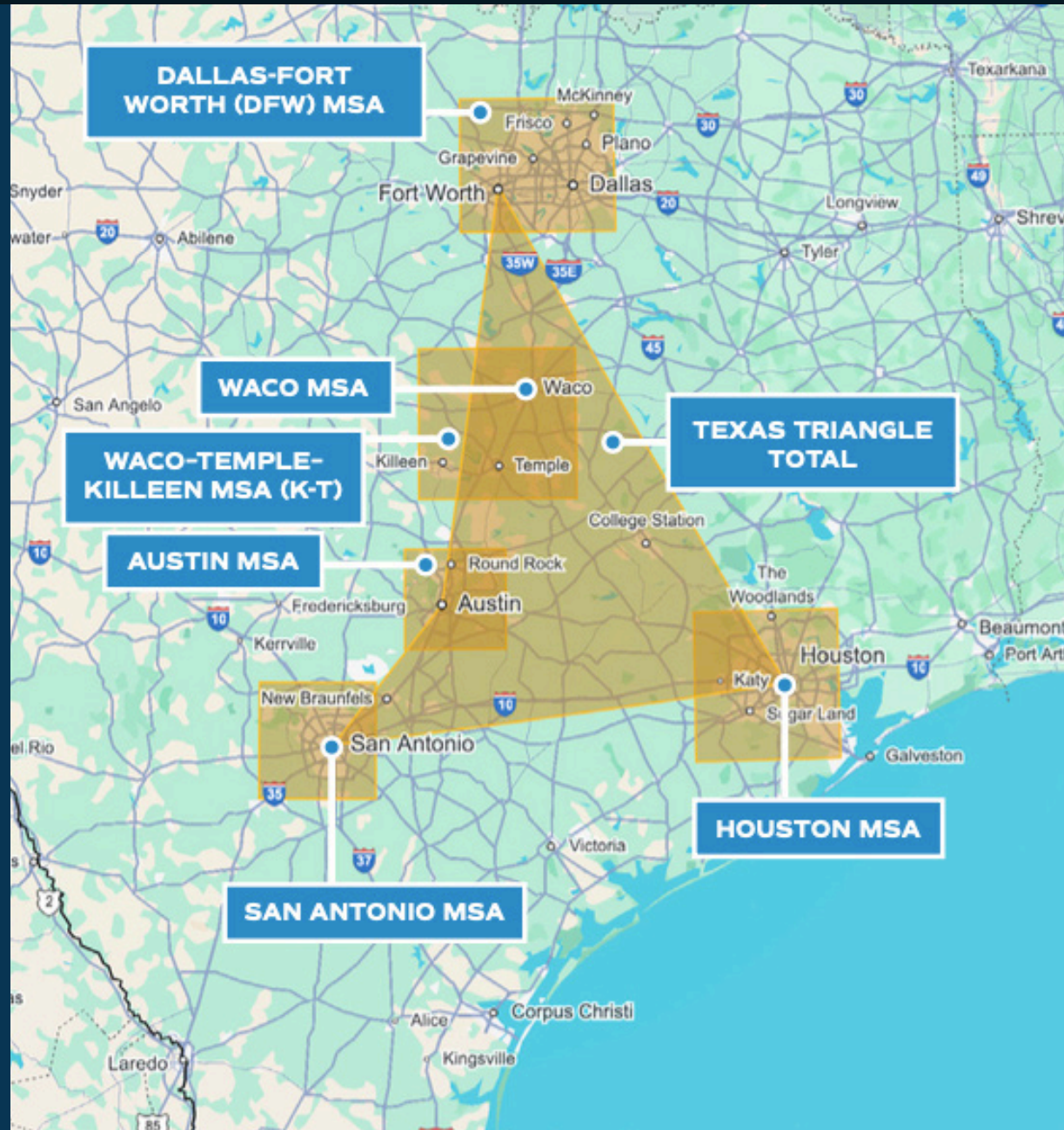
- Outstanding Distribution Location

- 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.



# 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                         |



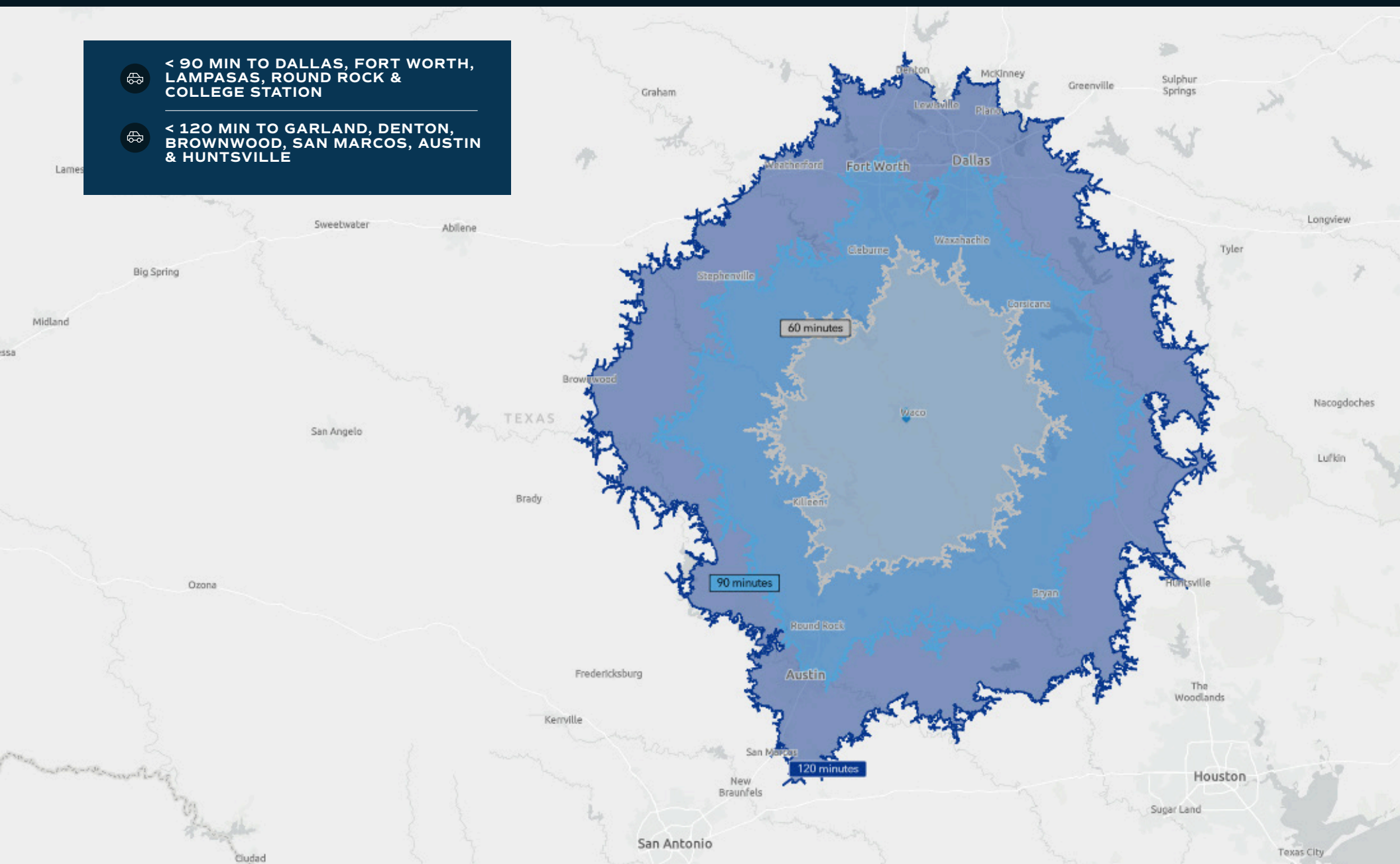
# DRIVE TIMES



**< 90 MIN TO DALLAS, FORT WORTH,  
LAMPASAS, ROUND ROCK &  
COLLEGE STATION**



**< 120 MIN TO GARLAND, DENTON,  
BROWNWOOD, SAN MARCOS, AUSTIN  
& HUNTSVILLE**



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**PRESENTED BY:**



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## 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.*

2-10-2025



### 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.

### 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. **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.

**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.

|                                                                       |             |                                    |              |
|-----------------------------------------------------------------------|-------------|------------------------------------|--------------|
| Coldwell Banker Apex, Realtors                                        | 0590914     | lori@cbapex.com                    | 254-313-0000 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                              | Phone        |
| Lori Arnold                                                           | 0590914     | lori@cbapex.com                    | 254-313-0000 |
| Designated Broker of Firm                                             | License No. | Email                              | Phone        |
| Kathy Schroeder                                                       | 269763      | kathy@cbapex.com                   | 254-776-0000 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                              | Phone        |
| Jordan Beard                                                          | 748397      | jordan@cromwellcommercialgroup.com | 254-313-0000 |
| 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](http://www.trec.texas.gov)**

IABS 1-1