

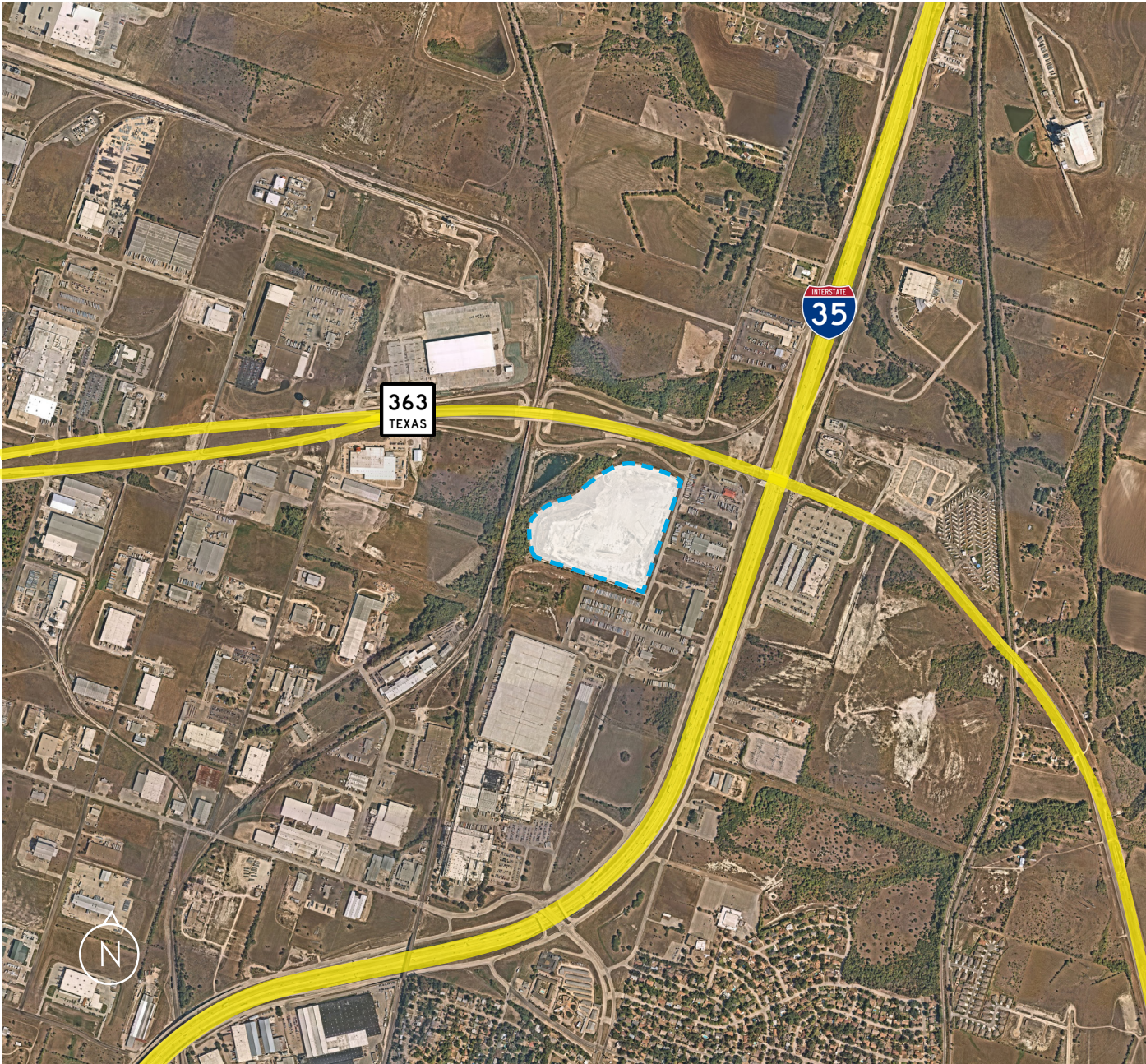


For Lease

Build to suit up to 520,000 SF

NW H K Dodgen Loop, Temple, TX

Aerial



Building Information



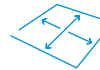
Immediate access to I-35



Build To Suit



Up to 520,000 SF



±32 useable acres

Nearby Tenants



NW H K Dodgen Loop, Temple, TX

Labor Analytics

within a 30-mile radius



544,000

2022 Population



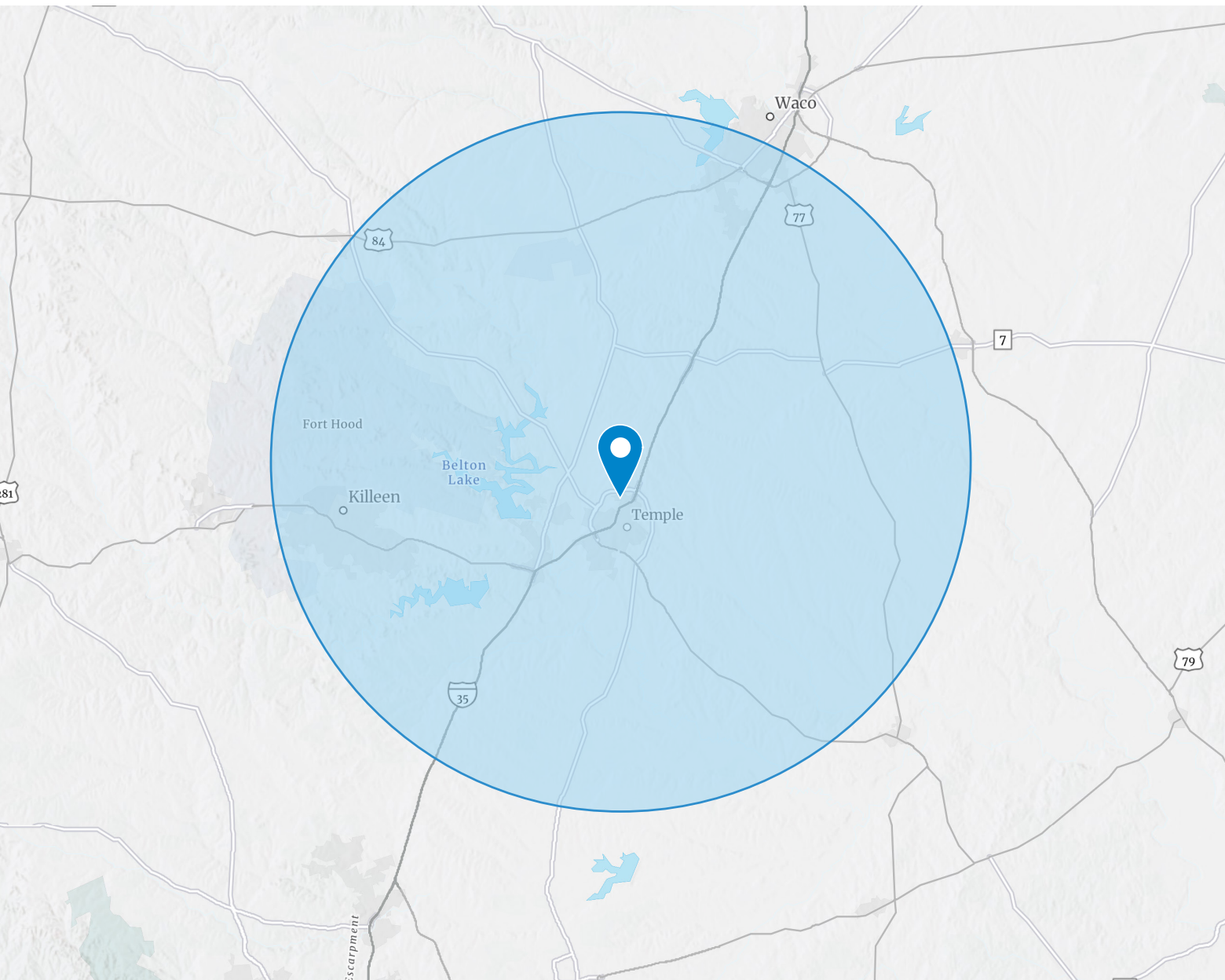
13,250

Logistics Workers



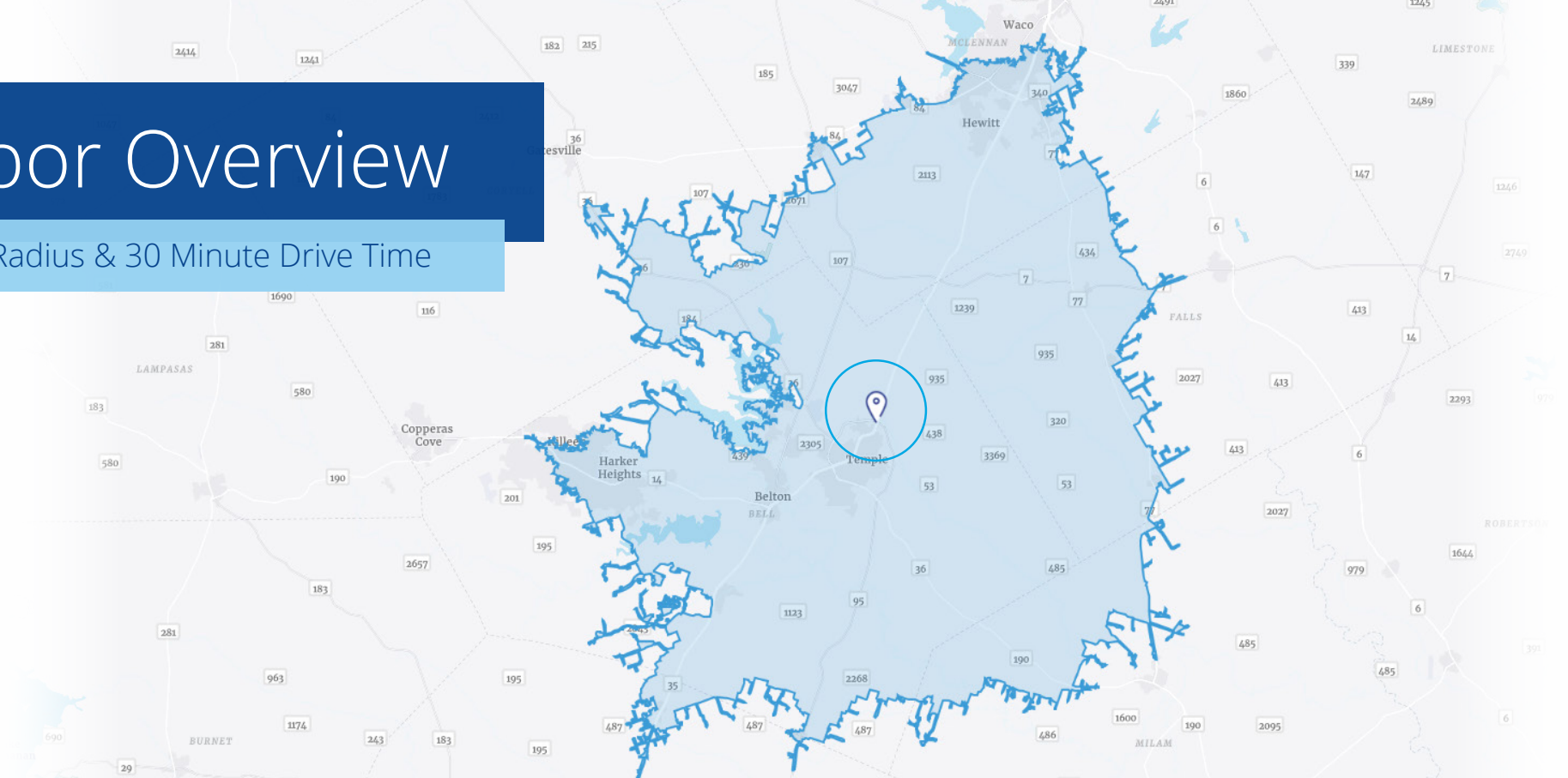
3,600

Manufacturing Workers



Labor Overview

3 Mile Radius & 30 Minute Drive Time



Occupations	3 Mile Radius			30 Minute Drive Time		
	# Jobs	# Resident Workers	Net Commuters	# Jobs	# Resident Workers	Net Commuters
Cluster Logistics - Totals from Below Occupations	4,900	4,385	515	60,196	55,373	4,822
Laborers and Freight, Stock, and Material Movers, Hand	945	871	73	16,083	14,854	1,228
Stockers and Order Fillers	542	887	(346)	13,943	12,400	1,543
Packers and Packagers, Hand	241	204	37	2,835	2,457	378
Shipping, Receiving, and Inventory Clerks	401	379	23	5,069	4,815	254
Transportation, Storage, and Distribution Managers	67	75	(8)	868	846	22
Heavy and Tractor-Trailer Truck Drivers	1,438	1,060	379	11,354	10,564	790
Light Truck Drivers	431	384	47	4,282	4,720	(437)
Industrial Truck and Tractor Operators	834	525	309	5,761	4,717	1,044
Cluster Manufacturing - Totals from Below Occupations	1,399	1,420	(21)	15,487	15,938	(450)
Industrial Production Managers	89	89	0	662	720	(58)
Industrial Engineers	84	98	(13)	1,307	1,439	(131)
Industrial Machinery Mechanics	150	169	(18)	1,363	1,524	(161)
First-Line Supervisors of Production and Operating Workers	462	399	63	2,375	2,482	(107)
Electrical, Electronic, and Electromechanical Assemblers	51	65	(14)	2,055	2,037	18
Miscellaneous Assemblers and Fabricators	359	408	(49)	5,197	5,383	(186)
Helpers--Production Workers	156	133	23	1,719	1,598	121
Production Workers, All Other	47	60	(13)	809	755	54

Source: Lightcast



Contact

James Ewing
Vice President
+1 724 562 4614
James.ewing@colliers.com

Cole Hooper
Vice President
+1 214 706 6039
cole.hooper@colliers.com

Ward Richmond
Vice Chairman
+1 214 336 5757
ward.richmond@colliers.com

Colliers
1717 McKinney Avenue, Suite 900
Dallas, TX 75202
colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC