



WACO I-35 LOGISTICS
CENTER

JORDAN BEARD SIOR

CLAY FULLER

5200-5600 BEVERLY DR., WACO, TX 76711

57+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP



Waco I-35 Logistics Center

LOCATION

5200 - 5600 Beverly Dr., Waco, TX 76711

MARKET

Waco, TX

PROPERTY TYPE

Industrial

ZONING

Manufacturing | Distribution

ACREAGE

57+/- Acres

ELECTRICAL & POWER

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

RAIL ACCESS

2 Points of Access Served by Union Pacific

SALE ASKING PRICE

Subject to Offer

PROPERTY OVERVIEW

Originally operated as an Owens/Illinois manufacturing facility for more than 80 years, this property offers a rare opportunity to acquire institutional-scale assets significantly below today's replacement cost. The campus is being repositioned into a logistics and advanced manufacturing center along the rapidly expanding I-35 corridor, providing investors and owner-users with immediate scale, existing infrastructure, and long-term value creation potential.

Three separate buildings are currently available for purchase, offering large-scale industrial product in the heart of Central Texas with strategic access to Dallas-Fort Worth, Austin, San Antonio, and Houston.

- Clear height ranges 22' - 33.3'
- Fire Suppression System throughout facility
- Lots 1 - 3 separately metered for Natural Gas, Electricity, and Water
- 4.5 MW of power today and can accommodate up to 25 MW by onsite power generation
- High volume natural gas - Atmos Energy
- 6 - 8 inch slab thickness

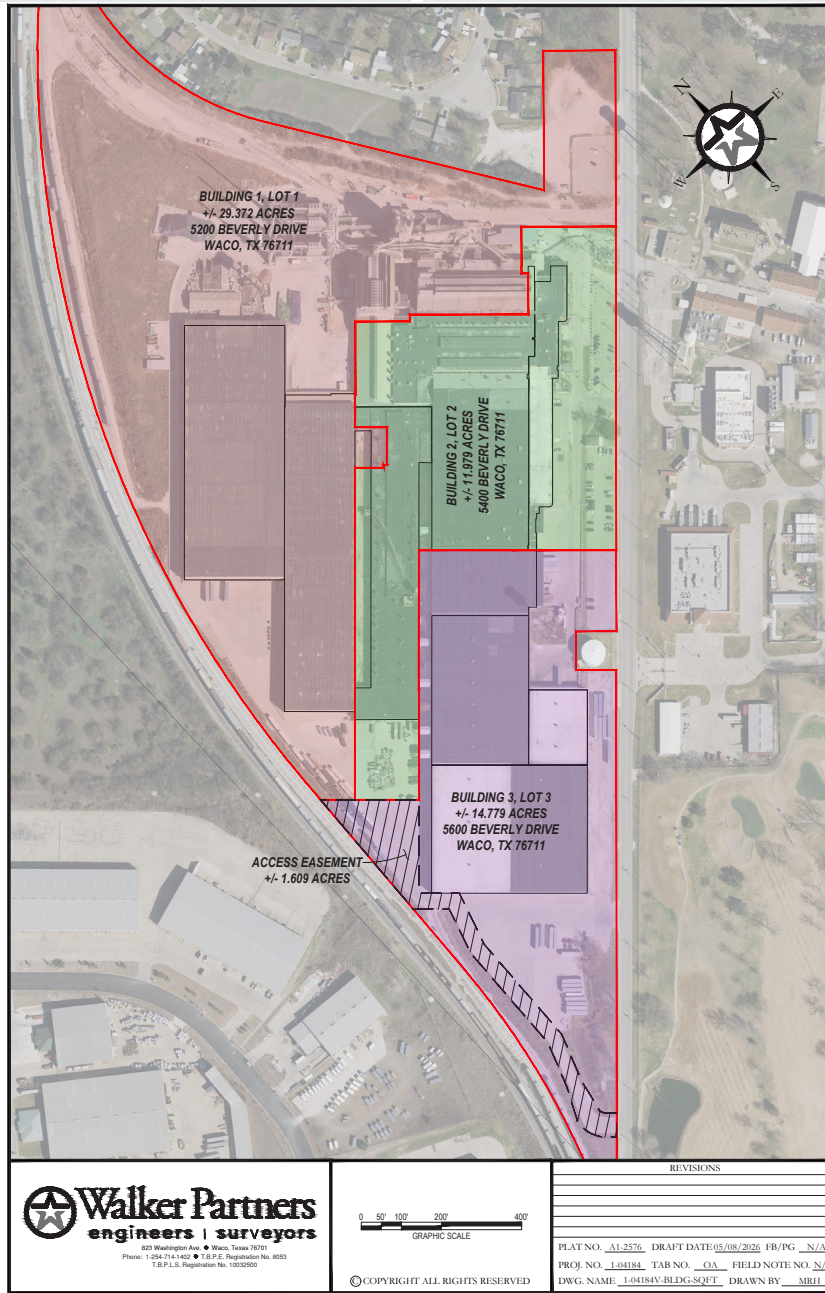


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SITE PLAN



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5200 Beverly Dr.

WAREHOUSE SPECIFICATIONS

BUILDING 1, LOT 1

Total SF: 301,879+/-
Clear Height: 26' 4" to 33'3"
Grade level door with ramp
Column Spacing 24.6 x 49 | 50 x 50
Dock High Doors: 23
Rail Served
29.372+/- Acres



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TBD Beverly Dr.

WAREHOUSE SPECIFICATIONS

BUILDING 2, LOT 2

Total SF: 326,113+/-
Clear Height: 18' to 27'
Column Spacing: 20 x 20 | 40 x 20
Dock High Doors: 5
Grade Level Door with Ramp
Rail Served Doors: 2
11.979+/- Acres



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TBD Beverly Dr.

WAREHOUSE SPECIFICATIONS

BUILDING 3, LOT 3

Total SF: 283,822+/-
Clear Height: 22' - 26'
Column Spacing: 26.5 x 40
Dock High Doors: 22
Rail Served Door
Grade Level Door with Ramp
14.779+/- Acres

ACCESS EASEMENT

1.609+/- Acres



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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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