



INDEPENDENCE
COMMERCIAL REAL ESTATE

TROY



3 WAREHOUSE BUILDINGS AVAILABLE

Clarence Rd

Pegasus Dr



93,844 VPD (*24)



23,367 TPD (*24)*

Dr

INTERSTATE BUSINESS CENTER

*Trucks Per Day

7590 N GENERAL BRUCE DRIVE | TEMPLE, TEXAS



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HIGHLIGHTS

- » Industrial Park comprised of 10 Buildings on ±18.59 AC
- » Half of the property is located in the unincorporated area of Bell County, TX and the other half is located in the City of Temple, TX
- » Unmatched access to I-35
- » Rates: Contact Broker for Details

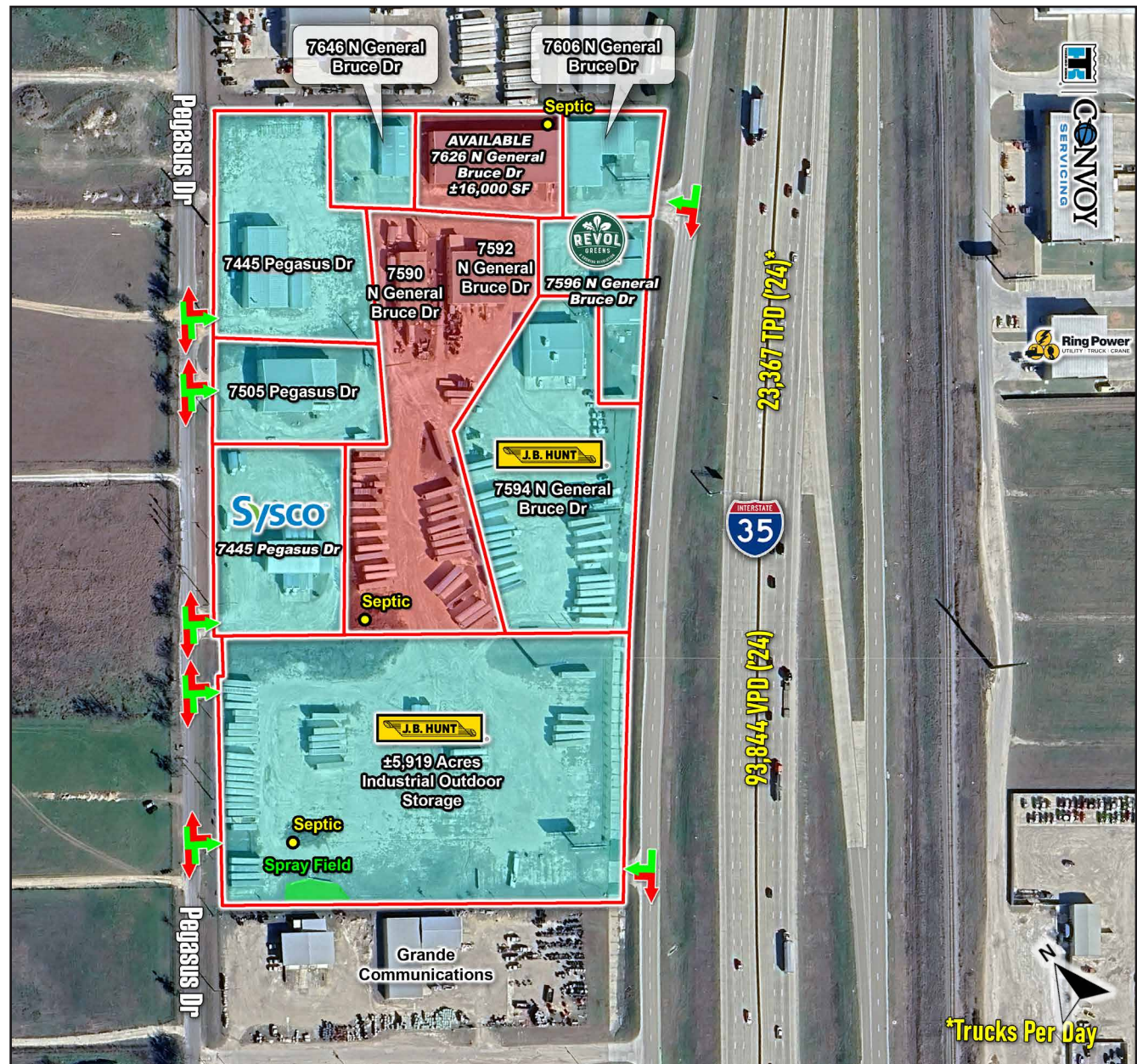
AVAILABILITY

1. 7626 N General Bruce Dr:
 - » ±16,000 SF
3. 7592 N General Bruce Dr:
 - » ±7,020 SF Building
4. 7590 N General Bruce Dr:
 - » ±4,200 SF Building

TRAFFIC COUNTS

Interstate-35:

- » 93,844 VPD ('24)
- » 23,367 Trucks Per Day ('24)



INTERSTATE BUSINESS CENTER | PROPERTY OVERVIEW



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7626 N GENERAL BRUCE DRIVE

- » ±16,000 SF
- » 14' Eave Height
- » Overhead Doors:
 - » 6-18' x 14' Grade Level Overhead Doors
 - » 312' x 14' Grade Level Overhead Doors
 - » 1-12' x 14' Dock High Overhead Doors
- » Fenced Parking Available
- » Freestanding Steel Frame Metal Build
 - » Concrete Foundation
 - » 592 SF of office space
 - » 2 restrooms
- » Electric: 3 Phase
 - » T-5 Lighting
- » Pendleton Water Supply
- » On-Site Septic System



INTERSTATE BUSINESS CENTER | 7626 N GENERAL BRUCE DRIVE



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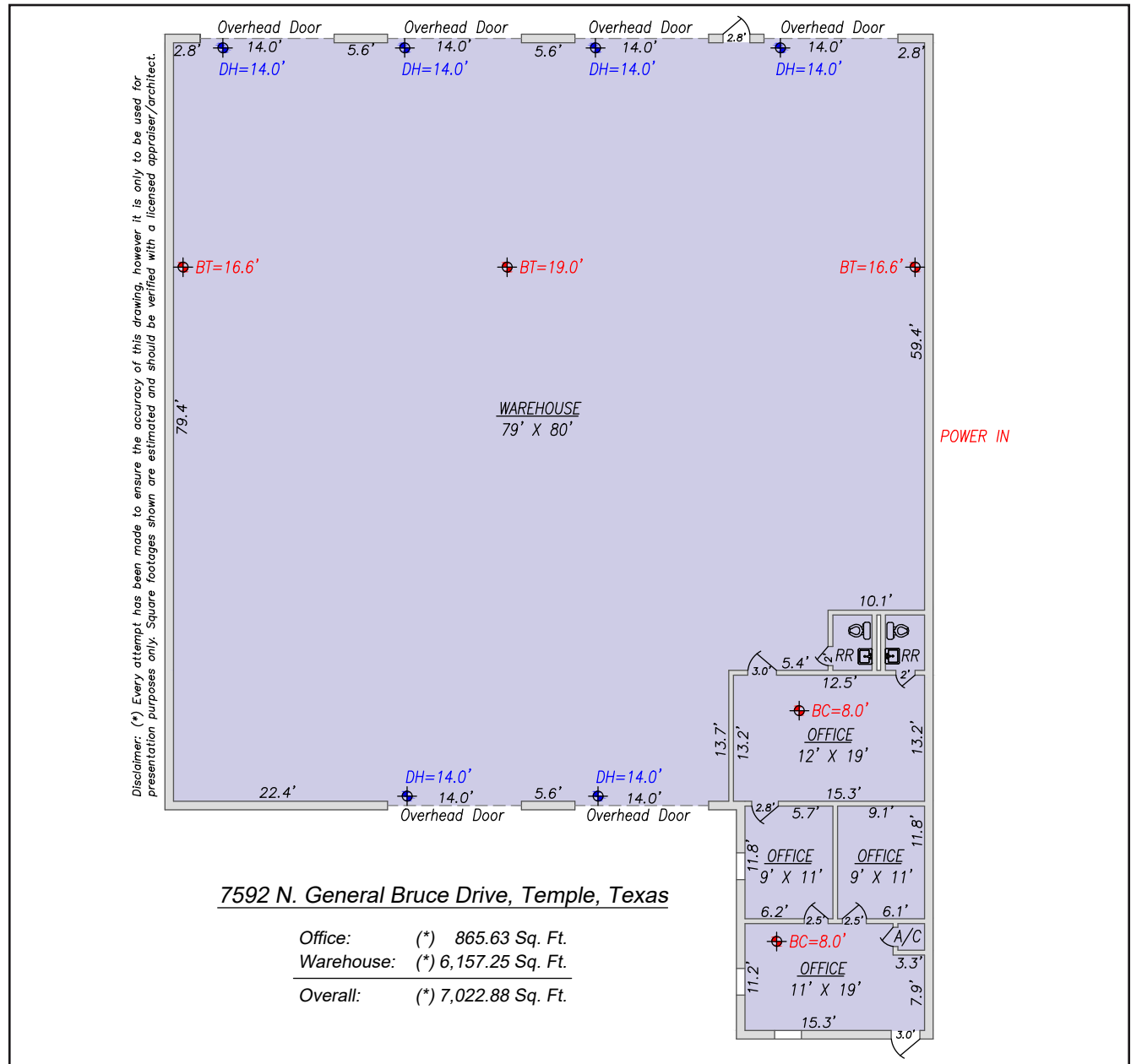
INTERSTATE BUSINESS CENTER | 7626 N GENERAL BRUCE DRIVE: PHOTOS



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7592 N GENERAL BRUCE DRIVE

- » Size: ±7,020 SF
 - » ±865 SF office - 4 private office spaces, 2 bathrooms
 - » ±6,157 SF warehouse
- » Overhead Doors
 - » Six (6) 14' X 14' dock high doors
- » Rate: \$7,050 per month
 - » \$10 PSF Base Rent + \$2.05 NNN



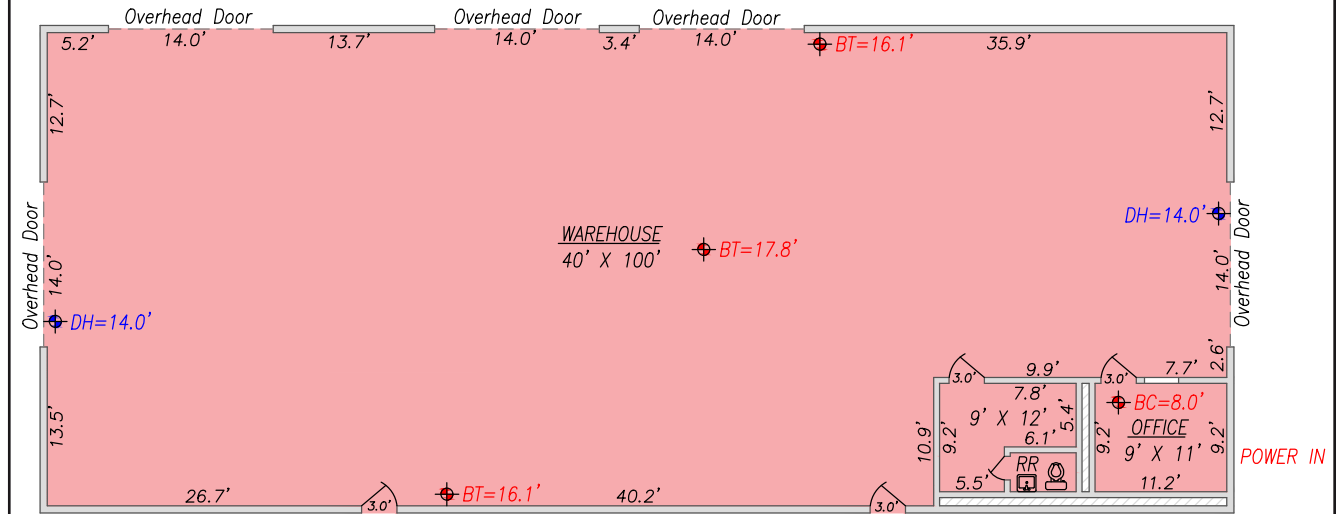
INTERSTATE BUSINESS CENTER | 7592 N GENERAL BRUCE DRIVE



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7590 N GENERAL BRUCE DRIVE

- » Size: ±4,200 SF
 - » ±284 SF office - 2 private office spaces, 1 bathroom
 - » ±3,913 SF warehouse
- » Overhead Doors
 - » Five (5) 14' X 14' dock high doors
- » Rate: \$3,870 per month
 - » \$9 PSF Base Rent + \$2.05 NNN



Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

7590 N. General Bruce Drive, Temple, Texas

Office/RR: (*) 284.06 Sq. Ft.
Warehouse: (*) 3,913.90 Sq. Ft.
Overall: (*) 4,197.96 Sq. Ft.

INTERSTATE BUSINESS CENTER | 7590 N GENERAL BRUCE DRIVE



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INTERSTATE BUSINESS CENTER | SITE AERIAL



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INTERSTATE BUSINESS CENTER | MARKET AERIAL



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