

FOR LEASE

17,601 SF
on 3.98 Stabilized Acres

3509 N 3rd St

— Temple, TX 76501 —

RifleCRE

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PROPERTY SUMMARY

LOCATION DESCRIPTION

Well-located tract fronts the I-35 corridor just 45 minutes north of the Austin area. Temple provides easy access to DFW and Houston and is within 3 hours of 80% of the population of Texas. This site is nestled between the Civic Center and Buccees and is entirely outside the 500 year floodplain.

PROPERTY DESCRIPTION

Recently renovated buildings feature all new HVAC systems and exterior updates. Front building has 6,322 of climate controlled space and 2,498 sf of rearload warehouse storage. Building could also easily support lab or climate controlled distribution/ clean room/ or food manufacturing user.



PROPERTY HIGHLIGHTS	
17,601 SF Available (divisible)	
Climated Controlled showroom/ office and Warehouse	
Eight (8) 12x12 Grade Level Doors	
3phase/ 4wire 208/ 120V 400A Service	
2 Minutes from Buccees	
300' of frontage on I-35N facing over 80,000 cars per day	
ECONOMICS	
Estimate:	\$3.19 psf/yr (2023 est.)
TI Allowance:	Available (varies with rate/term/client)

HIGHLIGHTS

Climated Controlled
showroom/office and
Warehouse



(8) 12'x12'
Grade Level Doors



300' of frontage
on I-35N facing over
80,000 cars per day



AERIAL



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FRONT BUIDLING FLOOR PLAN



BACK BUIDLING FLOOR PLAN



