



JOSH CARTER, CCIM

318 DEPOT DR, WACO, TX 76712

11,083 SF BUILDING | 1.232 ACRES

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

- Close proximity to US Hwy 84, W Loop 340, and IH-35
- Located near Texas Central Industrial Park
- Excellent “like new” condition
- Entirely climate controlled
- Overhead door access on all sides

PROPERTY HIGHLIGHTS

LIST PRICE

\$2,150,000

UNIT PRICE

\$194 per SF

LEASE PRICE

\$10,000 per month

LEASE RATE

\$0.80 PSF/Month (\$9.62 PSF/Year)

PROPERTY TYPE

Industrial

LOT SIZE

1.232 ACRES

BUILDING SIZE

11,083 SF

ZONING

M-2 Light Industrial





PROPERTY SUMMARY

For sale or lease, this “Class A” flex space office-warehouse building is in an unbeatable location. Situated on a corner lot with access from two driveways, the site design offers traffic circulation around all sides of the building.

11,083 +/- SF building constructed in 2013 with engineered steel and masonry front. Remodeled in 2022, “like new” quality and condition, and impeccably maintained. Ample parking on concrete surface.

4,785 +/- SF office area features reception, multiple private offices, conference room, training room, open bullpen with raised ceiling, and kitchen/lounge area.

6,325 +/- SF insulated warehouse features “free-span” design with 16-foot sidewalls and 22-foot center peak. Three oversized grade-level doors (16’W x 16’H) with automatic openers. Rear bay offers drive-through design. Additional rear grade-level door (10’W x 12’H). Separate shipping/receiving dock located at front of building.

Gated with security fencing. 600-amp / 3-phase power



PHOTO GALLERY



PHOTO GALLERY

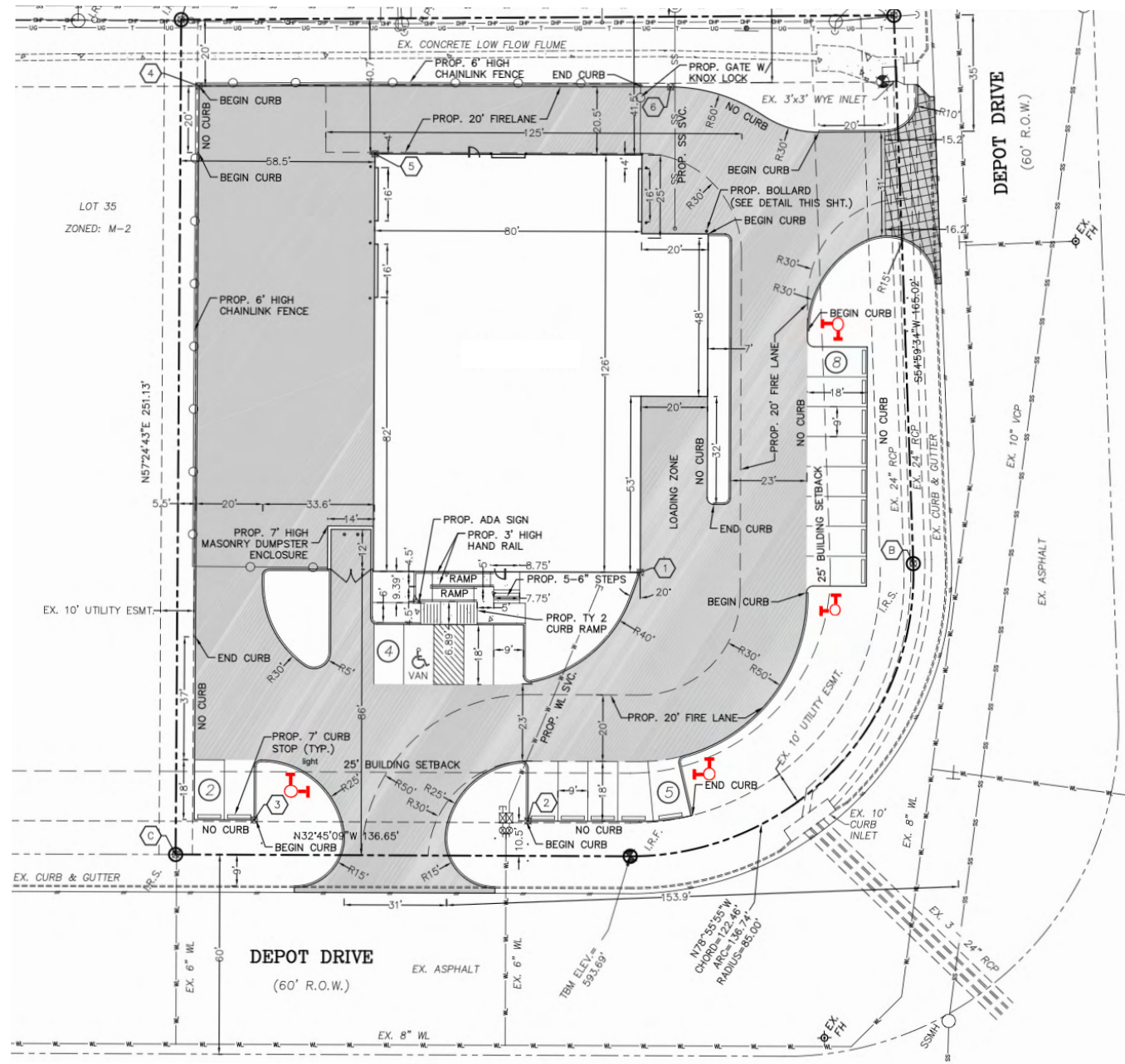


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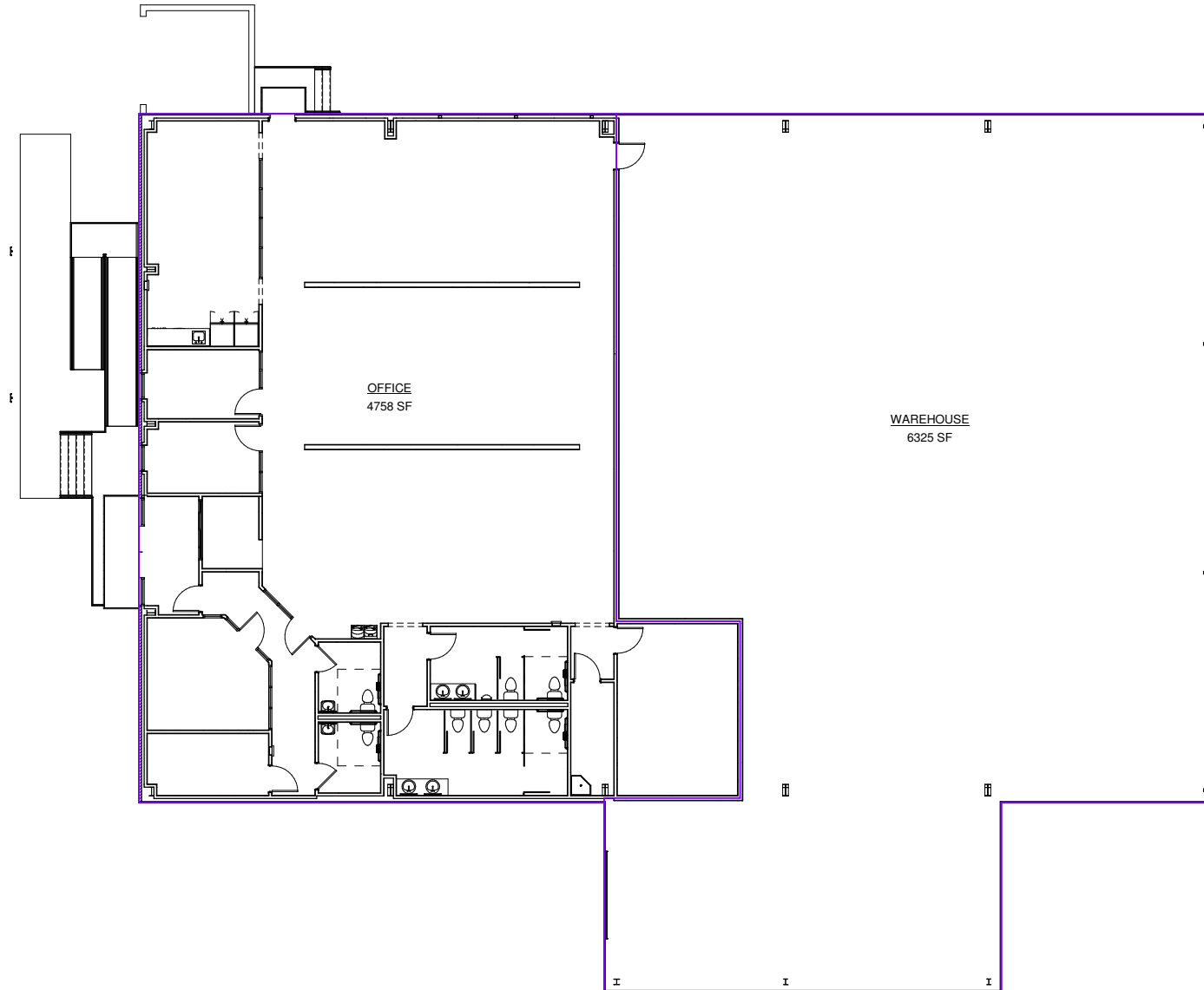


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BUILDING PLAN



RICHLAND MALL

ALLEN SAMUELS
CDJR

W LOOP 340

US HWY 84

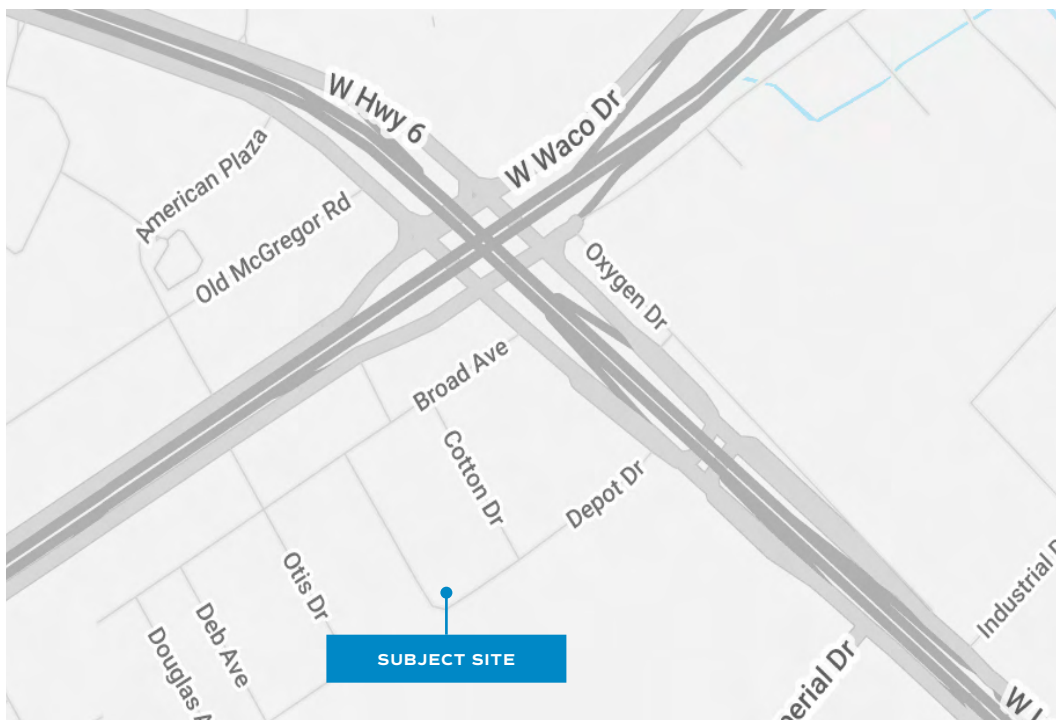
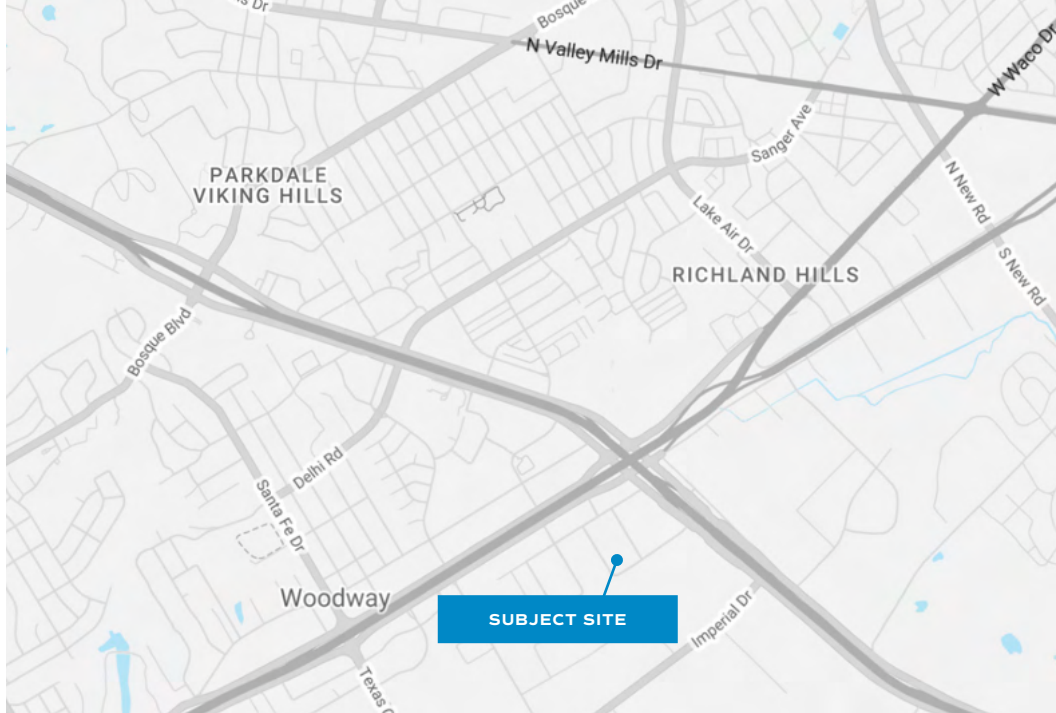
COTTON DR

DEPOT DR

 Click to view property



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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.

11-2-2015



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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____