

8810 Old Temple Road, Temple, Bell County – Unincorporated, Texas 76501

9,600 square feet Available for Lease – April 1st, 2024
New Construction: Built 2024

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Site Acquisition | Advisory Services | Tenant Representation

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Available for Lease: 9,600 SF office-warehouse

Improvements:

- Freestanding steel frame metal building with concrete foundation.

Access:

- Shared drive along ring road to Old Highway 81 (Pegasus Rd) and Clarence Road.

Zoning:

- County Jurisdiction

Clear Height:

- 15' bottom of truss at side wall; 16' at bottom of truss at apex

Loading Facilities:

- 2 - 14' x 14' grade high loading overhead doors
- 8 - 10' x 10' dock level, over head door

Yard:

- +/- .66 acres stabilized yard

Electric:

- Single Phase (*three phase nearby if needed)

Lighting:

- T-5

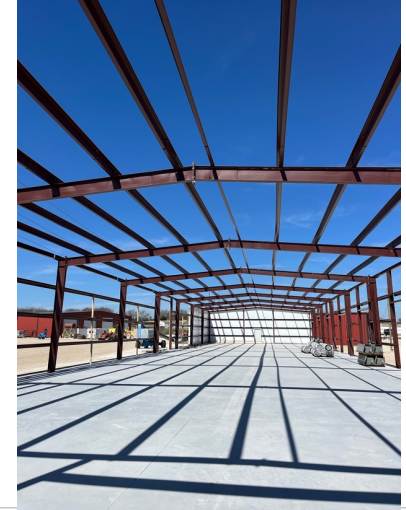
Utilities:

- Water – Pendleton Water Supply Corporation
- Wastewater – On-Site Septic System

Comments:

- New Construction, Built 2024.
- Rental Rate - \$1 PST gross

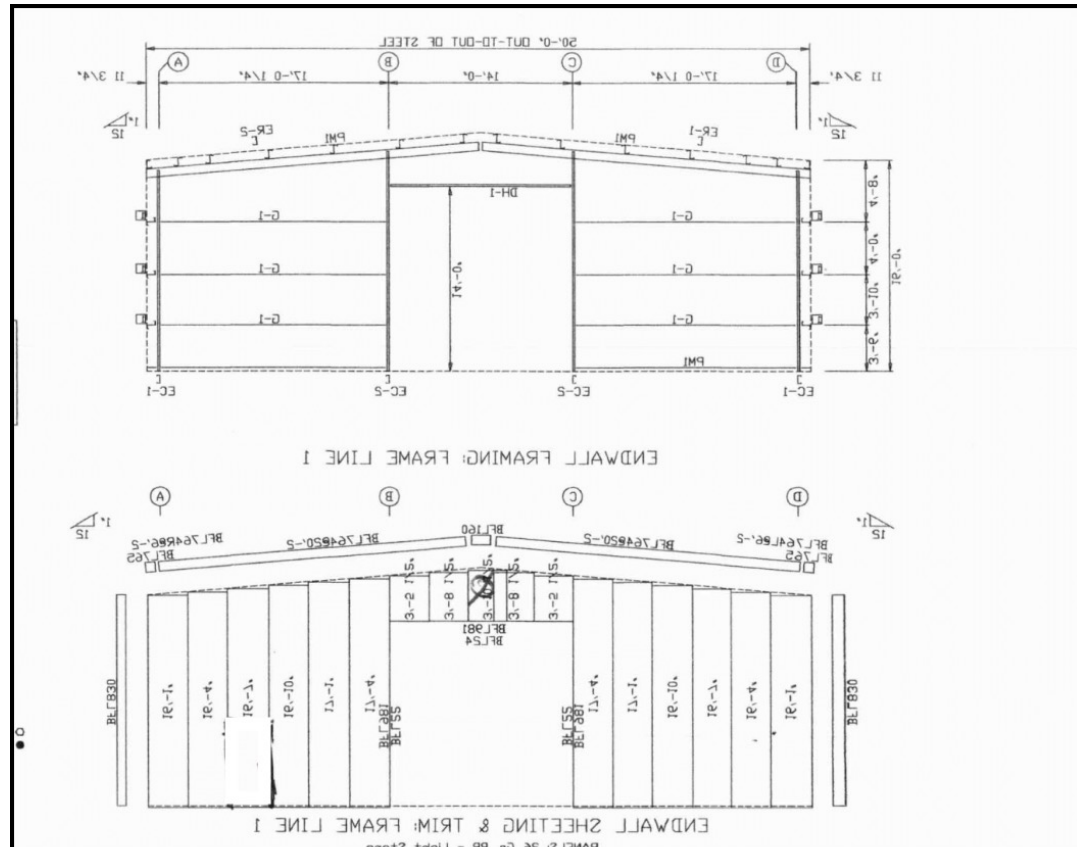
Property Pictures



Building Floor Plan

- 9,600 SF office warehouse
- Office area with private bathroom.
Warehouse office area with separate bathroom serving the shop area.
- (10) overhead doors
 - Two (2) 14' x 14' grade level loading overhead doors
 - Eight (8) 10' X 10' dock high with overhead door

8110 Old Temple Road | Building Dimensions



Aerial Lot Design Aerial |



Building Aerial | Zoom Low



Market Aerial | Wide Medium

