



7900 MARS DRIVE

Waco, TX 76712

LEASE



OFFERING SUMMARY

Available SF: 185,000 SF

Lot Size: 27.71 Acres

Year Built: 1980

Renovated: 1986

Zoning: M-2

PROPERTY OVERVIEW

Great food-grade, temperature controlled distribution building in the Industrial District. Strategically located near I-35, Highway 6 and US Highway 84

PROPERTY HIGHLIGHTS

- 125 Trailer Parking Stalls
- Original construction as temperature controlled (40 and 70 degrees)
- Concrete Tilt construction
- 28'-34' Clear height
- 40 Loading docks and 2 drive in doors
- 16,612 racked pallet positions (structural racking)
- New dock levelers and doors
- New LED lighting interior/exterior
- Full security & camera system in place
- Wet Sprinkler

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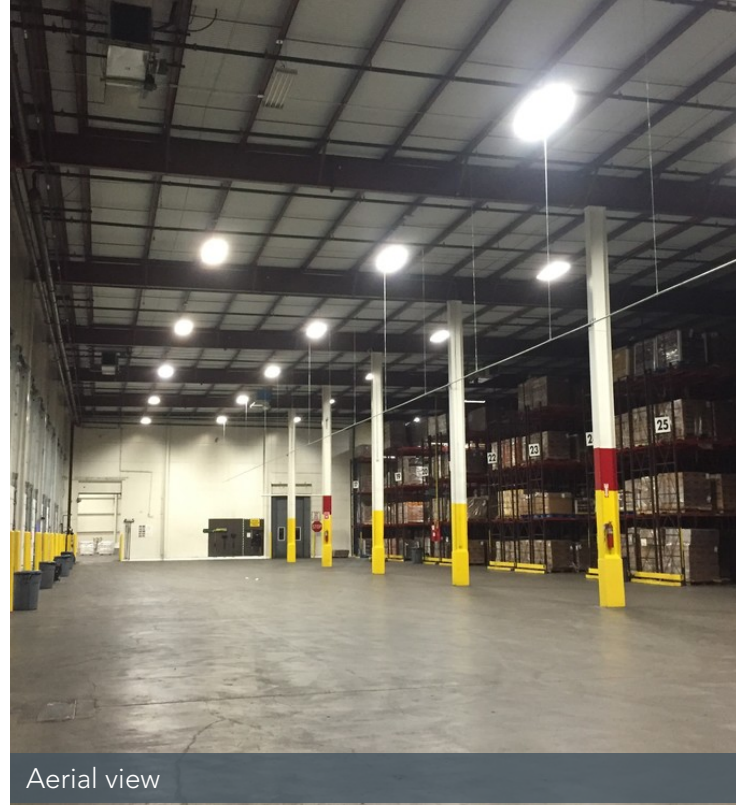
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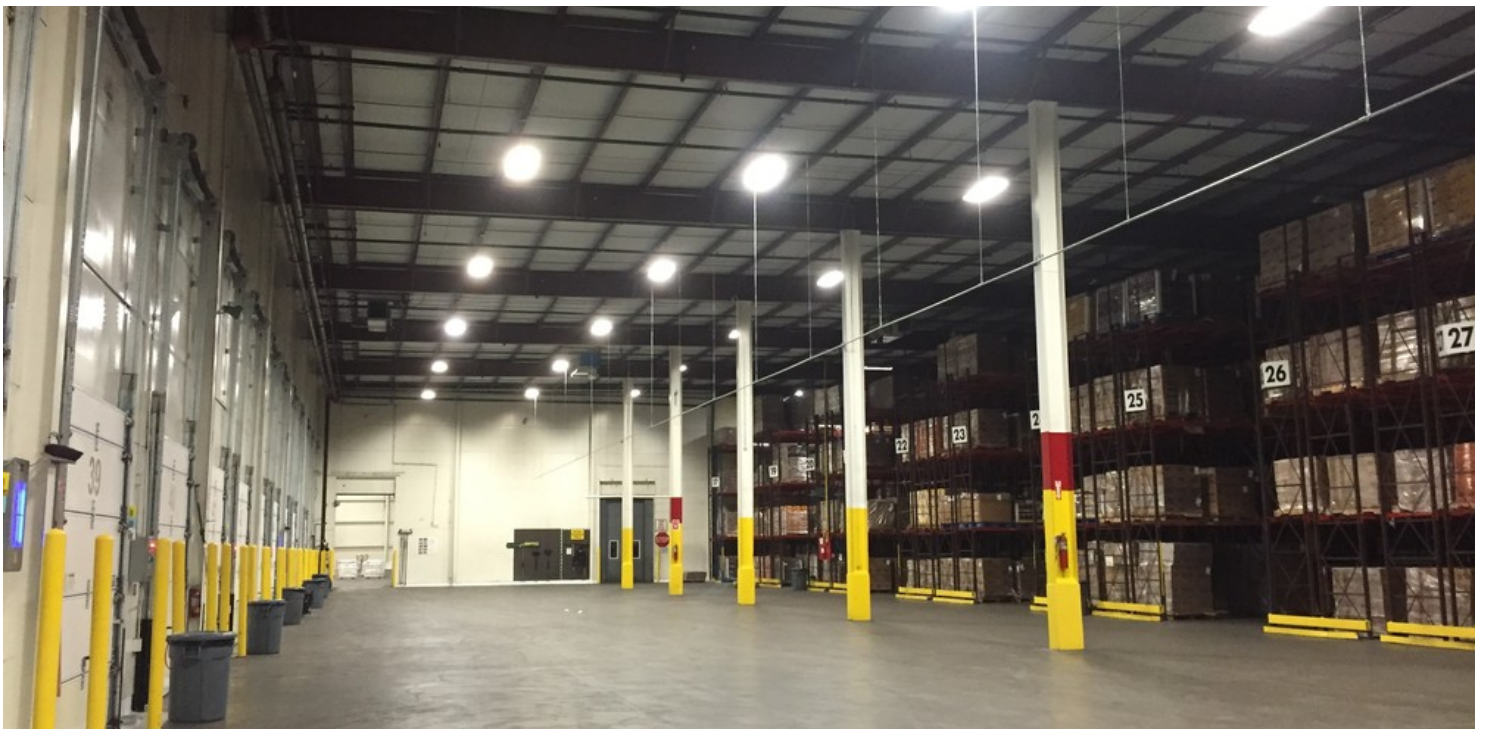
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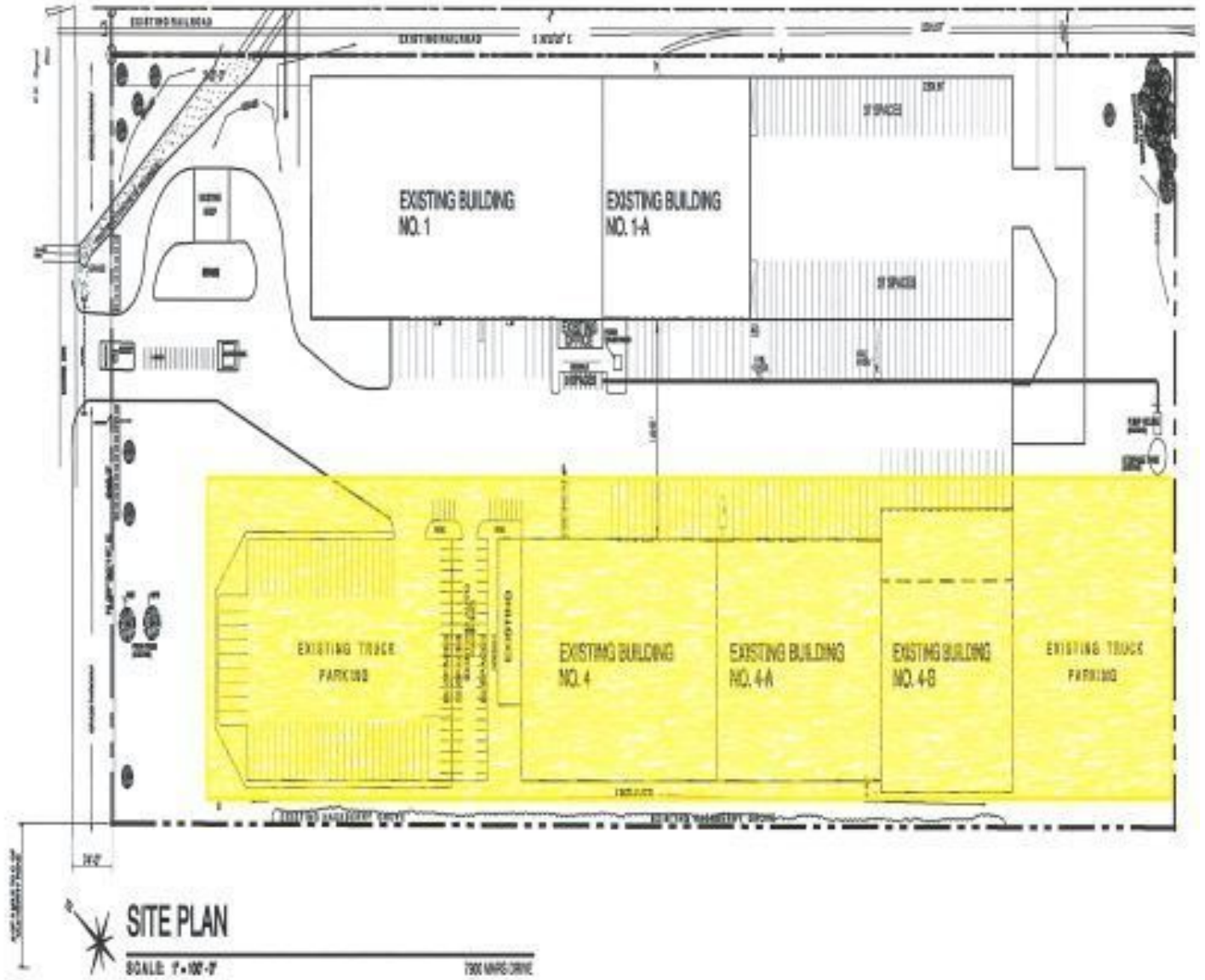
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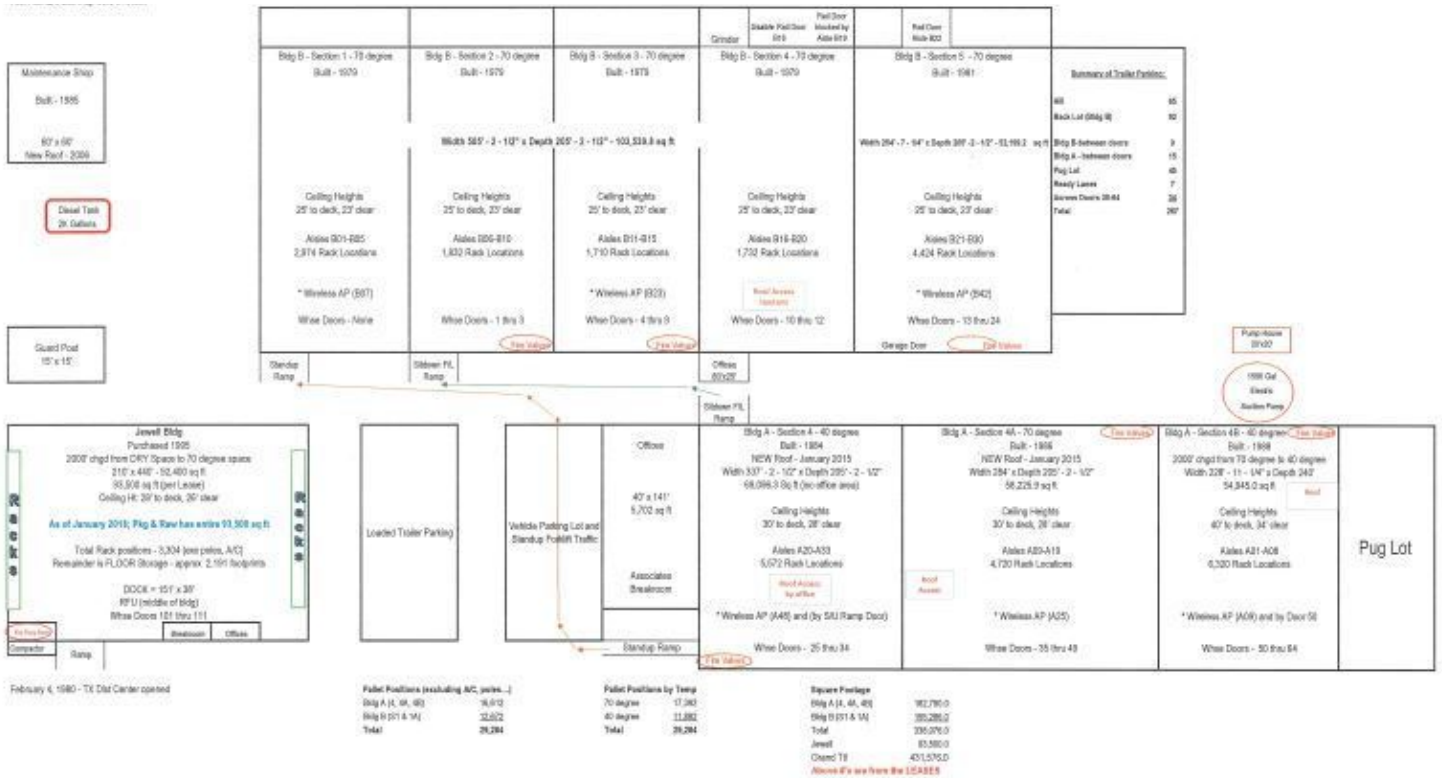
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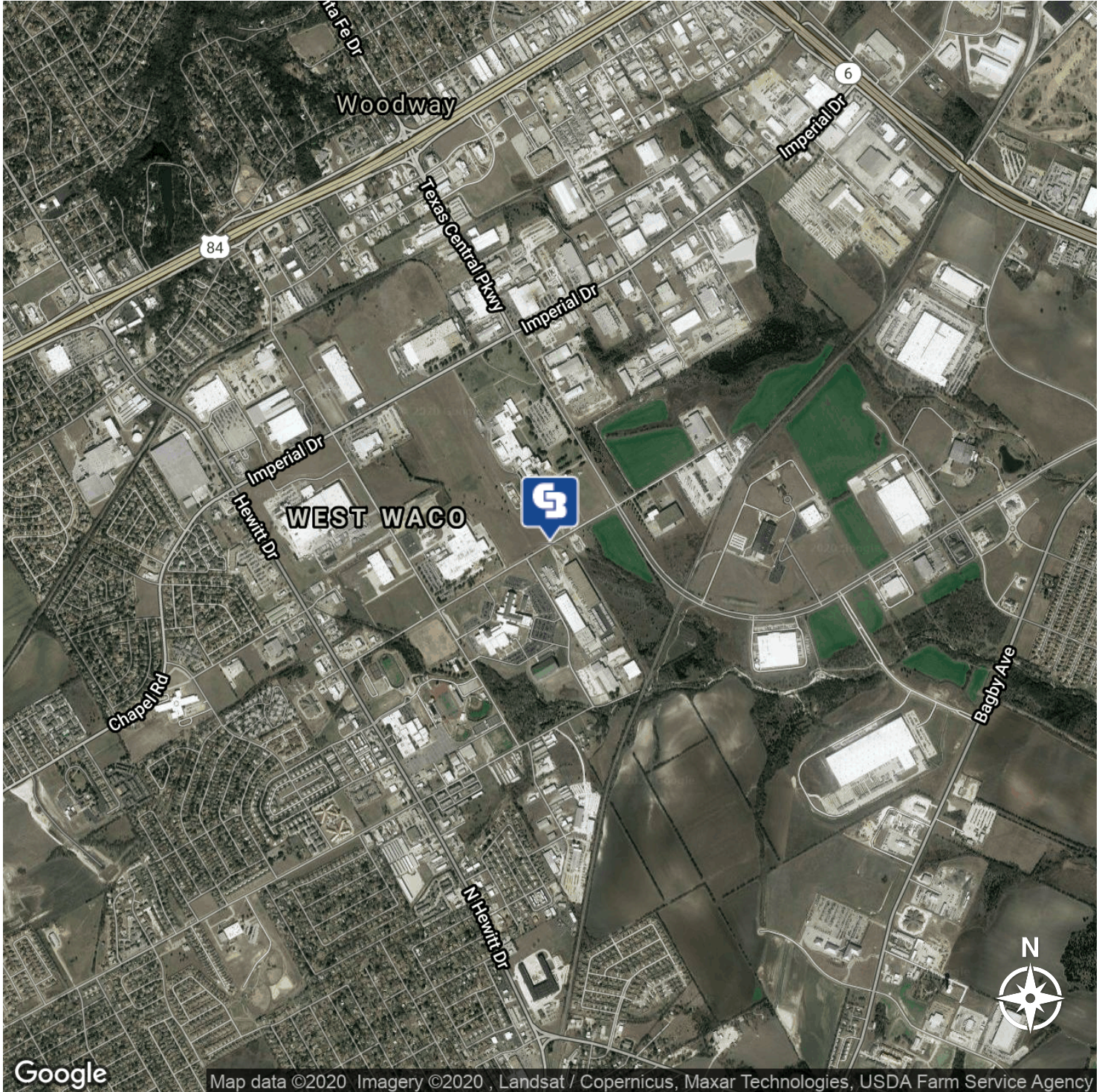
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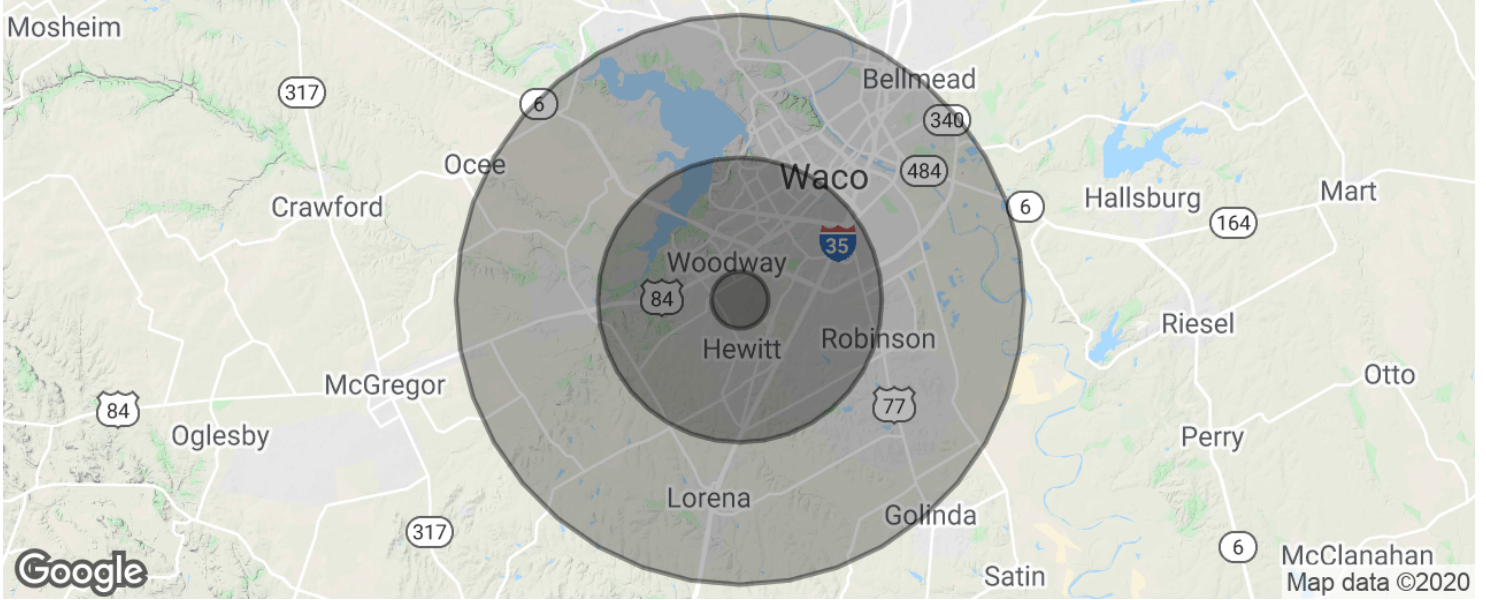
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,806	89,347	189,488
Median age	32.4	35.9	33.4
Median age (Male)	33.5	35.4	32.5
Median age (Female)	31.1	36.7	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,140	33,894	68,743
# of persons per HH	2.5	2.6	2.8
Average HH income	\$69,078	\$60,002	\$52,501
Average house value	\$208,875	\$153,007	\$138,863

* Demographic data derived from 2010 US Census

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