



2570 US 190 SERVICE ROAD, BELTON, TX 76513

## FOUR BUILDING CLASS A 344,000 SF INDUSTRIAL PARK

**BREAKING GROUND Q2 2023**  
**DELIVERING Q2 2024**



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# PROPERTY ADVANTAGES

**4 Building** Class A Logistics Center

**Highway 14** frontage

**1 hour** from downtown Austin

**2 hours** from downtown Dallas

**Access** to dense labor supply and rapidly **growing** population

14/35 Belton Crossing is located in the heart of the booming city of Belton, TX. This project consists of 4 premier logistics buildings that will be capable of servicing the greater Bell County submarkets. In addition, 14/35 Belton Crossing will be able to accommodate a wide range of tenant sizes and is easily accessible with multiple access points.

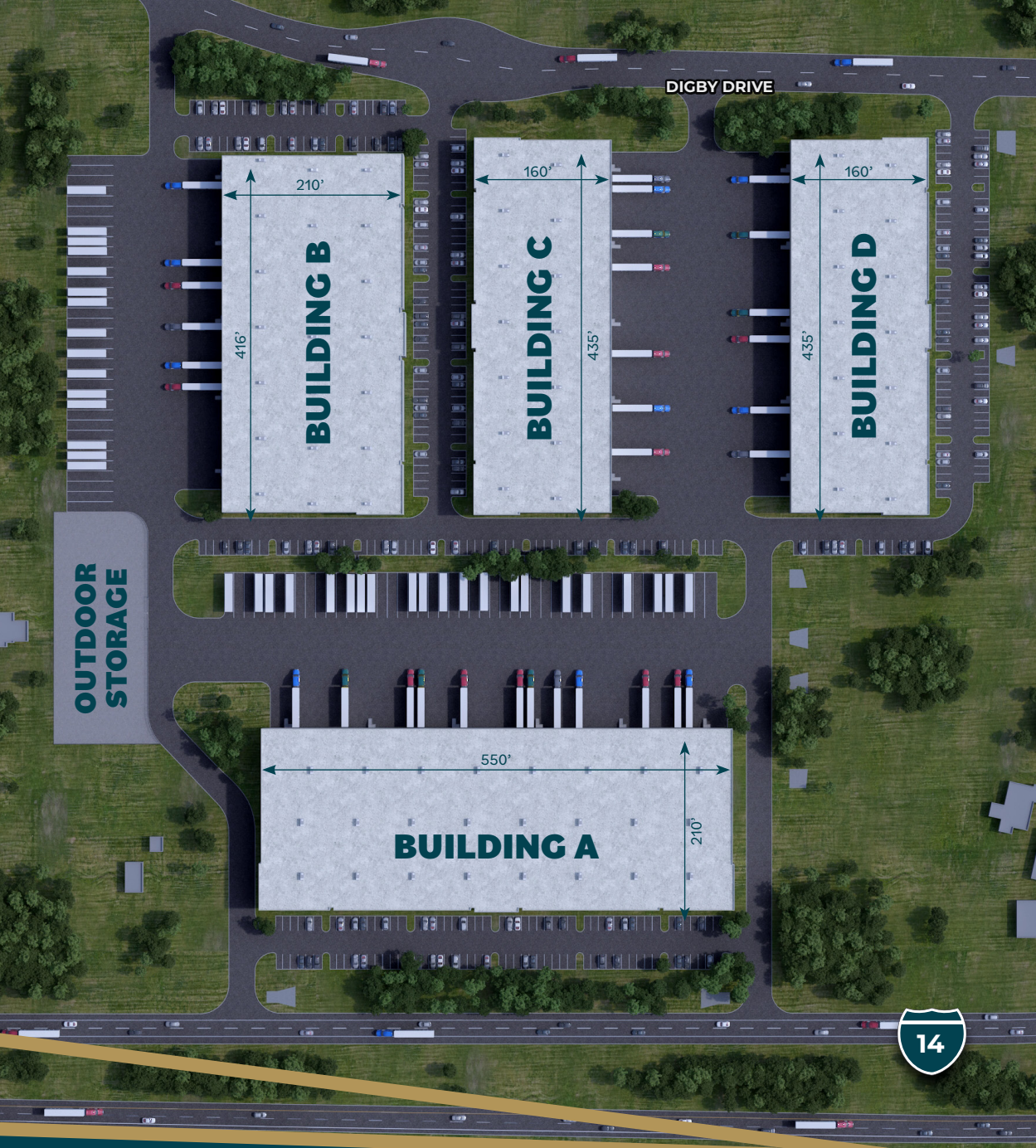


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## BUILDING A | 2570 US 190 SERVICE ROAD, BELTON, TX 76513

**115,828 SF**  
LOGISTICS CENTER

**36'**  
CLEAR HEIGHT

**56' X 50'**  
COLUMN SPACING

**60'**  
SPEED BAY

**130'**  
TRUCK COURT DEPTH

**30**  
DOCK-HIGH DOORS

**2**  
DRIVE-IN DOORS

**48 STALLS**  
TRAILER PARKING

**103 SPACES**  
AUTO PARKING

## BUILDING B | 2621 DIGBY DRIVE, BELTON, TX 76513

**87,693 SF**  
LOGISTICS CENTER

**32'**  
CLEAR HEIGHT

**56' X 50'**  
COLUMN SPACING

**60'**  
SPEED BAY

**130'**  
TRUCK COURT DEPTH

**23**  
DOCK-HIGH DOORS

**2**  
DRIVE-IN DOORS

**26 STALLS**  
TRAILER PARKING

**117 SPACES**  
AUTO PARKING

## BUILDING C | 2551 DIGBY DRIVE, BELTON, TX 76513

**69,925 SF**  
LOGISTICS CENTER

**32'**  
CLEAR HEIGHT

**52' X 50'**  
COLUMN SPACING

**60'**  
SPEED BAY

**210' SHARED**  
TRUCK COURT DEPTH

**24**  
DOCK-HIGH DOORS

**2**  
DRIVE-IN DOORS

**74 SPACES**  
AUTO PARKING

## BUILDING D | 2451 DIGBY DRIVE, BELTON, TX 76513

**69,925 SF**  
LOGISTICS CENTER

**32'**  
CLEAR HEIGHT

**52' X 50'**  
COLUMN SPACING

**60'**  
SPEED BAY

**210' SHARED**  
TRUCK COURT DEPTH

**24**  
DOCK-HIGH DOORS

**2**  
DRIVE-IN DOORS

**98 SPACES**  
AUTO PARKING



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# 14 IH 35

BELTON  
CROSSING

## DRIVE TIMES

18 MILES | 28 MINUTES  
KILLEEN

43 MILES | 43 MINUTES  
WACO

10 MILES | 13 MINUTES  
TEMPLE

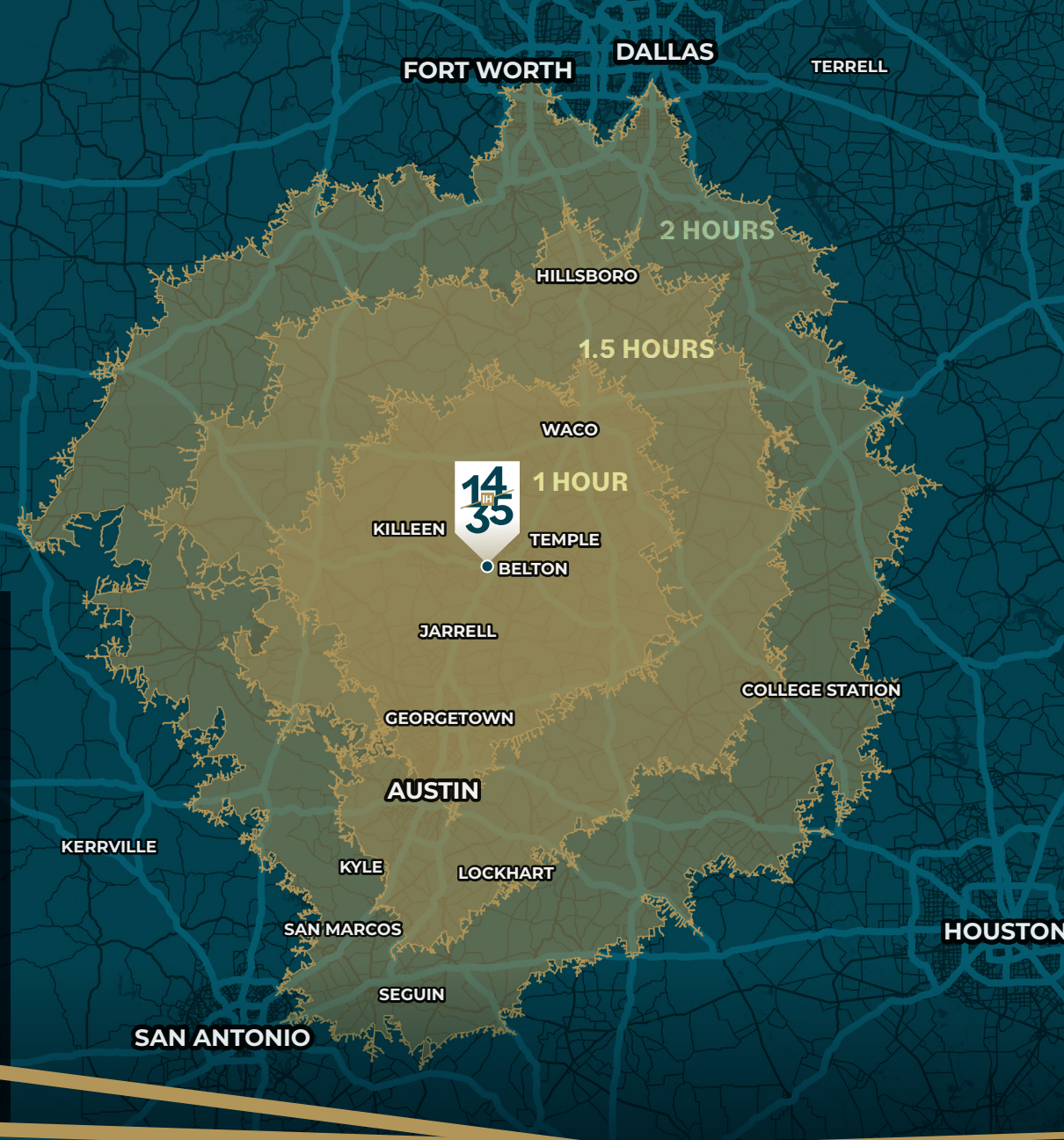
60 MILES | 1 HOUR  
AUSTIN

## POPULATION

1 HOUR  
2,175,803

1.5 HOURS  
3,430,333

2 HOURS  
5,174,364



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