



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR LEASE OR FOR SALE

WAREHOUSE AVAILABLE

2719 E ELMS ROAD | KILLEEN, TEXAS



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CONTACT:

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AVAILABLE

31,350 SF Insulated Warehouse

HIGHLIGHTS

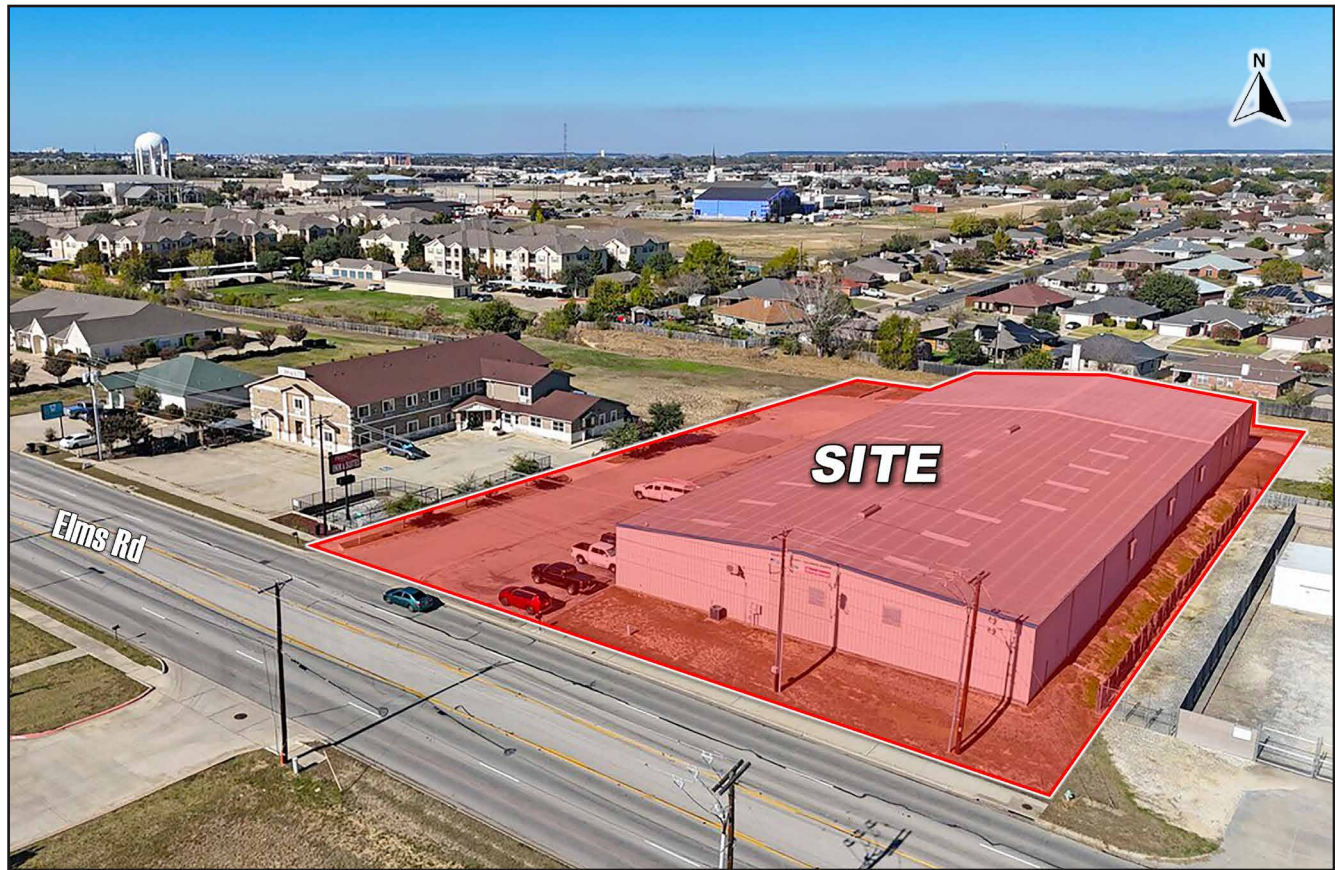
- » Ready for distribution, contractor, or light industrial use
- » It has six overhead doors in a mix of dock-high and grade-level loading
- » Two dock-high doors have electric levelers
- » The 16' side walls rise to a 20' apex, giving generous clear height for racking and storage
- » **Sales Price:** \$3,500,000
- » **Rental Price:** \$9 PSF + NNN

TRAFFIC COUNTS

Elms Rd: 8,014 VPD ('25)

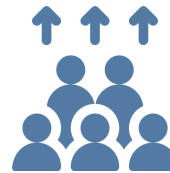
WS Young Dr: 27,047 VPD ('25)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	9,168
3 MILE	82,783
5 MILE	192,949



2031 POPULATION

1 MILE	9,296
3 MILE	87,601
5 MILE	202,571



TOTAL HOUSEHOLDS

1 MILE	4,221
3 MILE	32,348
5 MILE	72,191



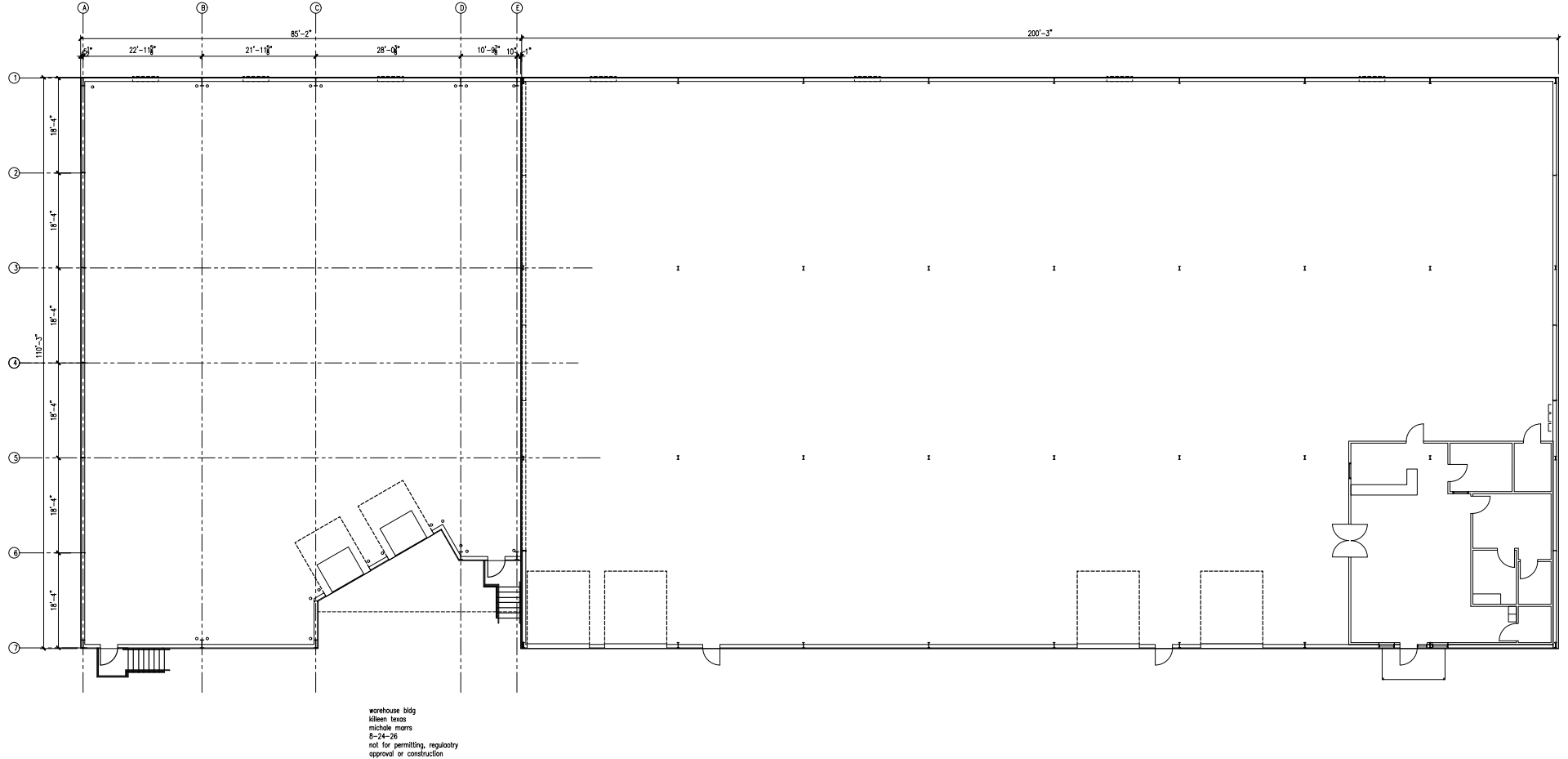
AVERAGE HH INCOME

1 MILE	\$76,199
3 MILE	\$81,148
5 MILE	\$80,202

WAREHOUSE AVAILABLE | PROPERTY OVERVIEW



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WAREHOUSE AVAILABLE | FLOOR PLAN



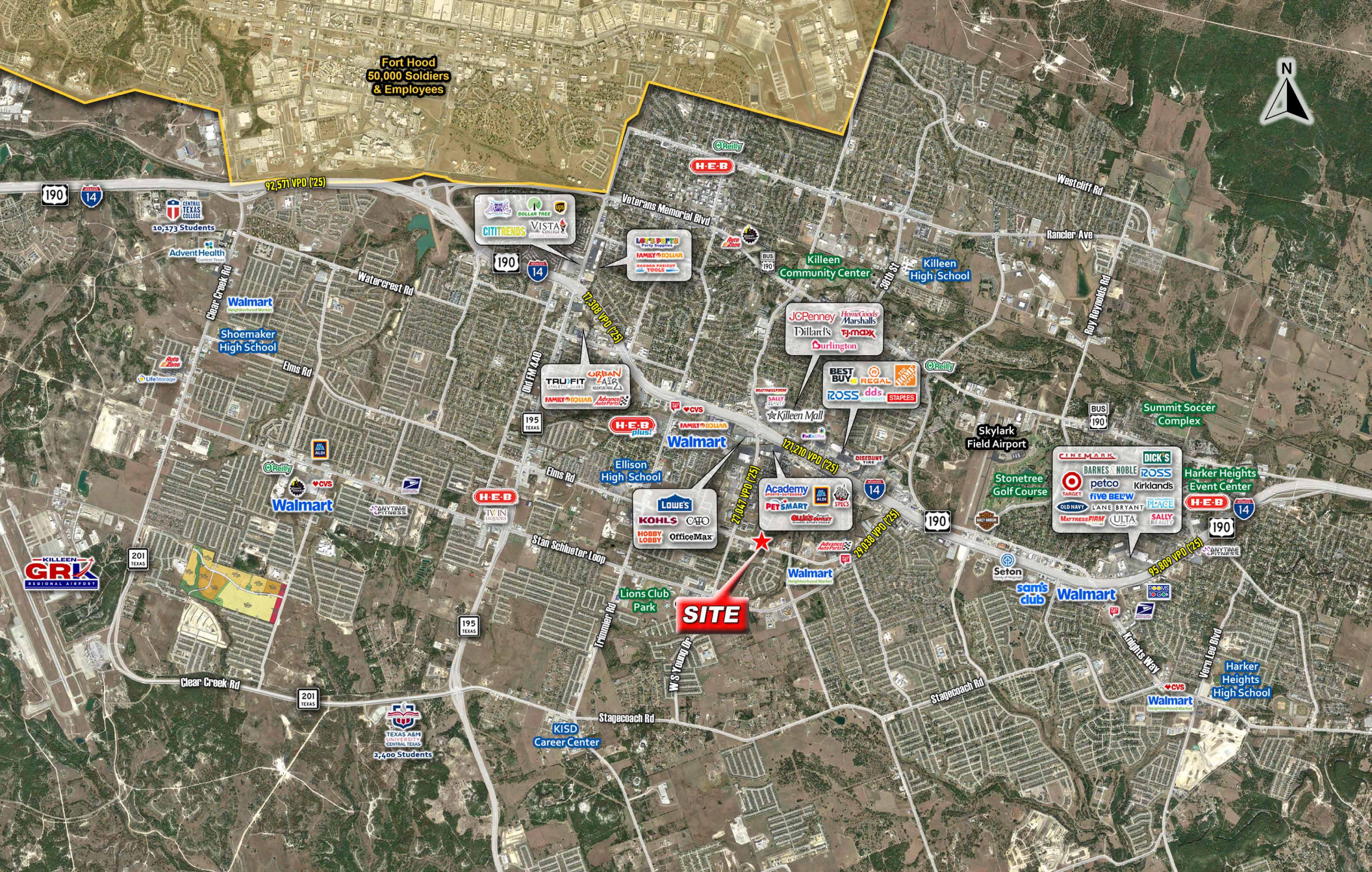
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WAREHOUSE AVAILABLE | SITE AERIAL



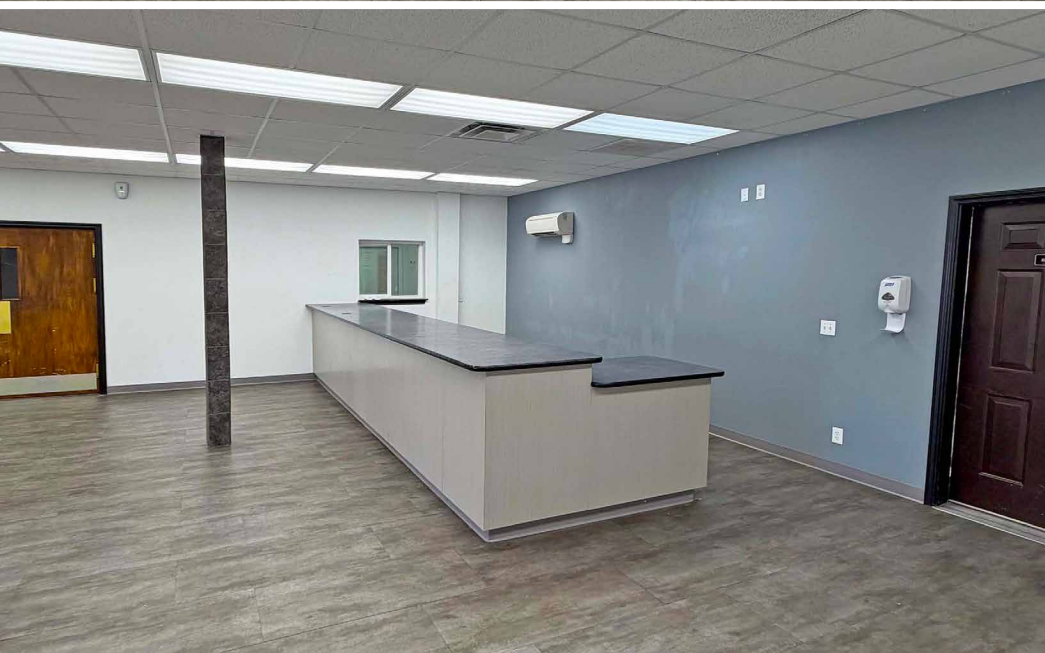
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WAREHOUSE AVAILABLE | MARKET AERIAL



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WAREHOUSE AVAILABLE | PROPERTY PHOTOS



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