



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR LEASE



WAREHOUSE CONDOS AVAILABLE

600 W. ELMS ROAD | KILLEEN, TEXAS



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AVAILABLE

Suite 1-3: 1,375 SF

Suite 4: 1,250 SF

Suite 5-7: 1,375 SF

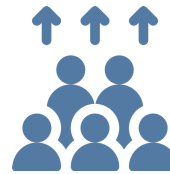
HIGHLIGHTS

- » Warehouse Condos / Flex Space (9,625 Total SF)
- » Warehouse condo layout with individual, self-contained units
- » Room for a range of uses, including contractor shops, equipment and inventory storage, light assembly, distribution, and service businesses
- » Scalable footprint: lease a single suite or multiple adjoining suites (subject to availability)
- » Door Height: 14 feet
- » Clear Height: 20 feet / 15 feet
- » LED lighting / Painted warehouse
- » Sizable single office / ADA compliant Restroom
- » Large parking lot
- » Backlit pylon sign



TOTAL POPULATION

1 MILE	13,180
3 MILE	94,207
5 MILE	178,144



2031 POPULATION

1 MILE	13,642
3 MILE	96,777
5 MILE	186,026



TOTAL HOUSEHOLDS

1 MILE	5,152
3 MILE	36,134
5 MILE	64,614



AVERAGE HH INCOME

1 MILE	\$75,071
3 MILE	\$75,510
5 MILE	\$78,413

WAREHOUSE CONDOS AVAILABLE | PROPERTY OVERVIEW



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WAREHOUSE CONDOS FOR LEASE

Flexible warehouse condo space is available on W. Elms Road in Killeen. Seven suites of 1,375 SF each are ready for lease beginning October 1, 2026. The size suits small businesses, contractors, tradespeople, and service providers who need workspace, storage, or a base of operations. Tenants can lease one suite or combine several as their business grows.

LOCATION

The property sits on W. Elms Road, an established Killeen corridor with strong visibility and easy access to the city's main routes. Customers, employees, and deliveries can reach it easily from across the Killeen area, and Fort Cavazos and the surrounding Central Texas market are close by.

LEASE TERMS

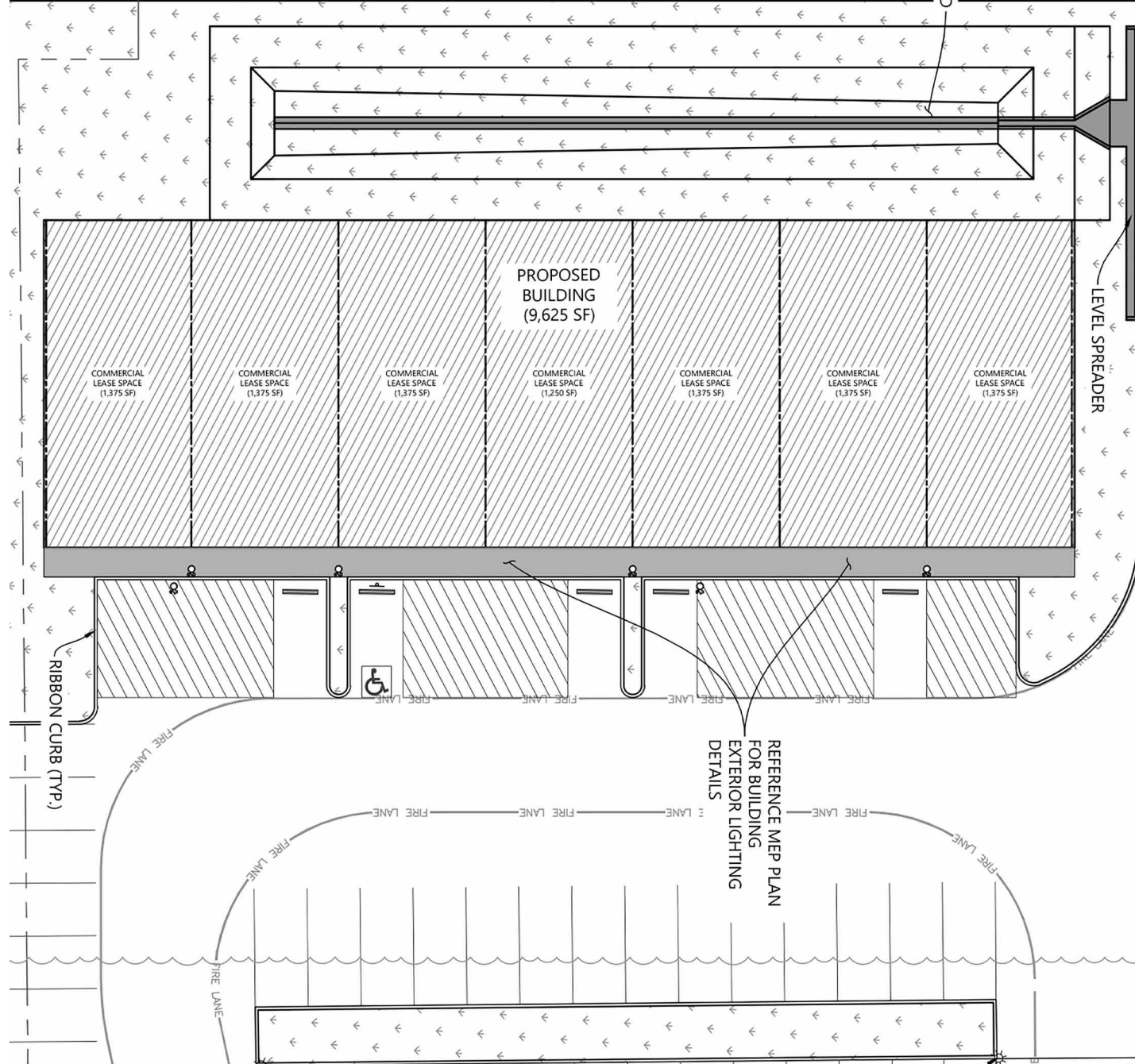
- » **Base Rate:** \$16.20 / SF / year
- » **NNN:** \$5.00 / SF / year (estimated)
- » **Total Occupancy Cost:** \$21.00 / SF / year
- » **Availability:** December 1, 2026



WAREHOUSE CONDOS AVAILABLE | PROPERTY OVERVIEW



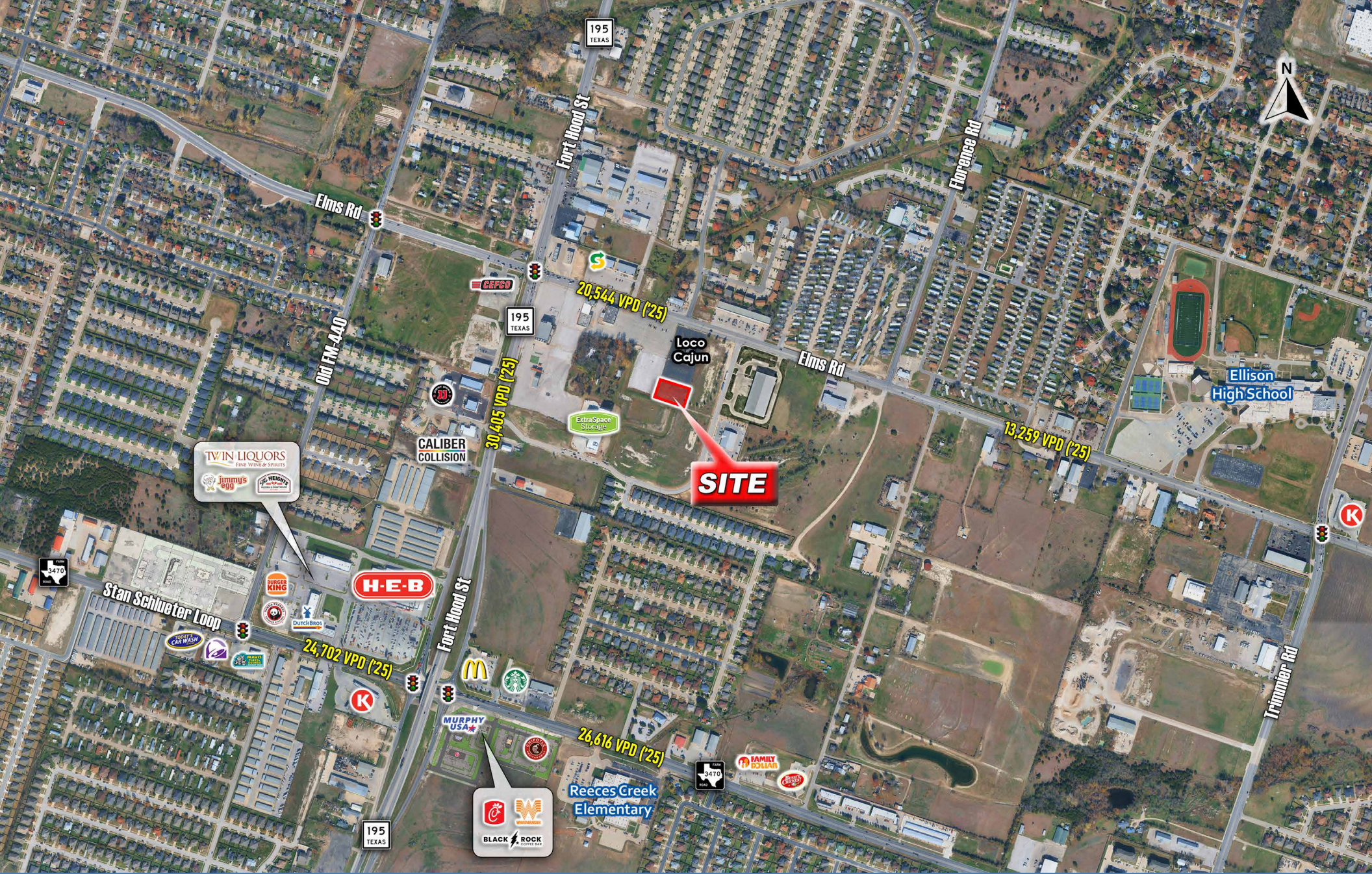
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WAREHOUSE CONDOS AVAILABLE | SITE PLAN



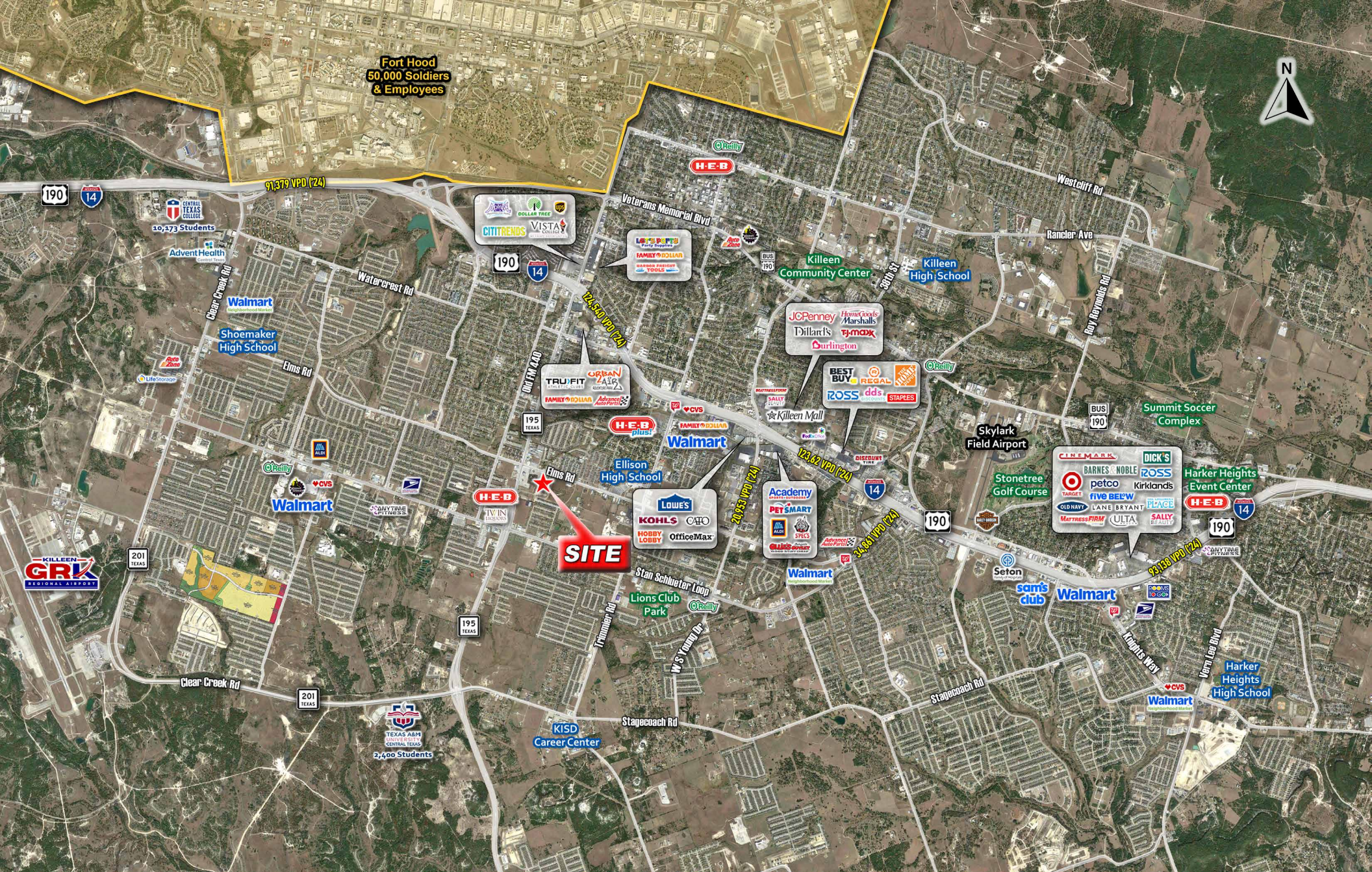
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WAREHOUSE CONDOS AVAILABLE | SITE AERIAL



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WAREHOUSE CONDOS AVAILABLE | MARKET AERIAL



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WAREHOUSE CONDOS AVAILABLE | PROPERTY PHOTOS



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