

13245 S Hwy 195, Killeen, Tx 76549

5,400
SQUARE FEET

\$1.00 /mo
RENT / SF

\$5,400
RENT

(254) 699-8300
www.johnreider.com

PROPERTY ADDRESS

13245 State Hwy 195 - 13245 St Hwy 195
Killeen, TX 76542

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **1/1/25**

DESCRIPTION

5400+/- SqFt Office/Classroom/Warehouse with Fenced Equipment Yard and Roll Up Bay Doors.

Available January 1, 2025: This stand alone Office/Warehouse property has been used for various contractors over the years. It was most recently used by a Government Contractor for military training. The property has an admin area with reception, 7 offices and 2 restrooms. The middle of the building is open warehouse with 4 roll up bay doors, and the rear is set up as two classrooms with an instructors open office area and 2 restrooms. The fenced yard is large enough for multiple vehicles or equipment and the fence encloses 3 sides of the building. The whole property is a little more than 1/2 acres.

Landlord provides water, trash and mowing as part of the property expenses along with taxes and insurance.

Base Rent is \$4,320.00 mo

NNN Rent is \$1,080.00 mo

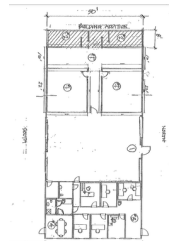
Total Rent is \$5,400.00 mo

AMENITIES

- Easy Access
- Hwy Address
- Fenced Yard
- Roll Up Bay Doors
- 4 Restrooms
- Conditioned Offices and Classrooms

RENTAL TERMS

Rent	\$5,400
Security Deposit	\$0
Application Fee	--



View this listing online:

