

# D&D Plaza

**11,400**  
SQUARE FEET

**\$0.65 /mo**  
RENT / SF

**\$7,406**  
RENT

**(254) 699-8300**  
www.johnreider.com

## PROPERTY ADDRESS

2100 East Stan Schlueter Loop - F  
Killeen, TX 76542

COMMERCIAL TYPE: **Special Purpose**

LEASE TYPE: **Modified Gross** AVAILABLE: **Now**

## DESCRIPTION

2100 East Stan Schlueter Loop - F, Killeen, TX 76542

LOCATION : Located on the south side of Stan Schlueter Lp, between WS Young and Trimmier, just east of Lions Park.

DESCRIPTION: Formerly a marketing materials business. This super visibility and high traffic location boasts 2,500+/- square feet of very nicely finished professional office with reception, oversized offices, kitchenette and two restrooms. The warehouse is 8,900+/- square feet, is mostly open, but has some separation of areas for equipment and clean rooms. The warehouse is also heated and cooled. Great signage for your business rounds out this fantastic property with a large box sign and access to a digital billboard. Tenants in this center are a mix of retail and office including, Shipley's Donuts, Melissa Che Photography, Daley Real Estate Team, Allstate Insurance, MasTec Training, Edward Jones, Highlights Salon and Spa and Absolute Bella Nail Salon. Other neighboring businesses include Cleo Bay Subaru, O'Reilly Auto Parts, Union State Bank, Mickey's and Stripes Convenience Store and Mini Storage.

RENT: The 11,400+/- square foot property is being offered for \$9,406.00 per month for a 5 year lease. GM = Tenant is responsible for increase in property taxes and insurance over base year.

- Zoning: B-4
- Building Square Footage: 20,120
- Neighborhood: KWIK KAR SUBDIVISION
- Lease Type: Gross Lease
- Also For Sale: No

## AMENITIES

- Office Floorplan
- Warehouse
- Kitchenette
- Private Restroom

## RENTAL TERMS

Rent	\$7,406
Security Deposit	\$0
Application Fee	\$35

